

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 4TH JANUARY 2018 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- W Austin, Town Clerk

64 APOLOGIES

Apologies for absence were received from Cllr C Haywood who has been granted a six-month leave of absence by the Full Council, expiring on 25th March 2018.

65 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllrs I Roome and Mrs J Hunt, as District Councillors, have dispensation under Standing Order 66 to participate and vote on any matter relating to the Town and District Councils, except where the matter is contractual/legal.

Cllr F Vernon declared a disclosable pecuniary interest in planning application number 64243 as a relative of the agent for the application.

Cllr Perkins-Beard declared a disclosable pecuniary interest in planning application number 64220 as a personal and business acquaintance of the applicant.

66 MINUTES

RESOLVED: That the minutes of the meeting held on 14th December 2017 be approved as a correct record and signed by the Chairman.
(5, 1abs)

67 DEPOSITED PLANS

The committee considered planning applications received for consultation, and commented as follows:

67- 1	64166	Plot Ref :-	Type :- Full
	Applicant Name :-	MRS JESSIE HER	Date Received :-02/01/2018
	Location :-	29	Date Returned :-08/01/2018
		BOUTPORT STREET	
		BARNSTAPLE	
		EX31 1RP	

Proposal : CHANGE OF USE OF PUBLIC HOUSE TO RESTAURANT,

DEMOLITION OF REAR PART OF BUILDING & ERECTION OF
EXTENSION TO BUILDING

Observations : RECOMMENDS: Approval, subject to there being more than one
disabled toilet downstairs.
(5, 1abs)

67- 2 64220 Plot Ref :- Type :- Full
Applicant Name :- MR ANTHONY SCOINS Date Received :-18/12/2017
Location :- 52 Date Returned :-08/01/2018
Silverwood Heights
Barnstaple
EX32 7RL

Proposal : ALTERATIONS TO DWELLING

Observations : ***Cllr C Perkins-Beard, having previously declared an interest in
this application, left the meeting for the duration of its
consideration.***

RECOMMENDS: Refusal. The previously agreed condition
should remain as there is insufficient parking available in this area.
Even if the Planning Authority is minded to remove the condition,
the development itself is out of keeping with the surrounding area
and should be reconsidered.
(NC)

Cllr Perkins-Beard returned to the meeting at this point.

67- 3 64221 Plot Ref :- Type :- Full
Applicant Name :- Mrs Kerry Beveridge Date Received :-19/12/2017
Location :- 21 Date Returned :-08/01/2018
Laburnum Drive
Barnstaple
EX32 8PX

Proposal : EXTENSION TO DWELLING

Observations : RECOMMENDS: Approval.
(6, 1 against)

67- 4 64236 Plot Ref :- Type :- Full
Applicant Name :- INSTAVOLT LIMITED Date Received :-02/01/2018
Location :- TAW SERVICE STATION Date Returned :-08/01/2018
BARBICAN ROAD
BARNSTAPLE
EX32 9HW

Proposal : INSTALLATION OF TWO ELECTRIC VEHICLE CHARGING
STATIONS & ASSOCIATED EQUIPMENT

Observations : RECOMMENDS: Approval.
(NC)

67- 5 64238 Plot Ref :- Type :- Full
Applicant Name :- MR GORDON KNIGHT Date Received :-02/01/2018
Location :- 54 Date Returned :-08/01/2018
NEWPORT ROAD
BARNSTAPLE
EX32 9BQ

Proposal : CHANGE OF USE ON GROUND FLOOR FROM SHOP TO CAFÉ
TOGETHER WITH ALTERATIONS TO FIRST FLOOR LIVING
ACCOMMODATION

Observations : A motion to refuse the application was proposed but not seconded
and therefore did not proceed to a vote.

RECOMMENDS: Approval, subject to the use of wood framed
windows instead of UPVC.
(3, 1 against, 2 abs)

Cllr I Roome requested that his abstention be recorded in the
meeting minutes.

67- 6 64243 Plot Ref :- Type :- Full
Applicant Name :- MR & MRS A MAY Date Received :-14/12/2017
Location :- 37 Date Returned :-08/01/2018
WESTAWAY CLOSE
BARNSTAPLE
EX31 1RU

Proposal : EXTENSION TO DWELLING & ALTERATIONS TO EXISTING
DRIVEWAY

Observations : ***Cllr F Vernon, having previously declared an interest in this
application, left the meeting for the duration of its consideration.***

RECOMMENDS: Approval.
(5, 1abs)

Cllr Vernon returned to the meeting at this point.

