



BARNSTAPLE TOWN COUNCIL

Mr W Austin BA (Hons)
Town Clerk

BARUM HOUSE
THE SQUARE
BARNSTAPLE
DEVON EX32 8LS

Telephone: (01271) 373311
Fax: (01271) 321987

E.Mail: admin@barnstapletowncouncil.co.uk
www.barnstapletowncouncil.co.uk

PLEASE NOTE START TIME OF MEETING 5.30PM

There will be a meeting of the **PLANNING & TRANSPORTATION COMMITTEE** on **THURSDAY 14TH DECEMBER 2017** at **5.30pm** in The Guildhall, Butchers Row, Barnstaple to which you are summoned for the transaction of the undermentioned business.

Mr W Austin
Town Clerk
8th December 2017

Public Participation. In accordance with Standing Order 84 a period not exceeding 15 minutes will be set aside immediately prior to the start of the meeting for members of the public to ask a question of the Chairman, providing that notice of such question has been given to the Committee Clerk or Town Clerk by 12 noon on the day of the meeting.

Recording, photographs and filming. In accordance with the Council's Protocol for the Recording or Reporting of Council and Committee Meetings, the press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such, members of the public may be recorded or photographed during the meeting. Anyone wishing to record or photograph the meeting must notify the Town Clerk before the commencement of the meeting.

Committee Members :

- Councillor S Upcott
- Councillor F Vernon
- Councillor I Roome
- Councillor Mrs J Hunt
- Councillor C Haywood
- Councillor C Perkins-Beard
- Councillor I Williams (Vice-Chairman)
- Councillor A Rennles (Chairman)

- 1 To receive apologies for absence**
- 2 To receive any dispensations and declarations of interest.**

3 To approve as a correct record the minutes of the meeting held on 23rd November 2017.

4 North Devon District Council

To receive and consider an update on Barnstaple town centre developments from Mrs Ellen Vernon, Economic Growth Manager at North Devon District Council, and to agree any actions arising.

5 Deposited Plans

To consider and comment on the following planning applications received:

5.1 **62524** Plot Ref :- Type :- Full
Applicant Name :- MR R BROWN Date Received :- 24/11/2017
Parish :- BARNSTAPLE/PILTON Date Returned :-
Location :- LAND AT WINDSOR RD Agent FRAMPTONS (MS L STEELE)
WINDSOR ROAD

Proposals :- OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR A RESIDENTIAL DEVELOPMENT FOR UP TO 41 DWELLINGS, PUBLIC OPEN SPACE & ASSOCIATED INFRASTRUCTURE (AMENDED PLANS)

Previous Town Council comments agreed 2 March 2017:

RECOMMENDS: Refusal on the following grounds:

1. Unacceptable impact on the local highway, in particular the increase in traffic which has been underestimated by the applicant, the inadequate design of the proposed access, and the impact on the road structure;
2. The impact of the proposed development on local infrastructure generally, including schools and health services;
3. The increased flood risk arising from the development, in particular the risk of run-off at Bradiford and the consequential impact on other areas;
4. The unacceptable impact of the proposed development on the SSSI adjacent to the application site;
5. The critical drainage problems which will arise from the proposed development;
6. The environmental impact of the proposed development and the increase in traffic on local wildlife;
7. The exceptional community value of the application site, and of the surrounding area which will be adversely affected by the proposed development; and
8. The proposal to develop on a green field site not allocated for housing use in the current or emerging Local Plan, when alternative brown field sites remain available.

Barnstaple Town Council urges the Planning Authority to carry out its own assessments of these impacts and not to rely on those of the applicant.

If the Planning Authority is minded to approve the application, this should be conditional on the remaining pasture land being kept and protected as public open space in perpetuity.
(NC)

5.2 **64114** Plot Ref :- Type :- Full
Applicant Name :- Coyne Group Date Received :- 21/11/2017
Parish :- Date Returned :-
Location :- Regent House Agent Mr Jim Tarzey
 Queen Street
 Barnstaple
Proposals :- PRIOR APPROVAL FOR PROPOSED CHANGE OF USE OF
 FIRST, SECOND AND THIRD FLOORS FROM B1(A)
 (OFFICES) TO CLASS C3 (DWELLINGHOUSES (31 NUMBER))

5.3 **64177** Plot Ref :- Type :- Full
Applicant Name :- MR NATHAN GOSLING Date Received :- 06/12/2017
Parish :- Date Returned :-
Location :- 1 Agent NICK ADAMS
 WESTAWAY CLOSE
 BARNSTAPLE
Proposals :- ERECTION OF A SINGLE DWELLING

5.4 **64180** Plot Ref :- Type :- Full
Applicant Name :- Mr & Mr Ryan Date Received :- 04/12/2017
Parish :- Date Returned :-
Location :- 13 Agent MARTIN SCOTT -
 West Avenue ARCHITECTURAL
 Sticklepath
Proposals :- EXTENSION TO DWELLING & GARAGE

5.5 **64218** Plot Ref :- Type :- Full
Applicant Name :- T&C NORFOLK SHAW Date Received :- 08/12/2017
Parish :- BARNSTAPLE/PILTON Date Returned :-
Location :- MAYO Agent JOHN A STROMSKI &
 RALEIGH PARK ASSOCIATES
 BARNSTAPLE
Proposals :- EXTENSION TO DWELLING

5 . 6 **64517** Plot Ref :- Type :- Full
Applicant Name :- MR ALDRIDGE Date Received :- 05/12/2017
Parish :- Date Returned :-
Location :- 18 Agent D & J MAY ARCHITECTURAL
GREENBANK ROAD SERVICE
BARNSTAPLE
Proposals :- ERECTION OF ONE DWELLING & CREATION OF
OFF-STREET PARKING FOR TWO DWELLINGS

6 Others, received to date

To consider and comment on planning applications received after publication of the agenda.

7 Reported Concerns

To receive reported concerns falling within the remit of the committee, and to agree any actions arising.