



## Ilfracombe Town Council

### Planning Meeting – Monday 16<sup>th</sup> February 2026

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## Ilfracombe Town Council

### Planning and Environment Committee Meeting

Monday 16<sup>th</sup> February 2026 at 7:00 pm

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

Council Members are requested to arrive by 7:00 pm – **apologies must be received by 5:00 pm**

**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 19<sup>th</sup> January 2026**
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
81086	William Davis	Erection of rural worker's dwelling and regularisation of, and extension to barn. Extension of polytunnels. Creation of a farm shop. Enlargement of existing hard standings and associated landscaping (amended description) - Amary Farm Dibbons Lane Ilfracombe Devon EX34 8LL	11/02/2026	extension agreed to 18/02/2026
81252	Steven and Kim Warwick	Alterations to dwelling - 30 Oxford Grove Ilfracombe Devon EX34 9HG	18/02/2026	
81316	Thomas Webber	Prior notification for conversion of first floor to one flat - 96 High Street Ilfracombe Devon EX34 9NH	02/03/2026	
81358	James Whitehead	Erection of balcony to the front elevation to include replacement of window with a glazed sliding door, conversion of garage to provide additional bedroom and store, extension to parking area together with associated internal and external works - Norville Champernowne Crescent Ilfracombe Devon EX34 9PL	05/03/2026	

81248	Poltair Construction Ltd	Approval of details in respect of discharge of conditions 6 (CEMP – environmental), 7 (CEMP – Ecology), 13 (highways), 23 (landscaping), 24 (drainage design), 25 (contaminated land) and 28 (waste audit) attached to planning permission 78083(Demolition of existing buildings and erection of 16 social rented units with associated landscaping and parking) - Former Bicclescombe Nurseries Furze Hill Road Ilfracombe Devon EX34 8HZ	05/02/2026	To note only
81323	Leathers	Notification of works to trees in a conservation area in respect of pollarding of 1 x Ash (T1) - Langleigh Cottage Ilfracombe Devon EX34 8BE	N/A	To note only

**8. NDC Decisions – See Planning Notes**

**9. Correspondence**

**9.1.** Email in relation to Bess Site Slade

**10. Chairs Discretion – for information only**

*Members of the Press & Public are welcome to attend  
The reception doors will be open from 6:45 pm until 7:00 pm*



**Laura Donovan  
Proper Officer  
Ilfracombe Town Council**

**11/02/2026**



**ILFRACOMBE TOWN COUNCIL**  
**Planning and Environment Committee Meeting**  
**MINUTES – 26 – 01**  
**THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET, ILFRACOMBE**

Minutes of Planning and Environment Committee Meeting Monday 19<sup>th</sup> January 2026 at 7:00pm

**Members Present:**

Cllrs: J Williams (Chair/Deputy Mayor), D Williams (Deputy Chair), G Coulter, N Basil

**Officers Present:**

I Howard (Minute Taker)

**P2601 - 1. Welcome by Chair**

Cllr J Williams welcomed the assembled.

**P2601 - 2. To receive and consider for approval, apologies for absence and reasons given**

Apologies were received from Cllrs Coates and Schofield (personal).

**P2601 - 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.

**P2601 - 4. Chair’s discretion for any matters or announcements for Information Only**

None received.

**P2601 - 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.

**P2601 - 6. Adoption of minutes & matters arising from actions from 15<sup>th</sup> December 2025**

Members requested that the comments recorded under application Ref. 81086 be amended to reflect the wording change made after the draft minutes, ensuring the minutes accurately match the comments submitted to NDC. The motion to adopt the minutes, incorporating the requested amendments, was proposed by Cllr Coulter and seconded by Cllr Basil, with all members in favour. The December draft minutes will be updated in line with the comments submitted to NDC.

**P2601 - 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
81121	Tom Beecham	Erection of two-storey rear extension - 6 Biclescombe Gardens Ilfracombe Devon EX34 8EX	05/01/2026	Extension to 20/01/2026 requested on 16/12/2025
<p><b>Discussion:</b> Following discussion, members considered it appropriate to reiterate the concerns raised by Environmental Health in relation to noise issues that could arise due to the placement of the proposed first floor balcony and trust that the applicant will give due consideration to these matters.</p> <p><b>Recommendation: Support.</b></p> <p>Motion to support this application was proposed by Cllr Basil, seconded by Cllr D Williams with all in favour.</p>				
81158	Spencer Searle	Approval of details in respect of part discharge of condition 10 (Phase 1 Preliminary Risk Assessment) attached to planning permission 72859 (Part demolition)	13/01/2026	To note only

