



Ilfracombe Town Council

Planning Meeting – Monday 16th March 2026

INDEX

Pages

AGENDA	2-5
6. Draft Minutes of Planning meeting 16 th February 2026	6-10
8. Planning notes	11



Ilfracombe Town Council

Planning and Environment Committee Meeting

Monday 16th March 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 16th February 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
80584	The Caravan and Lodge Group Limited	Siting of 35 static holiday caravans together with attenuation/amenity ponds and additional landscaping (amended location plan & certificate) - Mullacott Park Ilfracombe Devon EX34 8NB	18/03/2026	
81340	Torrs Developments Limited	Works to repair roof and walls of existing building - Torrs Vale Torrs Park Ilfracombe Devon EX34 8AZ	19/03/2026	
81414	Mr L G Baker	Demolition of barn and erection of two dwellings (utilising fallback position of approvals 76794 and 80834) together with revisions to access and associated works - Lincombe Barn Lincombe Lee Ilfracombe Devon EX34 8LL	19/03/2026	
81378	Donald and Tracey McCormick	Change of use of part of ground floor from children's day nursery to full residential - Rocklands 19 Chambercombe Terrace Hillsborough Road Ilfracombe Devon EX34 9QL	07/04/2026	

81305	Ifracombe Town Council	Repositioning of telephone box to be used as an art installation or information point - Land adj Victoria Pleasure Grounds Wilder Road Ifracombe Devon EX34 8BN	10/04/2026	
81360	National Trust	Approval of details in respect of part discharge of condition 24 (external finishing materials beach car park part only) & 25 (hard and soft landscaping beach car park land) 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 Ifracombe Devon EX34 8LR	03/03/2026	To note only
81498	North Devon Council	Approval of details in respect of discharge of condition 5 (Construction Management plan) attached to planning permission 80710 (Application under Regulation 3 of the Town & Country Planning General Regulations 1992	26/03/2026	To note only

		notification by North Devon Council for engineering works to regrade embankment in car park (amended description) - Car Park Adelaide Terrace Ilfracombe Devon EX34 9JR		
--	--	---	--	--

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 6:45 pm until 7:00 pm*



**Laura Donovan
Proper Officer
Ilfracombe Town Council**

11/03/2026



Ilfracombe Town Council

ILFRACOMBE TOWN COUNCIL
Planning and Environment Committee Meeting
MINUTES – 26 – 02
THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET,
ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Monday 16th February
2026 at 7:00pm

Members Present:

Clrs: J Williams (Chair/Deputy Mayor), D Williams (Deputy Chair), N Basil, P
Coates

Officers Present:

I Howard (Minute Taker), L Donovan (Proper Officer)

P2602 - 1. Welcome by Chair

Cllr J Williams welcomed the assembled.

P2602 - 2. To receive and consider for approval, apologies for absence and reasons given

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

P2602 - 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

Cllr J Williams declared an interest in application Ref. 81252 due to familial reasons.

P2602 - 4. Chair's discretion for any matters or announcements for Information Only

None received.

P2602 - 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.

P2602 - 6. Adoption of minutes & matters arising from actions from 19th January 2026

The motion to adopt the minutes was proposed by Cllr J Williams and seconded by Cllr Coates, with all members in favour.

P2602 - 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
<p>Discussion: Members raised no concerns with this application. Recommendation: Support. Motion to support this application was proposed by Cllr Basil, seconded by Cllr D Williams with all in favour.</p>				
81252	Steven and Kim Warwick	Alterations to dwelling - 30 Oxford Grove Ilfracombe Devon EX34 9HG	18/02/2026	
<p>Discussion: Following discussions, members agreed they had no issues with the application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Coates with all in favour apart from one abstention.</p>				

81316	Thomas Webber	Prior notification for conversion of first floor to one flat - 96 High Street Ilfracombe Devon EX34 9NH	02/03/2026	
<p>Discussion: Members noted the comments made by environmental health but nothing other than this was highlighted.</p> <p>Recommendation: Support.</p> <p>Motion to support this application was proposed by Cllr Basil, seconded by Cllr D Williams with all in favour.</p>				
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	
<p>Discussion: Members raised no concerns with this application.</p> <p>Recommendation: Support.</p> <p>Motion to support this application was proposed by Cllr Basil, seconded by Cllr Coates with all in favour.</p>				

81248	Poltair Constructio n 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(Demolitio n 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	05/02/202 6	To note only
Discussion: This application was noted by members.				

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
Discussion: This application was noted by members.				

P2602 - 8. NDC Decisions – See Planning Notes – Read out.

P2602 - 9. Correspondence

P2602 – 9.1. Email in relation to Bess Site Slade – After discussion, members requested the PO to reply to the member of the public.

P2602 - 10. Chairs Discretion – for information only – None received.

The meeting was declared closed at 19:20hrs, the next Planning Committee Meeting will take place Monday 16th March 2026 at 19:00hrs in the Council Chambers.

**Cllr J Williams
Chair
Ilfracombe Town Council**

16/02/2026

Planning Notes – March 2026

APPROVALS

<u>Application</u>	<u>Applicant</u>	<u>Address / Details</u>	<u>Consultation Expiry</u>	<u>ITC Recommendation</u>	<u>NDC Decision</u>	<u>Decision Date</u>
81121	Tom Beecham	Erection of two-storey rear extension - 6 Bicclescombe Gardens Ilfracombe Devon EX34 8EX	05/01/2026	Support	Approved	11/02/2026
77635	H&H Dev Ltd	Erection of further 4 flats - Southcliffe Hotel, Torrs Park, Ilfracombe, Devon, EX34 8AZ	13/10/2023	Support	Approved	16/02/2026
79961	Mr Richard Wheeler	Replacement of kitchen extractor fan canopy with new canopy - Harbour Lights 26 Broad Street Ilfracombe Devon EX34 9BL	22/05/2025	Comments	Approved	27/02/2026
81323	Leathers	Notification of works to trees in a conservation area in respect of pollarding of 1x Ash (T1) - Langleigh Cottage Ilfracombe Devon EX34 8BE	N/A	To note only	Approved	02/03/2026
81252	Steven and Kim Warwick	Alterations to dwelling - 30 Oxford Grove Ilfracombe Devon EX34 9HG	18/02/2026	Support	Approved	05/03/2026
81316	Thomas Webber	Prior notification for conversion of first floor to one flat - 96 High Street Ilfracombe Devon EX34 9NH	02/03/2026	Support	Approved	05/03/2026