

**Ilfracombe Town Council****Planning Meeting – 21st September 2026***INDEX**Pages*

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44 High Street
Ilfracombe
EX34 9QB
Tel: 01271 855300

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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 **21st September 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

16th September 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 17th August 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
82055	Paul Howard	Retrospective installation of upvc windows - 1-2 Shipping Chambers The Quay Ilfracombe Devon EX34 9EG	17/09/2026	Extension to Consultation end to 23/09/2026 agreed
82140	Mr & Mrs W & M Hale	Erection of an agricultural livestock building - Land at Mullacott Cross Ilfracombe Devon	16/09/2026	Extension of Consultation end date agreed to 24/09/2026
82125	Outdo Media	Siting of 4x non-illuminated signs in centre of roundabout - Mullacott Roundabout A361/A3123/B3343 Mullacott Cross Devon	30/09/2026	
82039	Mr Chris Grix	Erection of replacement ancillary use building in rear garden - 16 Beach Road, Ilfracombe, Devon, EX34 9QZ	06/10/2026	
82114	David Rudlin	Alterations to dwelling to include re-roofing, solar panels, velux windows and an internal vault ceiling, together with replacement windows and the instillation of patio doors, a log burner flue, replacement decking and internal alterations - 18 Channel View, Ilfracombe, Devon, EX34 9PT	07/10/2026	
82085	Vanessa Archer	Conversion of hotel to form residential dwelling & two apartments - 46 48 Fore Street Ilfracombe Devon EX34 9DN	08/10/2026	

82155	We Are Optimists Ltd	Prior notification for erection of one forestry building - Lee Meadow Dibbons Lane Lee Ilfracombe Devon EX34 8LS	N/A	To note only
82164	William Davis	Approval of details in respect of discharge of condition 13 (BNG Gain Plan), 14 (Habitat Management and Monitoring Plan), 15 (Notice for the HMMP) and 16 (Habitat creation and enhancement and Completion Report) attached to planning permission 81086 (Temporary siting of rural worker's caravan and regularisation of, and extension to barn. Extension of polytunnels. Creation of a farm shop. Enlargement of existing hard standings and associated landscaping) - Amary Farm, Dibbons Lane, Lincombe, Ilfracombe, Devon, EX34 8LL	24/09/2026	To note only
82193	Penny Clarke	Notification of works to trees in a conservation area in respect of repollarding Sycamore Tree group (G1) and the felling of 4x Cherry Trees (T1, T2, T3, T4) - Open Space, Adelaide Terrace, Ilfracombe, Devon	01/10/2026	To note only

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

10. **Correspondence**

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



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ILFRACOMBE TOWN COUNCIL
MINUTES – 26 – 08
THE COUNCIL CHAMBERS, THE ILFRACOMBE CENTRE, DEVON, EX34 9QB

Minutes of the Planning and Environment Committee Meeting held at 7:00pm on
Monday 17TH August 2026

Members Present:

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

Officers Present:

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

P2608 - 1. Welcome by Chair

Cllr J Williams welcomed the assembled.

P2608 - 2. To receive and consider for approval, apologies and reasons for absence.

None received.

P2608 - 3. To receive and record Declarations of Interest as per Localism Act 2011 Section 31.

None received.

P2608 - 4. Chair's discretion – for any matters or announcements for Information only.

None received.

P2608 - 5. Public participation

None received.

P2608 - 6. To adopt minutes of Planning meeting held 20th July 2026 and to note matters arising.

Motion to adopt the minutes was proposed by Cllr D Williams and seconded by Cllr G Coulter, with all members in favour.

P2608 - 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.

P2608 - 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

81698	Jenny Tippetts	Installation of an ATM, internally illuminated ATM signage, and reinstatement manifestation - 23 High Street Ilfracombe Devon EX34 9DA	26/08/2026	
Discussion: No concerns were raised with this application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Schofield with all in favour.				
81699	Jenny Tippetts	Siting of internally illuminated ATM signage - 23 High Street Ilfracombe Devon EX34 9DA	26/08/2026	
Discussion: No concerns were raised with this application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Schofield with all in favour.				
81952	Joanna Payne	Creation of Parking area - 11 Chambercombe Park Terrace Chambercombe Park Road Ilfracombe Devon EX34 9QW	04/09/2026	
Discussion: Members had no issues with this application. Recommendation: Support. Motion to support this application was proposed by Cllr Schofield, seconded by Cllr Basil with all in favour.				
82059	Barbara Clarke	Change of use and conversion of 2nd & 3rd floor offices to 1no. residential maisonette - 97 High Street Ilfracombe Devon EX34 9NH	04/09/2026	
Discussion: No concerns were raised with this application. Recommendation: Support. Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Coulter with all in favour.				
82042	Mr & Mrs Swinton	Extensions to dwelling to include a balcony together with internal and external alterations - Seerose St Brannocks Park Road Ilfracombe Devon EX34 8HX	04/09/2026	
Discussion: Members found no issues with this application. Recommendation: Support.				

