



Planning Meeting – Monday 21st July 2025

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ILFRACOMBE TOWN COUNCIL
Planning and Environment Committee Meeting

Monday 21st July 2025 at 7.00pm

Venue – Council Chamber – The Ilfracombe Centre, High Street, Ilfracombe

Council Members are requested to arrive by 7.00pm – **apologies must be received by 5.00pm**

Committee members, you are hereby summoned to attend – Cllrs: J Williams (Chair/Deputy Mayor), D Williams (Deputy Chair), M Fay (Mayor), P Coates, G Coulter, G Schofield, N Basil

(All Councillors are welcome to attend the meeting but only those formally appointed to the Committee may participate and vote)

Recommendations made at this meeting are based on the information available at the time.

AGENDA

- 1. Welcome by Chair**
- 2. To receive and consider for approval, apologies for absence and reasons given.**
- 3. To Receive and record declarations of interest as required under the code of conduct (revised 10/12/18). A book for members to record their declarations of interest will be available**
- 4. Chair’s discretion for any matters or announcements for Information Only**
- 5. Public participation – A period not exceeding 15 minutes to be allocated allowing members of the public to speak for up to 3 minutes**
- 6. Adoption of minutes & matters arising from actions from 16th June 2025**
- 7. To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. Please note that any applications received following the issue of this agenda will be considered (Appendix I – to be circulated)**

Application Number	Applicant	Detail	End of consultation	Comments
80232	Mr Heap	Single storey extension to dwelling – Wrens Nest, Upper Torrs Park, Devon, EX34 8BB	23/07/2025	
80477	Gemini Projects East Anglia Ltd	Conversion of part former Devon Bay Hotel (3 Fortescue Road) to 4 residential flats to include demolition of link – 3 Fortescue Road, Ilfracombe, Devon, EX34 9AD	23/07/2025	

79339	Mr Lewis Smith	Variation of condition 2 (approved plans) attached to planning permission 78594 (Conversion of one dwelling to form two dwellings together with associated works) to allow minor adjustment to garage roof pitch to match main dwellings (additional plans) - Elms Court Torrs Park Ilfracombe Devon EX34 8BA	10/07/2025	Consultation end date agreed to 23/07/2025
80486	Carly Turton	Change of use from class C1 hotel to C2 residential care/rest home - Wildercombe House, St Brannocks Road, Ilfracombe, Devon, EX34 8EP	25/07/2025	
80476	Mr & Mrs J Evans	Erection of single storey rear extension - 71 Chambercombe Road Ilfracombe Devon EX34 9PH	31/07/2025	

8. NDC Decisions – See Planning Notes

9. Correspondence

10. Chairs Discretion – for information only

*Members of the Press & Public are welcome to attend
The reception doors will be open from 6.45pm until 7:00pm*



**Laura Donovan
Proper Officer
Ilfracombe Town Council**

16/07/2025



**ILFRACOMBE TOWN COUNCIL
MINUTES – 25 – 06
THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE**

Minutes of Planning and Environment Committee Meeting Monday 16th June 2025 at
7.00pm

Members Present:

Cllrs: J Williams (Chair), P Coates, G Coulter, G Schofield, N Basil, D Williams

Officers & Public Present:

I Howard (Minute Taker)

- P2506 - 1. Welcome by Chair**
Cllr J Williams opened the meeting as former Chair. Following this, Cllr D Williams proposed that Cllr J Williams take on the role as Chair of Planning, Cllr Schofield seconded this with all in favour. Cllr J Williams then proposed that Cllr D Williams take on the position of Vice Chair, this was seconded by Cllr Coates with all in favour.
- P2506 - 2. To receive and consider for approval, apologies for absence and reasons given.**
None received.
- P2506 - 3. To Receive and record declarations of interest as required under the code of conduct (revised 10/12/18). A book for members to record their declarations of interest will be available**
None received.
- P2506 - 4. Chair’s discretion for any matters or announcements for Information Only**
Cllr J Williams had an item to raise.
- P2506 - 5. Public participation – A period not exceeding 15 minutes to be allocated allowing members of the public to speak for up to 3 minutes**
None received.
- P2506 - 6. Adoption of minutes and matters arising from actions from 19th May 2025**
Motion to adopt these minutes was proposed by Cllr J Williams seconded by Cllr Coates with all in favour.
- P2506 - 7. To consider planning policies, applications and appeals received and resolve to submit comments where appropriate. Please note that any applications received following the issue of this agenda will be considered (Appendix I – to be circulated)**

Application Number	Applicant	Detail	End of consultation	Comments
80262	Colin Emery	Front porch extension and conversion of loft together with a raised roof and installation of solar panels – 3 Stanbury Copse, Ilfracombe, Devon, EX34 8DW	24/06/2025	
<p>Discussion: After looking through this application, no major concerns were raised by members. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Coates with all in favour.</p>				
80147	Mr Paul Sunderland	Replacement of timber framed windows with white UPVC windows to the front elevation - Oceanside Apartments,	09/07/2025	

