

Barnstaple Town Council

Planning and Transportation Committee

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

Committee Members Present :- Councillor S Upcott
Councillor Mrs V Elkins
Councillor Mrs J Hunt (Chairman)
Councillor C Haywood
Councillor M Kennaugh
Councillor A Rennles (Vice-Chairman)

Also in Attendance :- A K Barnett Committee Clerk

Councillor F Jefferies
Councillor Ms M Iovring
Councillor Ms N Haywood
Councillor I Roome

Mrs L Brailsford Wessex Developments
A Pegg Wessex Developments

J Bulmer North Devon Journal

59 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillor Mrs A Dawson, Councillor L Dawson and Councillor C Perkins-Beard.

60 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.

61 MINUTES

Councillor S Upcott advised that the minutes did not include his apologies of absence which had been advised to a previous meeting of the Committee.

RESOLVED that the minutes of the meeting held on the 27th August 2015, with the inclusion of Councillor S Upcott's apologies of absence, be approved as a correct record and signed by the Chairman.
(NC)

***Prior to the commencement of the next item, the Chairman advised the meeting of the attendance of the Agents for the Anchorwood Bank Development Proposals in conjunction with item 06 and application 59837 on the agenda. It was proposed that Standing Order 62 be suspended to allow the members of the Town Council,

who were not on the Planning and Transportation Committee but in attendance, opportunity to take part in the discussion on these two items.

Resolved: i. That item 06 and application 59837 be next brought forward for consideration by members.

ii. That Standing Order 62 be suspended for the duration of these two items on the agenda.

(NC)***

62 Anchorwood Bank Redevelopment Proposals

Mrs L Brailsford (agent) advised members of the future development proposals that were to be the subject of applications to the Planning Authority later in the year. These would be submitted on behalf of North Devon Homes and Wessex Developments, who were working in partnership to develop the whole of the site. The proposals included housing with a mixture of open market and affordable units.

The phase 1 proposals were nearing completion and works on the Asda store were commencing in February 2016.

Reference was made to the results of the recent public exhibition held in the Guildhall.

Members were advised that an appeal was being lodged against the recent listing of the Oliver buildings.

Assurance was given that the owners were committed to the retention of this present structure, but that it was considered, the listing imposed too large a constraint on future potential uses of this part of the site.

Members raised issues of:-

- i. The existence of a large electricity cable across part of the site near the Oliver building and the Longbridge.
- ii. The future responsibility for the maintenance of the landscape areas and features of the site.
- iii. The extent of the riverside walk/cycleway and the relationship to the adjoining housing.
- iv. The time scale for later phases of the development.
- v. The standards of parking provision for the residential elements of the scheme.
- vi. The location of the food retail elements.
- vii. Would there be coach parking facilities on the site.

At the end of the presentation Councillor I Roome left the meeting

Members then considered application 59837 as set out below.

63 DEPOSITED PLANS

63- 1	59540	Plot Ref :-	Type :- Full
	Applicant Name :- Mrs Victoria Ward		Date Received :-23/07/2015
	Location :- Unit 2		Date Returned :-17/09/2015
	1 Howard Avenue		
	Barnstaple		
	EX32 8QA		
	Proposal : Installation of a mezzanine floor. (Amended details)		
	Previously considered by the committee at the meeting of 23rd July 2015, as set out below.		

Observations : **Cllr Vernon left the meeting at this point and took no part in the debate or decision**

RECOMMENDS: Approval in principal subject to meeting the requirement for details demonstrating no adverse impact on the town centre.

(NC)

Cllr Vernon returned to the meeting at this point

RECOMMENDS: Approval in principal subject to meeting the requirement for details demonstrating no adverse impact on the town centre.

(NC)

Cllr Vernon returned to the meeting at this point

At the meeting of the 10th September members considered the additional details submitted in support of the application.

Resolved: Approve subject to the provision of appropriate disabled facilities to enable access to the mezzanine floor.

(NC)

63- 2	59664	Plot Ref :-	Type :- Full
	Applicant Name :-	M.Staddon Glow Baby	Date Received :-07/09/2015
	Location :-	Unit 14 Two Rivers Industrial Estate Barnstaple EX31 1BA	Date Returned :-17/09/2015

Proposal : Change of use garage showroom, to ground floor retail and offices welfare, storage and corporate training on first floor.

Observations : Recommends: Refusal for the following reason:-

i. The site is not an appropriate location for open retail use, which should more appropriately be located in the Town Centre to support the vitality and viability of the centre.

If the District Authority are minded to approve the proposal then the premises should be restricted specifically to the retail use of the applicant on the ground floor and training facilities on the first floor and not as a child minding/nursery facility.

(NC)

63- 3	59813	Plot Ref :-	Type :- Listed
	Applicant Name :-	M.Brend	Date Received :-01/09/2015
	Location :-	Royal Fortescue Hotel 61 Boutport Street Barnstaple EX31 1HG	Date Returned :-17/09/2015

Proposal : Internal alterations(Bar, entrance lobby, staircase enclosure) to link to bank restaurant.

Observations : Recommends: Approval
(NC)

63- 4 59834 Plot Ref :- Type :- Full
Applicant Name :- P.Drew Date Received :-03/09/2015
Location :- 1 Cott House Date Returned :-17/09/2015
Landkey Road
Barnstaple
EX32 9BL

Proposal : Replacement of boundary fence.

Observations : Recommends: Approval subject to
i. the fence being stained an appropriate colour to reduce the impact on the street scene.
ii. The replacement fence being no higher than the existing fence.
(NC)

63- 5 59837 Plot Ref :- Type :- Full
Applicant Name :- Asda Stores LT Date Received :-12/11/2015
Location :- Land at Anchorwood Bank Date Returned :-17/09/2015
Taw Wharf
Sticklepath
EX31 2AA

Proposal : Removal of condition 45 & 46 & variation of condition 2(approved plans) attached to planning permission 55809.

Observations : Recommends: Approval subject to the retention of the number of disabled car parking spaces previously agreed.
(NC)

***At the end of this item members thanked the Agents for their presentation, who then left the meeting.

Councillors Mrs V Elkins, F Jefferies, Ms M Lovering, Ms N Haywood also left the meeting at this point.***

64 REPORTED CONCERNS

There were no reported concerns advised.

65 Report of closed enforcement cases

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

(NC)

The Meeting closed at : 8.25pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council