



## Ilfracombe Town Council

### Planning Meeting – 20<sup>th</sup> April 2026

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44 High Street  
Ilfracombe  
EX34 9QB  
Tel: 01271 855300

**To Councillors, J Williams (Chair/Deputy Mayor), D Williams (Deputy Chair), M Fay (Mayor), G Coulter, G Schofield, N Basil.**

You are hereby summoned to attend the **Planning and Environment Committee Meeting** to be held on **20<sup>th</sup> April 2026** at **7pm** at **Council Chambers, The Ilfracombe Centre, 44 High Street, Ilfracombe** for the purpose of transacting the following business.

In accordance with The Public Bodies (Admission to Meetings) Act 1960 members of the public are welcome to attend.

Laura Donovan  
Proper Officer  
[laura.donovan@northdevon.gov.uk](mailto:laura.donovan@northdevon.gov.uk)

15<sup>th</sup> April 2026

## **AGENDA**

1. **Welcome by Chair**
2. **To receive and consider for approval, apologies and reasons for absence.**
3. **To receive and record Declarations of Interest** as per Localism Act 2011 Section 31.
4. **Chair's discretion** – for any matters or announcements for Information only.
5. **Public participation** – As per Standing Order 3 (e-i), members of the public are permitted to make representations, ask questions and give evidence in relation to any business relating to the Town Council. The period not exceeding 15 minutes to be allocated allowing members of the public to speak for up to 3 minutes.
6. **To adopt minutes of Planning meeting held 16<sup>th</sup> March 2026** and to note matters arising.
7. **To determine which items, if any, of the agenda should be taken with the public excluded** – Public Bodies (Admission to Meetings) Act 1960, Section 1, Paragraph 2.
8. **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
81562	G V Jones	Conversion of domestic garage to dwelling - Garage Montpelier Lane Rear of 2 Hostle Park Ilfracombe Devon EX34 9HW	24/04/2026	
81546	Paul Yabsley	Erection of a detached garage/store - 35 Beach Road Ilfracombe Devon EX34 9QZ	28/04/2026	
81416	Mr R Hewitt	Creation of 1no. flat by conversion of, and extension to redundant kitchen area together with provision of 7no. on-site parking spaces - Former Wilderbrook Nursing Home Torrs Park Ilfracombe Devon EX34 8AZ	29/04/2026	
81579	Guy Jones	Change of use from commercial to residential to create a self-contained studio flat together with associated works - 108 109 High Street Ilfracombe Devon EX34 9ET	29/04/2026	
81522	Cellnex	Application for a non-material amendment to planning permission 79008 (Removal of 4no. antennas and installation of replacement 4no. antennas and additional 2no. antennas and ancillary development thereto including 12 x o RU's and 1no. GPS module) in respect of change to antenna type, GPS is now being deployed upon the equipment cabin and not a gantry support pole, additional Remote Radio Units (RRU's) and other ancillary elements are not being deployed - Land at Ilfracombe Higher Slade, Slade Ilfracombe Devon EX34 8LJ	N/A	To note only

81604	Devonshire Homes	Approval of details in respect of discharge of condition 21 (highways), 26 (show house parking), 44 (foul sewerage) 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))	21/04/2026	To note only
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9. **NDC Decisions** – See Planning Notes

10. **To review and recommend to Full Council – Committee Terms of Reference**

11. **Correspondence**

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



## Ilfracombe Town Council

### ILFRACOMBE TOWN COUNCIL Planning and Environment Committee Meeting MINUTES – 26 – 03

THE COUNCIL CHAMBER, THE ILFRACOMBE CENTRE, HIGH STREET,  
ILFRACOMBE

Minutes of Planning and Environment Committee Meeting Monday 16<sup>th</sup> March 2026  
at 7:00pm

#### **Members Present:**

Cllrs: J Williams (Chair/Deputy Mayor), N Basil, P Coates, G Coulter, G Schofield

#### **Officers Present:**

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

#### **P2603 -1. Welcome by Chair**

Cllr J Williams welcomed the assembled.