		& conversion, extension & alteration of existing hotel to form 17 No. dwellings; erection of 4 No. homes, erection of cafe facilities and associated works, landscaping, drainage & highway works (amended/further plans/documents) - Lee Bay Hotel, Lee, Ilfracombe, Devon, EX34 8LR		
<b>Discussion:</b> This application was noted by members.				
81239	Aaron Puffett	Approval of details in respect of discharge of condition 33 (LEMP) attached to planning permission 56675 (Outline application for 750 dwellings together with a mixed use centre (the hub) comprising 250m2 retail (A1); financial services (A2); restaurants, pubs & takeaways (A3, A4, A5); up to 3250m2 of business uses (B1); community uses (including health centre) (D1); a community pavilion (D2); access from Old Barnstaple Road; extra care housing/facility; primary school; green infrastructure including formal & informal open space & amenity space; sustainable drainage systems; infrastructure (including highways & utilities (including gas, electric, water, sewerage & telecommunications); highway, cycle & pedestrian routes; site reclamation (including the demolition & removal of structures (including channel farm)); & engineering works (including ground remodelling) (amended documents - location plan, parameters plan, environmental statement addendum, ecological appraisal & flood risk asses - Land between A361 & B3230 South of Ilfracombe Devon	30/01/2026	To note only
<b>Discussion:</b> This application was noted by members.				

**P2601 - 8. NDC Decisions – See Planning Notes – Read out.**

**P2601 - 9. Correspondence – None received.**

**P2601 - 10. Chairs Discretion – for information only – None received.**

The meeting was declared closed at 19:12hrs, the next Planning Committee Meeting will take place Monday 16<sup>th</sup> February 2026 at 19:00hrs in the Council Chambers.

**Clr J Williams  
Chair  
Ilfracombe Town Council**

**19/01/2025**

## **Planning Notes February 2026**

### **APPROVALS**

<b><u>Application</u></b>	<b><u>Applicant</u></b>	<b><u>Address / Details</u></b>	<b><u>Consultation Expiry</u></b>	<b><u>ITC Recommendation</u></b>	<b><u>NDC Decision</u></b>	<b><u>Decision Date</u></b>
80969	North Devon Council	Conversion of five-storey building to deliver a mixed-use scheme comprising residential accommodation, retail and exhibition spaces - Ilfracombe Delivery Office 37-38 High Street Ilfracombe Devon EX34 9DB	25/11/2025	Support	Approved	14/01/2026
81158	Spencer Searle	Approval of details in respect of part discharge of condition 10 (Phase 1 Preliminary Risk Assessment) attached to planning permission 72859 (Part demolition & conversion, extension & alteration of existing hotel to form 17 No. dwellings; erection of 4 No. homes, erection of cafe facilities and associated works, landscaping, drainage & highway works (amended/further plans/documents)) - Lee Bay Hotel, Lee, Ilfracombe, Devon, EX34 8LR	13/01/2026	To note only	Approved	15/01/2026
79638	Barry Theo	Conversion & partial demolition of former nightclub & bingo hall to create 7 residential units consisting of 2 x 2 bed units &	19/02/2025	Support	Approved	29/01/2026

		5 x 1 bed units - Flat 1 11 - 12 High Street Ilfracombe Devon EX34 9DF				
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**Bess site slade ex34 8ly**

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**From** Nicola Stavrinou [REDACTED]  
**Date** Thu 05/02/2026 16:11  
**To** Laura Donovan <Laura.Donovan@northdevon.gov.uk>  
**Cc** Ian Roome MP <ian.roome.mp@parliament.uk>; Councillor Sara Wilson <Sara.Wilson@northdevon.gov.uk>; [REDACTED]

**CAUTION:** This email originated from outside North Devon Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear laura .

I hope you will pass this on to ALL councillors,planning and fire officers.

I have read guidance /report from the BESS company in regards to the battery emergency procedure sent on last email this states distance and dangerous chemicals

I am horrified after so many letters,conversations with several councillors , even turning up at a planning meeting and stating the distances that the chief uk fire service recommend and the hazardous chemicals it releases.

This should have been submitted BEFORE planning was accepted !

Or was it just brushed under the carpet!

This was not put on planning portal either  
A DIRECT LIASON WITH RESIDENTS SHOULD HAVE BEEN MADE .

There are still people unaware of this and it is not my job to inform them should a fire happen .

PLANNING i believe need to measure the distance from the nearest building which not 19 metres even though the company state it requires at least 20 /25 metres damp down which i had already stated (even fire should have been aware)

Displays and collect ALL evidence for and against before on portals for public to have a say  
Also SECOND Application 81108 no letters to environment was shown or recieved from them

FIRE need to be more proactive with conversation to the public, planning and council and to safe guard themselves as well. If this if it does set alight will cause them way more problems where it has been built ( near pavement cars houses and narrow road .No still no signs of a evacuation procedure mentioned to the public .

When corresponding to them i was passed back to the planning dept again ,no confidence!

COUNCILLORS need to be more proactive with the public they need to understand new systems before passing and be more forceful with their hieracy.

I feel the public were not aware due to only a hand full of letters to residents from (non from council )and one notice not very visible and planning was passed before there was time for the majority of the public to understand what was happening.

I believe its a first in a residential area in North Devon .Can they assure residents that this company has sufficient insurance cover to cover accomodation due to evacuation personal property and healthcare if needed .

I feel there is no duty of care to the public health with all these departments and hold you ALL RESPONSIBLE if an incidence happens.

The report from the BESS company is not suffice for the public .They may be able to shut it down remotely but this wont stop a fire or help residents with toxic fumes

Nicola stavrinou