Motion to support this application was proposed by Cllr Schofield, seconded by Cllr D Williams with all in favour.				
82065	N Theobald	Erection of a forestry building - Long Meadow Lee Ilfracombe Devon EX34 8LW	08/09/2026	
Discussion: Members supported the application while noting the concerns raised by the LLRA. Recommendation: Support. Motion to support this application was proposed by Cllr Basil, seconded by Cllr D Williams with all in favour.				
81986	Poltair Homes	Approval of details in respect of discharge of condition 5 (CEMP), 8 (Site Waste Management Plan), 9 (WSI) and 21 (Construction Phasing Plan) attached to planning permission 75724 Erection of residential development of 46 dwellings together with associated infrastructure - Land to the east of Worth Road Ilfracombe	06/08/2026	To note only
Discussion: This application was noted by members.				
81992	Haines	Notification of works to trees in a conservation area in respect of reduction of end weight from selective limbs and lateral spread on south-west quadrant 1x Monterey Pine (T1) - 2 Torrs Walk Avenue Ilfracombe Devon EX34 8AU	N/A	To note only
Discussion: This application was noted by members.				
82030	Rowe	Notification of works to trees in a conservation area in respect of reduction to height and lateral spread to the South 1 x Scots Pine (T1) and crown reduction to previous pruning points group of 4 x Sycamores (G1) - The Firs Torrs Walk Avenue Ilfracombe Devon EX34 8AU	N/A	To note only

Discussion: This application was noted by members.				
81889	Nick Pullen	Approval of details in respect of part discharge of condition 3 (BGP/LEMP) attached to planning permission 78594 (conversion of one dwelling to form two dwellings together with associated works) - Elms Court Torrs Park Ilfracombe Devon EX34 8BA	28/08/2026	To note only
Discussion: This application was noted by members.				

P2608 - 9. NDC Decisions – See Planning Notes – Read out.

P2608 - 10. Correspondence – None received.

P2608 - 11. Chairs Discretion – for information only – None received.

The meeting was declared closed at 19:17hrs, the next Planning Committee Meeting will take place Monday 21st September 2026 at 19:00hrs in the Council Chambers.

Cllr J Williams
Chair / Deputy Chair
Ilfracombe Town Council

17/08/2026



Planning Notes – September 2026

APPROVALS

<u>Application</u>	Applicant	Address / Details	Consultation Expiry	ITC Recommendation	NDC Decision	Decision Date
81965	Tanya Wyatt	Prior notification for the erection of an agricultural storage building - West Hagginton Bungalow Ilfracombe Devon EX34 9RN	N/A	Noted	Prior approval not required	13/08/2026
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	21/05/2026	Support	Approved	10/08/2026



		management of the existing car park - Car Park Lee Memorial Hall Lee Devon EX34 8LR				
81812	Mr Price & Mr Croft	Approval of details in respect of discharge of condition 8 (Biodiversity Gain Plan) attached to planning permission 80887 (conversion of existing barn and stable to a three bedroom dwelling) - Clover Meadows Bowden Farm Marlborough Road Ilfracombe Devon EX34 8PD	20/07/2026	Noted	Approved	17/08/2026
81898	James Sanders-Elliott	Conversion of loft to include raising of roof and installation of roof	30/07/2026	Support	Approved	19/08/2026



		lights and integrated solar pv panels, erection of a side extension together with associated works - Taern Crofts Lea Park Ilfracombe Devon EX34 9PN				
81992	Haines	Notification of works to trees in a conservation area in respect of reduction of end weight from selective limbs and lateral spread on south-west quadrant 1x Monterey Pine (T1) - 2 Torrs Walk Avenue Ilfracombe Devon EX34 8AU	N/A	Noted	Approved	27/08/2026
82030	Rowe	Notification of works to trees in a conservation area	N/A	Noted	Approved	28/08/2026



		in respect of reduction to height and lateral spread to the South 1x Scots Pine (T1) and crown reduction to previous pruning points group of 4x Sycamores (G1) - The Firs Torrs Walk Avenue Ilfracombe Devon EX34 8AU				
81905	Mr and Mrs Pearce	Demolition of attached garage together with erection of extension to provide additional living space, modification of driveway and replacement windows - Kew Cottage Langleigh Ilfracombe Devon EX34 8BG	06/08/2026	Support	Approved	27/08/2026



81699	Jenny Tippetts	Siting of internally illuminated ATM signage - 23 High Street Ilfracombe Devon EX34 9DA	26/08/2026	Support	Approved	04/09/2026
81698	Jenny Tippetts	Installation of a ATM, internally illuminated ATM signage, and reinstatement manifestation - 23 High Street Ilfracombe Devon EX34 9DA	26/08/2026	Support	Approved	04/09/2026