



Ilfracombe Town Council

Planning Meeting – 18th May 2026

INDEX

Pages

<i>INDEX</i>	<i>Pages</i>
AGENDA	2-4
6. Draft Minutes of Planning meeting 20 th April 2026	5-9
9. Planning notes	10-13



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 **18th May 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

13th May 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 20th April 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
81631	Matt Paul	Retrospective application for erection of gabion wall, rendered blockwork steps and associated works - St Eloi Lee Ilfracombe Devon EX34 8LN	15/05/2026	Extension to 20/05/2026 agreed by Mrs B Coles
81630	Tiffany Baylis	External repair and maintenance works to a Grade II listed dwelling for repair caused by damp problems and material failure and retrospective works to chimney pot and cowl to make building water tight - Mizpah 4 Quayfield Road Ilfracombe Devon EX34 9EN	21/05/2026	
81638	Tiffany Baylis	Listed building works external repair and maintenance for repair caused by damp problems and material failure and retrospective works to chimney pot and cowl to make building water tight - Mizpah 4 Quayfield Road Ilfracombe Devon EX34 9EN	21/05/2026	
81642	Initial Parking Ltd	Retrospective siting & Installation of car park management comprising Pay & Display machines, an ANPR camera, non-illuminated signage and associated infrastructure to support the continued operation and management of the	21/05/2026	

		existing car park - Car Park Lee Memorial Hall Lee Devon EX34 8LR		
81646	Initial Parking Ltd	Retrospective siting of non-illuminated signage to support the continued operation and management of the existing car park - Car Park Lee Memorial Hall Lee Devon	21/05/2026	
81686	Mr & Mrs Godwin	Landscaping works & increased parking area with associated works, remove flat & mono roofs & replace with pitched roofs & associated works - The Old Mill Lee Ilfracombe Devon EX34 8LR	28/05/2026	
81687	Mr & Mrs Godwin	Listed building consent for Landscaping works & increased parking area with associated works, remove flat & mono roofs & replace with pitched roofs & associated works - The Old Mill Lee Ilfracombe Devon EX34 8LR	28/05/2026	
81732	Frazer Vickery	Conversion of loft together with extension to garage with landscaping to create additional parking space - 5 Trinity Gardens Ilfracombe Devon EX34 8ED	28/05/2026	

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

10. **Correspondence**

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



Ilfracombe Town Council

ILFRACOMBE TOWN COUNCIL

Planning and Environment Committee Meeting

MINUTES – 20 – 04

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

Minutes of Planning and Environment Committee Meeting Monday 20th April
2026 at 7:00pm

Members Present:

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

Officers Present:

I Howard (Minute Taker)

P2604 - 1. Welcome by Chair

Cllr J Williams welcomed the assembled.

P2604 - 2. To receive and consider for approval, apologies and reasons for absence.

Apologies were received from Cllr G Schofield (other commitments).

P2604 - 3. To receive and record Declarations of Interest as per Localism Act 2011 Section 31.

None received.

P2604 - 4. Chair's discretion – for any matters or announcements for Information only.

None received.

P2604 - 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.

None received.

P2604 - 6. To adopt minutes of planning meeting held 16th March 2026 and to note matters arising.

The motion to adopt the minutes was proposed by Cllr J Williams and seconded by Cllr D Williams, with all members in favour. Cllr J Williams informed members that, following a request from Cllr Elliott in the last Full Council Meeting, she has contacted NDC and will feedback any updates from this.

P2604 - 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.

No items to be taken with the public excluded.

P2604 - 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	
<p>Discussion: Members raised no issues with this application. Recommendation: Support. Motion to support this application was proposed by Cllr Basil, seconded by Cllr Coulter with all in favour.</p>				
81546	Paul Yabsley	Erection of a detached garage/store - 35 Beach Road Ilfracombe Devon EX34 9QZ	28/04/2026	
<p>Discussion: No concerns were raised with this application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Basil with all in favour.</p>				
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	
<p>Discussion: Members didn't have any objections to this application. Recommendation: Support. Motion to support this application was proposed by Cllr Coulter, seconded by Cllr Basil with all in favour.</p>				

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	
<p>Discussion: No concerns were raised with this application.</p> <p>Recommendation: Support.</p> <p>Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Basil with all in favour.</p>				
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
<p>Discussion: This application was noted by members.</p>				

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
Discussion: This application was noted by members.				

P2604 - 9. NDC Decisions – See Planning Notes – Read out.

P2604 - 10. To review and recommend to Full Council – Committee Terms of Reference – Motion to recommend the Committee Terms of Reference, as they stand, to Full Council was proposed by Cllr Coulter, seconded by Cllr Basil with all in favour.

P2604 - 11. Correspondence – None received.

P2604 - 12. Chairs Discretion – for information only – None received.

The meeting was declared closed at 19:18hrs, the next Planning Committee Meeting will take place Monday 18th May 2026 at 19:00hrs in the Council Chambers.

Cllr J Williams
Chair
Ilfracombe Town Council

20/04/2026

DRAFT



Planning Notes – May 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>
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)	N/A	To note only	Approved	13/04/2026



		and other ancillary elements are not being deployed - Land at Ilfracombe Higher Slade Slade Ilfracombe Devon EX34 8LJ				
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	Support	Approved	21/04/2026
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	Comments	Approved	07/05/2026



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;	21/04/2026	To note only	Approved	07/05/2026
-------	------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------	--------------	----------	------------



		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))				
--	--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--	--	--	--