#### **P2603 -2. To receive and consider for approval, apologies for absence and reasons given**

Apologies were received from Cllr D Williams (other commitments).

#### **P2603 -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.

#### **P2603 -4. Chair's discretion for any matters or announcements for Information Only**

The PO had an item to raise.

#### **P2603 -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.

#### **P2603 -6. Adoption of minutes & matters arising from actions from 16<sup>th</sup> February 2026**

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

#### **P2603 -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	
<p><b>Discussion:</b> Following comments from DCC and consultees, members have expressed concerns about the plan's failure to acknowledge existing rights of way and footpaths. They are particularly worried about the absence of provisions to maintain these rights of way.</p> <p><b>Recommendation: Comments.</b> Motion to make the above comments on this application was proposed by Cllr Schofield, seconded by Cllr Basil with all in favour.</p>				
81340	Torrs Developments Limited	Works to repair roof and walls of existing building - Torrs Vale Torrs Park Ilfracombe Devon EX34 8AZ	19/03/2026	
<p><b>Discussion:</b> Members raised no concerns with this application.</p> <p><b>Recommendation: Support.</b> Motion to support this application was proposed by Cllr Coates, seconded by Cllr Basil with all in favour.</p>				
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	
<p><b>Discussion:</b> Following discussions, members agreed they had no issues with the application.</p> <p><b>Recommendation: Support.</b> Motion to support this application was proposed by Cllr Coulter, seconded by Cllr Schofield with all in favour.</p>				

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	
<p><b>Discussion:</b> Following discussions, members agreed they had no issues with the application.</p> <p><b>Recommendation: Support.</b> Motion to support this application was proposed by Cllr Coates, seconded by Cllr Basil with all in favour.</p>				
81305	Ilfracombe Town Council	Repositioning of telephone box to be used as an art installation or information point - Land adj Victoria Pleasure Grounds Wilder Road Ilfracombe Devon EX34 8BN	10/04/2026	
<p><b>Discussion:</b> As this is our own application, members reiterated the points made in our submission, particularly how relocating the telephone box aligns with the Cultural Plan adopted by the council in 2025. They also highlighted how this move would directly support our Strategic Plan 2024-2034, especially in terms of marketing Ilfracombe.</p>				
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	03/03/2026	To note only

		Bay Hotel Lee Ilfracombe Devon EX34 8LR		
<b>Discussion:</b> This application was noted by members.				
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 notification by North Devon Council for engineering works to regrade embankment in car park (amended description) - Car Park Adelaide Terrace Ilfracombe Devon EX34 9JR	26/03/2026	To note only
<b>Discussion:</b> This application was noted by members.				

**P2603 -8. NDC Decisions – See Planning Notes –** Read out.

**P2603 -9. Correspondence –** None received.

**P2603 -10. Chairs Discretion – for information only –** The PO informed the members that the Terms of Reference will be emailed prior to next month's Planning Committee meeting, allowing members time to review them and determine whether any amendments are needed or if they can be adopted as is.

The meeting was declared closed at 19:30hrs, the next Planning Committee Meeting will take place Monday 20th April 2026 at 19:00hrs in the Council Chambers.

**Cllr J Williams**  
**Chair**  
**Ilfracombe Town Council**

**16/03/2026**



## **Planning Notes – April 2026**

### **APPROVALS**

<b><u>Application</u></b>	<b>Applicant</b>	<b>Address / Details</b>	<b>Consultation Expiry</b>	<b>ITC Recommendation</b>	<b>NDC Decision</b>	<b>Decision Date</b>
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	Support	Approved	11/03/2026
81248	Poltair Construction Ltd	Approval of details in respect of discharge of conditions 6 (CEMP - Environmental), 7 (CEMP - Ecology), 13 (highways), 23	05/02/2026	Noted	Approved	16/03/2026



		(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				
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 notification by North	26/03/2026	To note only	Approved	17/03/2026