67- 7 64264 Plot Ref :- Type :- Listed
Applicant Name :- Mr Richard Waters Date Received :-19/12/2017
Location :- Pilton Cottage Date Returned :-08/01/2018
Ladywell
Barnstaple
EX31 1QS

Proposal : LISTED BUILDING APPLICATION FOR ALTERATIONS TO EXISTING OUTSIDE TOILET TO FORM A NEW SHOWER & TOILET ROOM TOGETHER WITH NEW EXTERNAL DOORS

Observations : Cllrs I Roome, Mrs J Hunt, I Williams and C Perkins-Beard declared personal interests in this application as the agent had been carrying out works for the Town Council.

Cllr F Vernon declared a personal interest in this application as an acquaintance of the agent.

RECOMMENDS: Approval.
(NC)

67- 8	64267	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr & Mrs Ashford	Date Received :-19/12/2017
	Location :-	Land ADJ Little Wood Higher Raleigh Road Barnstaple EX31 4JA	Date Returned :-08/01/2018

Proposal : ERECTION OF DWELLING & GARAGE TOGETHER WITH A GARDEN SHED

Observations : RECOMMENDS: Approval.
(NC)

67- 9	64274	Plot Ref :-	Type :- Full
	Applicant Name :-	Jason Rana	Date Received :-19/12/2017
	Location :-	26 Lane End Park Barnstaple EX32 8PP	Date Returned :-08/01/2018

Proposal : EXTENSIONS & ALTERATIONS TO DWELLING

Observations : RECOMMENDS: Approval.
(NC)

67- 10	64277	Plot Ref :-	Type :- Full
	Applicant Name :-	STEPHEN MIDDLETON LOW	Date Received :-02/01/2018
	Location :-	UNIT 1 RIVERSIDE UNITS RIVERSIDE ROAD POTTINGDON INDU BARNSTAPLE EX31 1QN	Date Returned :-08/01/2018

Proposal : CHANGE OF USE FROM USE CLASSES B1, B2 & B8 TO USE CLASS D2 (GYMNASIUM) TOGETHER WITH ERECTION OF MEZZANINE FLOOR & OTHER INTERNAL ALTERATIONS

Observations : RECOMMENDS: Approval, subject to the Planning Authority being satisfied that the sequential test has been met.
(5, 1abs)

67- 11 64290 Plot Ref :- Type :- Full
Applicant Name :- Greggs PLC Date Received :-02/01/2018
Location :- TILE WAREHOUSE Date Returned :-08/01/2018
PILLAND WAY
POTTINGDON BUSINESS
PARK
BARNSTAPLE
EX31 1LP

Proposal : INSERTION OF NEW ALUMINIUM SHOPFRONTS, TWO
ROLLER SHUTTERS, TWO AIR CONDITIONING CONDENSER
UNITS, ONE FREEZER ROOM CONDENSER UNIT & ONE
EXTRACT GRILLE

Observations : RECOMMENDS: Approval.
(NC)

67- 12 64291 Plot Ref :- Type :- Full
Applicant Name :- Greggs PLC Date Received :-02/01/2018
Location :- Title Warehouse Pilland Date Returned :-08/01/2018
Way1
Pottingdon Busines Park
Barnstaple
EX31 1LP

Proposal : SITING OF THREE INTERNALLY ILLUMINATED FASCIA SIGNS
& TWO NON-ILLUMINATED INTERNAL POSTERS

Observations : RECOMMENDS: Approval.
(NC)

67- 13 EH/DCC/4027/2017 Plot Ref :- Type :- Full
Applicant Name :- Devon County Council Date Received :-12/12/2017
Location :- Seven Brethren Date Returned :-08/01/2018
Industrial Estate
Barnstaple
EX31 3HT

Proposal : Proposed cycle/walkway, approximately 540m in length, linking
Lake Lane to Seven Brethren which includes the construction of a
58m bridge over the A361 and the railway line, approach ramps
and embankments and associated landscaping and lighting

Observations : RECOMMENDS: Refusal. The development is over-intensive and
not needed at the present time, when other less intrusive options
such as an underpass are available.

68 REPORTED CONCERNS

Cllr Upcott reported detritus in the gutters along the route from Pilton Causeway roundabout to the Derby Road roundabout, especially on the left hand side. The Clerk advised that with the committee's approval he would report this to North Devon District Council as the appropriate authority for street cleaning.

Cllr Upcott congratulated North Devon District Council on the installation of bollards and fencing in The Strand, which had removed the problem of inappropriate parking in the Queen Anne's Walk area. The Clerk advised that with the committee's approval he would write to the District Council to pass on these congratulations.

Cllr Rennles reported that he was dissatisfied with Devon County Council's response to concerns raised about drains in Barnstaple. In particular he was unhappy that the cycle of planned cleaning was only once every three years. The Clerk advised that with the committee's approval he would write to the County Council to express this concern.

RESOLVED: That the Clerk acts on the reported concerns as described.
(NC)

The Meeting closed at : 8.04pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council