Ilfracombe Town Council

# Planning Meeting – 16th November 2026

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Ilfracombe Town Council
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 **16th November 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

11th November 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 19th October 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 |
|---|---|---|---|---|
| 82350 | Plus Finance Directors Pension Scheme | Installation of a new pedestrian entrance to the front of building - 48 Fore Street Ilfracombe EX34 9DN | 19/11/2026 | |
| 82311 | Max May | Demolition of agricultural buildings and erection of 5 dwellings with private gardens and shared amenity space - Land at Whitestone Farm Lee Ilfracombe Devon EX34 8LN | 20/11/2026 | |
| 81988 | Neil Ingram | Creation of painted wall mural - Wall by the Former Montebello Hotel Fore Street Ilfracombe Devon EX34 9DJ | 20/11/2026 | |
| 82255 | Tim Clark | Advertisement application for the siting of 1x non-illuminated information sign - Hillsborough Local Nature Reserve Hillsborough Park Road Ilfracombe Devon | 23/11/2026 | |
| 82357 | Ben Prowse | Change of use of existing residential basement room (Use Class C3) to office accommodation (Use Class E) - The Nook 61 Fore Street Ilfracombe Devon EX34 9DJ | 26/11/2026 | |

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|---|---|---|---|---|
| 82404 | Chay Mckenzie | Refurbishment ground to include siting of bin store and air source heat pump within exterior terrace - 37 Oxford Grove Ilfracombe Devon EX34 9HG | 09/12/2026 | 11/11/2026 invalid – awaiting further information to be submitted |
| 82142 | Samual Cousins | Application for consent for works to trees covered by a tree preservation order in a conservation area in respect of re-pollarding 1x Sycamore Trees (T5) and notification of works to trees in a conservation area in respect of re-pollarding of 2 x Sycamore Trees (T1 & T3), the re-coppicing of 1x Sycamore tree (T2) and the removal of 1x Sycamore Tree (T4) - 10 Granville Road, Ilfracombe, Devon, EX34 8AS | N/A | To note only |
| 82358 | Chris Roome | Application for a lawful development certificate for a proposed Conversion of existing conservatory into a Orangery, through the partial replacement of existing conservatory windows into walls with windows and replacement of the existing glazed roof with slate insulated roof - Balmoral House, 69C Channel View, Ilfracombe, Devon, EX34 9PU | N/A | To note only |

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

**10. Correspondence**

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

44 High Street
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**ILFRACOMBE TOWN COUNCIL**
**MINUTES – 26 – 10**
**THE COUNCIL CHAMBERS, THE ILFRACOMBE CENTRE, DEVON, EX34 9QB**

Minutes of the Planning and Environment Committee Meeting held at 7:00pm on Monday 19th October 2026

**Members Present:**

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

**Officers Present:**

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

**P2610 - 1. Welcome by Chair**
Cllr J Williams welcomed the assembled.

**P2610 - 2. To receive and consider for approval, apologies and reasons for absence.**
Apologies were received from Cllr G Schofield.

**P2610 - 3. To receive and record Declarations of Interest as per Localism Act 2011 Section 31.**
None received.

**P2610 - 4. Chair's discretion – for any matters or announcements for Information only.**
None received.

**P2610 - 5. Public participation**
None received.

**P2610 - 6. To adopt minutes of Planning meeting held 21st September 2026 and to note matters arising.**
Motion to adopt the minutes was proposed by Cllr J Williams, seconded by Cllr Coulter with all in favour.

