

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 10th DECEMBER 2015 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor F Vernon
Councillor Mrs J Hunt (Chairman)
Councillor C Haywood
Councillor M Kennaugh
Councillor L Dawson
Councillor A Rennles (Vice-Chairman)

Also in Attendance :- A K Barnett Committee Clerk

107 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillor Mrs V Elkins; Councillor Upcott; Councillor Perkins-Beard and Councillor Mrs A Dawson.

108 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

The following declarations of interests had been entered on the reverse of the attendance sheet: -

Councillor Mrs J Hunt as Member of North Devon Council has a dispensation under S.O.64 to discuss and vote on all items on the agenda.
Councillor Hunt also declared a personal and DPI interest in application 60360 as the applicant is a friend.

109 MINUTES

RESOLVED that the minutes of the meeting held on the 10th December 2015 be approved as a correct record and signed by the Chairman.
(3.1abs)

110 DEPOSITED PLANS

110- 1	60190	Plot Ref :-	Type :- Full
	Applicant Name :- S Crocker		Date Received :-23/11/2015
	Location :- Osborne Cottage		Date Returned :-11/12/2015
	64 The Rock		
	Pilton		
	EX31 1PN		

Proposal : Creation of dormer window

Observations : ***During consideration of this item Councillor Haywood joined the meeting***

RECOMMENDS: Approval subject to:-

- i. The inclusion of safety bars to the dormer window.
- ii. No adverse comments from the District Council Conservation

110- 2 60254 Plot Ref :- Type :- Full
Applicant Name :- J Griffiths Date Received :-04/12/2015
Location :- 88 Newport Road Date Returned :-11/12/2015
Barnstaple
EX32 9BE

Proposal : Rendering of Chimney
Observations : RECOMMENDS: Approval
(NC)

110- 3 60284 Plot Ref :- Type :- Full
Applicant Name :- DJL Securities Ltd Date Received :-23/11/2015
Location :- Victoria Lawn Date Returned :-11/12/2015
Barnstaple
EX31 1PN

Proposal : Demolition of garages and erection of six flats at Victoria Lawn
Barnstaple
Observations : RECOMMENDS: Refuse for the following reasons:-

i. The design is inappropriate in this locality.
ii. The site is in an area of flood risk.
iii. There is inadequate provision for on site servicing of the
proposed dwellings.
iv. The proposal will result in the loss of existing parking provision.
v. The access is unsuitable to serve the proposed development.
vi. The proposal is likely to have an adverse impact on the
amenities of the existing residents in the locality.
(NC)

110- 4 60310 Plot Ref :- Type :- Outline
Applicant Name :- C Gamble Date Received :-20/11/2015
Location :- 6 Grosvenor Terrace Date Returned :-11/12/2015
Bear Street
Barnstaple
EX32 7DS

Proposal : Erection of two dwellings (all matters reserved) together with
retention of car parking associated with 6 Grosvenor Terrace.
Observations : RECOMMENDS: Refusal for the following reasons:-

i. There is a lack of information to prove that the proposed
development can physically be developed on the site.
ii. Vehicular access would be difficult.
iii. There is insufficient information to demonstrate that adequate
off street parking can be achieved.
iv. The access road is inadequate to serve the proposed

development.
(NC)

110- 5 60353 Plot Ref :- Type :- Full
Applicant Name :- Mr Davies Date Received :-03/12/2015
Location :- 4 Highbury Road Date Returned :-11/12/2015
Newport
Barnstaple
EX32 9BY

Proposal : Alterations and extension to dwelling.

Observations : Defer to receive amended proposals reducing the scale and impact of this proposal on the street scene.
(NC)

110- 6 60357 Plot Ref :- Type :- Full
Applicant Name :- J Lethaby Date Received :-04/12/2015
Location :- 121 Boutport Street Date Returned :-11/12/2015
Barnstaple
EX31 1TD

Proposal : Change of use of shop to form one dwelling and conversion of rear stores to form two dwellings.

Observations : RECOMMENDS; Approval subject to ne adverse comments from the District Council Conservation Officer.
(NC)

110- 7 60358 Plot Ref :- Type :- Listed
Applicant Name :- J Lethaby Date Received :-04/12/2015
Location :- 121 Boutport Street Date Returned :-
Barnstaple
EX31 1TD

Proposal : Conversion shop to dwelling and conversion of rear stores to two dwellings.

Observations : RECOMMENDS; Approval subject to ne adverse comments from the District Council Conservation Officer.
(NC)

110- 8 60360 Plot Ref :- Type :- Full
Applicant Name :- B Grimmond Date Received :-04/12/2015
Location :- Highwood House Date Returned :-11/12/2015
12 Burlington Grove
Barnstaple
EX32 9BU

Proposal : Erection of one dwelling

Observations : *** At the commencement of this item Councillor Hunt, having

declared an interest, left the meeting and took no part in the consideration or decision of this application. Councillor Rennles assumed the Chair.***

RECOMMENDS: Approval.
(NC)

At the conclusion of this item Councillor Hunt rejoined the meeting and resumed the Chair.

110- 9	60372	Plot Ref :-	Type :- Listed
	Applicant Name :-	Gates Construction Ltd	Date Received :-15/12/2015
	Location :-	86A HIGH STREET BARNSTAPLE Barnstaple EX31 1BJ	Date Returned :-11/12/2015

Proposal : Listed Building consent for internal repair works

Observations : RECOMMENDS: Approval subject to no adverse comments from the District Council Conservation Officer.
(NC)

111 REPORTED CONCERNS

There were no concerns reported.

112 APPLICATION 59857 26 CLEAVE ROAD STICKLEPATH

Members considered further details submitted in relation to this proposal.

RECOMMENDS: Approval
(NC)

113 REPORT OF CLOSED ENFORCEMENT CASES

The report of the closed enforcement cases for the week ending 27th November 2015 was received and noted..

(NC)

114 ROAD CLOSURES

The report of the proposed road closures in relation to:

i. East Park Road

ii.Higher Raleigh Road

was received and noted.

(NC)

115 THE OLIVER BUILDINGS TAW WHARF

Councillor Rennles advised members of the concerns in relation to the condition of these buildings. Members were reminded of their resolution in August and the request for the District Council to take action to prevent the further deterioration of the listed structures.

RESOLVED: That the District Council and the Developers be advised of members continuing concerns on the condition of the buildings and that the appropriate actions be taken as soon as possible, to prevent further deterioration.
(NC)

Members were also reminded of the meeting that is to be held on Tuesday 15th December 2015 in the Guildhall when the Developers will be presenting their proposals for these buildings.

116 COMMITTEE BUDGET 2016-17

Members considered the budget proposals for the coming year. Members expressed concern that there was no provision for attendance at appropriate conferences in relation to the functions of the Planning and Transportation Committee. Reference was made in particular to the conference programme of the Royal Town Planning Institute that members used to attend. Memberes also queried the deferrment of the Councillors School and when this was to be arranged.

RESOLVED that a funding provision for members to attend appropriate courses be investigated.

(NC)

117 REPORT OF CLOSED ENFORCEMENT CASES

At the commencement of this item Councillor Vernon left the room and did not return until the meeting had ended

The report of the closed enforcement cases for the week ending 4th December 2015 was received and noted..

(NC)

The Meeting closed at : 7.49

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council