		Capstone Road, Ilfracombe, Devon, EX34 9BT		
<p>Discussion: Members felt that the installation of UPVC windows would not be in keeping with the character of the neighbouring properties on the terrace. They also expressed concerns that approving this application could set a precedent for similar proposals in the future.</p> <p>Recommendation: Comments. Motion to make the above comments on this application was proposed by Cllr Basil, seconded by Cllr D Williams with all in favour apart from 1 member abstaining.</p>				
80241	Ms Helen Samuels	Approval of details in respect of discharge of conditions 6 (Biodiversity Gain Plan) and 7 (Habitat Management and Monitoring Plan (the HMMP) attached to planning permission 78709 (Diversion of access road) – Land adjacent to Wisteria Cottage, Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	11/06/2025	To note only
<p>Discussion: This application was noted by members.</p>				
80417	Helen Samuels	Approval of details in respect of discharge of condition 6 (WSI) attached to planning permission 80160 (Listed Building Consent for works associated with the change of use to residential dwelling and extension in place of previously demolished barn) - Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	03/07/2025	Appendix 1
<p>Discussion: This application was noted by members.</p>				

P2506 - 8. NDC Decisions – See Planning Notes – Read out.

P2506 - 9. Correspondence – None received.

P2506 - 10. Chairs Discretion – for information only – Cllr J Williams informed members that the Langleigh Lane application, previously discussed at an earlier meeting, has now been called in for planning. As a result, the final decision will be made by the NDC Planning Committee rather than by planning officers. She also explained that all objectors will be given the opportunity to express their views and encouraged members to share this information with anyone who may be interested in the application.

The meeting was declared closed at 19:23hrs, the next Planning Committee Meeting will take place Monday 21st July 2025 at 19:00hrs in the Council Chambers.

**Cllr J Williams
Chair
Ilfracombe Town Council**

16/06/2025

Our Ref: 80232
Date: 24 June 2025



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 80232

**Single storey extension to dwelling at Wrens Nest Upper Torrs Park Ilfracombe
Devon EX34 8BB
Grid Ref: 250970; 147276**

We have received an application for the above. The case officer will be allocated and published on the website within three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/80232?cuuid=6B1AA703-4BBE-4249-BC8F-B72497012F77> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

Please note that any representations made to us should be on behalf of the organisation and not personal.

Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 80477
Date: 25 June 2025



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 80477

**Conversion of part former Devon Bay Hotel (3 Fortescue Road) to 4 residential flats to include demolition of link at 3 Fortescue Road Ilfracombe Devon EX34 9AF
Grid Ref: 251681; 147667**

We have received an application for the above. The case officer will be allocated and published on the website within three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/80477?cuuid=256278BF-66C5-4A82-A528-90C14C5C8ECA> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

Please note that any representations made to us should be on behalf of the organisation and not personal.

Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
E: Planning@northdevon.gov.uk
W: www.northdevon.gov.uk

Our Ref: 79339
Case Officer: Mrs B. Coles
Date: 26 June 2025



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

Town And Country Planning Act
1990

Dear Sir or Madam

**Reference: 79339 - Variation of condition 2 (approved plans) attached to planning permission 78594 (Conversion of one dwelling to form two dwellings together with associated works) to allow minor adjustment to garage roof pitch to match main dwellings (additional plans) at Elms Court Torrs Park Ilfracombe Devon EX34 8BA
Grid Ref:251117; 147228**

Further information and/or amended plans have been received and/or the description has been amended in respect of the above application. Full details of the application, including amended information are available to view via the planning tracker on the North Devon Council website, please click here, <https://planning.northdevon.gov.uk/Planning/Display/79339?cuuid=90160822-0E84-44AE-ADB5-44139EB6AB99> to view the documents and submit any additional comments.

If you would like to provide additional comments on the proposal these should be submitted in writing within 14 days of the date of this notification. Representations in respect of the above should be on behalf of the organisation and not personal.

Please do not hesitate to contact us if you require any further information about this application.

Yours faithfully

Mrs B. Coles, Case Officer
Planning, Housing and Health
North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG
Tel: 01271 388407 | E: Beth.Coles@northdevon.gov.uk |
W: www.northdevon.gov.uk

Our Ref: 80486
Date: 27 June 2025



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 80486

**Change of use from class C1 hotel to C2 residential care/rest home at Wildercombe House St Brannocks Road Ilfracombe Devon EX34 8EP
Grid Ref: 251778; 146211**

We have received an application for the above. The case officer will be allocated and published on the website within three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/80486?cuuid=CEFB2D74-AF11-4358-8A0A-CFA6B52167B5> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

Please note that any representations made to us should be on behalf of the organisation and not personal.