**P2610 - 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.

**P2610 - 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 |
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| 82156 | Adam Neal | Demolition of garage and erection of one residential dwelling, together with associated parking, landscaping, boundary treatments and external works - Meadows End Brookdale Avenue Ilfracombe Devon EX34 8DB | 20/10/2026 | |
| **Discussion:** No concerns were raised with this application.<br>**Recommendation: Support.**<br>Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Basil. | | | | |
| 82258 | Tom Marianczak | Demolition of triple garage & erection of dwelling in garden - Garages at Worth Road Ilfracombe Devon EX34 9JA | 22/10/2026 | |
| **Discussion:** Members raised no issues with this application.<br>**Recommendation: Support.**<br>Motion to support this application was proposed by Cllr D Williams, seconded by Cllr Basil. | | | | |
| 82287 | Darren Vincent | Erection of garage with studio above - 11 Castle Terrace Castle Hill Ilfracombe Devon EX34 9HY | 30/10/2026 | |
| **Discussion:** Members found no issues with this application.<br>**Recommendation: Support.**<br>Motion to support this application was proposed by Cllr Coulter, seconded by Cllr Basil. | | | | |
| 82306 | Paul Bowley | Erection of a storage building, installation of roof-mounted solar panels, external air-source heat pumps, electric vehicle charging point & associated works - Burnaby Lodge Chambercombe Park Road Ilfracombe Devon EX34 9QN | 04/11/2026 | |
| **Discussion:** Members found no issues with this application.<br>**Recommendation: Support.**<br>Motion to support this application was proposed by Cllr Coulter, seconded by Cllr Basil. | | | | |
| 82293 | Mr and Mrs Cook | Replacement of existing upvc windows with new to front elevation - No 28 The Cookery 4 St James Place Ilfracombe Devon EX34 9BH | 05/11/2026 | |
| **Discussion:** No concerns were raised with this application. | | | | |

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| **Recommendation: Support.**<br>Motion to support this application was proposed by Cllr Basil, seconded by Cllr D Williams with all in favour with the expectation of one member abstaining. | | | | |
| 82283 | RPMT Capital Ltd | Part demolition of commercial premises & erection of upper floor extensions with alterations to enable conversion of first & second floor to two residential units - 105 High Street Ilfracombe Devon EX34 9NH | 04/11/2026 | |
| **Discussion:** Members found no issues with this application.<br>**Recommendation: Support.**<br>Motion to support this application was proposed by Cllr Coulter, seconded by Cllr D Williams. | | | | |

**P2610 - 9. NDC Decisions – See Planning Notes –** Read out.

**P2610 - 10. Correspondence –** None received.

**P2610 - 11. Chairs Discretion – for information only –** None received.

The meeting was declared closed at 19:26hrs, the next Planning Committee Meeting will take place Monday 16th November 2026 at 19:00hrs in the Council Chambers.

**Cllr J Williams**
**Chair / Deputy Mayor** **20/10/2026**
**Ilfracombe Town Council**

**Planning Notes – November 2026**

**APPROVALS**

| Application | Applicant | Address / Details | Consultation Expiry | ITC Recommendation | NDC Decision | Decision Date |
|---|---|---|---|---|---|---|
| 80584 | The Caravan and Lodge Group Limited | Siting of 35 static holiday caravans together with attenuation/amenity ponds and additional landscaping within the approved confines of the Mullacott Park - Mullacott Park, Ilfracombe, Devon, EX34 8NB | 28/08/2025 | Comments | Approved | 15/10/2026 |
| 82193 | Penny Clarke | Notification of works to trees in a conservation area in respect of repollarding | 01/10/2026 | Noted | Approved | 21/10/2026 |

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| | | Sycamore Tree group (G1) and the felling of 4x Cherry Trees (T1, T2, T3, T4) - Open Space, Adelaide Terrace, Ilfracombe, Devon | | | | |
| 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, | 07/10/2026 | Support | Approved | 26/10/2026 |

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| | | Ilfracombe, Devon, EX34 9PT | | | | |
| 82039 | Mr Chris Grix | Erection of replacement ancillary use building in rear garden - 16 Beach Road, Ilfracombe, Devon, EX34 9QZ | 06/10/2026 | Support | Approved | 27/10/2026 |

**REFUSALS**

| **Application** | **Applicant** | **Address / Details** | **Consultation Expiry** | **ITC Recommendation** | **NDC Decision** | **Decision Date** |
|---|---|---|---|---|---|---|
| 82125 | Outdo Media | Siting of 4x non-illuminated signs in centre of roundabout - Mullacott Roundabout A361/A3123/B3343 Mullacott Cross Devon | 30/09/2026 | Comments | Refused | 27/10/2026 |

**WITHDRAWALS**

| Application | Applicant | Address / Details | Consultation Expiry | ITC Recommendation | NDC Decision | Decision Date |
|---|---|---|---|---|---|---|
| 82158 | Richard Wheeler | Listed Building Consent for conversion from a flat roof to a pitch roof to form an enclosed storage room - Royal Britannia Hotel Broad Street Ilfracombe Devon EX34 9EE | 19/11/2026 | | Withdrawn | 30/10/2026 |