		Devon Council for engineering works to regrade embankment in car park (amended description) - Car Park Adelaide Terrace Ilfracombe Devon EX34 9JR				
81340	Torrs Developments Limited	Works to repair roof and walls of existing building - Torrs Vale Torrs Park Ilfracombe Devon EX34 8AZ	19/03/2026	Support	Approved	25/03/2026
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	18/03/2026	Support	Approved	02/04/2026



## **APPEALS**

<b>Appeal Number</b>	<b>Appellant</b>	<b>Site Address</b>	<b>Proposal</b>	<b>Appeal Start Date</b>	<b>Appeal Decision</b>
79594	Paul Carter	White Pebbles Torrs Walk Avenue Ilfracombe Devon EX34 8AU	Siting of two solar arrays for domestic use including provision for micrositing	07/01/2026	Dismissed 09/03/2026



## **Ilfracombe Town Council**

### **Terms of Reference for the Planning & Environment Committee**

#### **1. Objective**

The Committee will act to consider all planning applications and planning issues that may affect the town and make recommendations to the Planning authority

#### **2. Membership:**

The committee shall comprise 7 members in total.

- 5 members to be elected at the Annual General Meeting of the Town Council.
- 2 ex-officio members: the Mayor and Deputy Mayor

#### **3. Chair/Vice Chair**

To be elected annually at the first committee meeting following the Annual meeting of the Town Council.

#### **4. Quorum**

The quorum of the committee shall be 3 Town Council members. In the event of the meeting being inquorate, the committee has the delegated power to co-opt other members of Ilfracombe Town Council who are present at the meeting.

#### **5. In attendance**

The Proper Officer and/or a delegated member of staff may be requested to attend any meeting.

#### **6. Meetings**

- Meetings will usually be held on a monthly basis, with a schedule of dates to be agreed by Full Council. (Meeting dates will normally be a Monday but may differ in the event of a bank holiday)
- The Proper officer will 'call' the meeting and summon members to attend in accordance with standing orders

- Public Notices of the meeting shall be given in accordance with the Council's standing orders
- Committee shall be required to examine all applications prior to the commencement of the meeting. The Nominated Officer is to ensure that all information (such as letters of objection or support) available at the time is made available to the Members at the Planning Meeting.

## **7. Public participation**

Meetings are normally open to the public in accordance with the Council's standing orders.

## **8. Minutes**

- Minutes of all meetings will be recorded by the Proper Officer (or delegated) and circulated to all members of the committee and to all Full Council members.
- All resolutions and recommendations made to Full Council shall be recorded in the minutes of the appropriate meeting.

## **9. Accountability and Scope**

The Committee shall consider all planning applications within its delegated powers to be able to make recommendations to the planning authority and act as a consultee on all planning issues that may affect the town.

## **10. Delegated powers**

- The Committee has delegated powers to act on behalf of the Council in relation to determine recommendations on each planning application where the council is designated as a consultee. Any recommendations outside the Committee's terms of reference shall be made by Full Council
- The Chair may hold a pre- agenda meeting with the Nominated Officer to inspect all planning applications received, to review planning decisions notified by the Planning authority and to make sure all applications received are included for debate and recommendation at the next Planning Meeting.
- The Chair, Deputy Chair, or a delegated Member, may attend all the Planning authority's (North Devon Council) site visits and give the Town Council's recommendations and their reasons (whether for approval or refusal) as the principal consultee.
- Where the Town Council resolves to have its own site visit, this will

be chaired by the Chair (or Deputy) and, to be valid, must be attended by a further two members of the Committee. The Planning Committee may give the site visiting team delegated powers to recommend on behalf of the Committee.

- To make representations in respect of appeals against the refusal of planning permission
- To identify and make representations to the relevant authorities in respect of enforcement action or any matters considered to be breaches of planning regulations.
- To monitor, review and where necessary make recommendations to the Council for amendments to the planning consultation procedure.
- To deal with any other planning related matter that a meeting of the Full Council considers appropriate to be referred to the Planning Committee.

The Planning & Environment Committee's Terms of Reference are to be reviewed annually at the Council's Annual General Meeting

*These Terms of Reference were adopted by the Council at its meeting held on 9<sup>th</sup> June 2025.*