Yours faithfully

Planning Support

Planning, Housing and Health | North Devon Council | Lynton House | Commercial Road | Barnstaple | EX31 1DG

E: Planning@northdevon.gov.uk

W: www.northdevon.gov.uk

Our Ref: 80476
Date: 3 July 2025



Ilfracombe Town Council
Town Clerk
The Ilfracombe Centre
44 High Street
Ilfracombe
EX34 8AL

**TOWN AND COUNTRY
PLANNING ACT 1990**

Dear Sir or Madam

Reference: 80476

**Erection of single storey rear extension at 71 Chambercombe Road Ilfracombe
Devon EX34 9PH
Grid Ref: 252991; 147236**

We have received an application for the above. The case officer will be allocated and published on the website within three working days.

Full details and documents submitted in respect of this application are available to view on the planning tracker on the North Devon Council website, please click here <https://planning.northdevon.gov.uk/Planning/Display/80476?cuuid=843F7516-23F3-497C-98F7-CCD3A4C61651> to view the documents and submit your response.

If you have any comments you would like to make about the proposal please ensure they are submitted within 21 days from the date of this notification. If we have not received your comments within this time we will assume you do not wish to make any.

Please note that any representations made to us should be on behalf of the organisation and not personal.

Yours faithfully

Planning Support

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Planning Notes – July 2025

APPROVALS

<u>Application</u>	Applicant	Address / Details	Consultation Expiry	ITC Recommendation	NDC Decision	Decision Date
80023	Anthony Dallyn	Conversion of redundant rural building to a dwelling with associated works - Livestock Shed, Whitestone Farm, Lee, Devon, EX34 8LN	29/04/2025	Comments	Approved	11/06/2025
80187	Mrs Dominie Dunbrook	Installation of masts to the pirate ship play equipment - Pirate Ship Play Area, Seafront, Ilfracombe, Devon	12/06/2025	Support	Approved	13/06/2025
80129	Robert Clarke	Part retrospective application or revised proposal following planning approval 79341 for demolition of barn and erection of new dwelling and associated works - Bakers Barn, Lincombe, Lee, Ilfracombe, Devon, EX34 8LL	06/06/2025	Support	Approved	13/06/2025
80200	North Devon Council	Application for a non-material amendment to planning permission 78083 (demolition of existing buildings and erection of 16 social rented units with associated landscaping and parking in respect of re-orientation of the retaining wall with a 1.1m fence and new footpath to the boundary on the south side together with an additional fence around the bat house – Former Bicclescombe Nurseries, Furze Hill Road, Ilfracombe, Devon	N/A	Noted	Approved	17/06/2025
80417	Helen Samuels	Approval of details in respect of discharge of condition 6 (WSI) attached to planning permission 80160 (Listed Building Consent for works associated with the change of use to residential dwelling and extension in place of previously demolished barn) – Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	03/07/2025	Support	Approved	19/06/2025
80416	Helen Samuels	Approval of details in respect of discharge of condition 6 (WSI) attached to planning permission 80002 (Change of use to residential dwelling, extension in place of previously demolished barn and associated works) – Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ	18/06/2025	Support	Approved	20/06/2025
80241	Helen Samuels	Approval of details in respect of discharge of conditions 6 (Biodiversity Gain Plan) and 7 (Habitat Management and Monitoring Plan (the HMMP))	11/06/2025	Noted	Approved	20/06/2025

		attached to planning permission 78709 (Diversion of access road) – Land adjacent to Wisteria Cottage, Chambercombe Manor, Ilfracombe, Devon, EX34 9RJ				
80185	Tony Sinclair	Demolition of barn & erection of dwelling using the fallback position after permission was granted under planning permission 75188 (conversion of a redundant agricultural barn to a single dwelling (amended plans)) - Swiftsure Higher Warcombe Morteohoe Woolacombe Devon EX34 7EJ	12/06/2025	Support	Approved	10/07/2025

WITHDRAWALS

79698	The Pickwell Foundation	Erection of 2 holiday lets on an existing holiday retreat - Land at Crowness Cottage, Lee, Ilfracombe, Devon, EX34 8LN	28/03/2025	Object	Withdrawn	24/06/2025
80466	Wildercombe Care Home Limited	Application for a lawful development certificate for a proposed change of use from a hotel to residential care home - Wildercombe House St Brannocks Road Ilfracombe Devon EX34 8EP	N/A	N/A	Withdrawn	26/06/2025

REFUSALS

80108	John Brockbank	Creation of a second floor to create additional living space - 78 Princess Avenue Ilfracombe Devon EX34 9LW	17/05/25	Comments	Refused	09/06/2025
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APPEALS

Appeal Number	Applicant	Site Address	Proposal	Appeal Reference	Appeal Start Date
13031	Robert Burgess	31 High Street Ilfracombe Devon EX34 9DA	Unauthorised works to a Listed Building	APP/X1118/APP/X1118/F/25/3367531	20/06/2025

DISPOSALS

Application	Applicant	Address / Details	Consultation Expiry	ITC Recommendation	NDC Decision	Decision Date
72835	Suber Ltd	Application for consent for works to trees covered by a tree preservation order in respect of crown lifting of 1 sycamore (T3) and removal of 1 Ash (T4) - Epchris House, Torrs Park, Ilfracombe, Devon EX34 8AZ	02/03/2021	Support	Finally disposed of	04/07/2025