

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 14TH DECEMBER 2017 at 5.30pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor F Vernon
Councillor I Roome (from minute 61)
Councillor Mrs J Hunt
Councillor C Perkins-Beard
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk
Mrs E Vernon, North Devon District Council (to minute 61)

58 APOLOGIES

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

59 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 64517 as a relative of an employee of the agent for the application.

60 MINUTES

RESOLVED: That the minutes of the meeting held on 23rd November 2017 be approved as a correct record and signed by the Chairman.
(NC)

61 NORTH DEVON DISTRICT COUNCIL

Mrs Ellen Vernon, Economic Growth Manager at North Devon District Council, presented to the committee on prospective developments in Barnstaple:

1. The original masterplan for the redevelopment of the Seven Brethren area had been re-visited in light of the emerging car parking strategy, and it had been concluded that car parking provision should be retained. Investigations had shown that the area behind the Tarka Tennis Centre was not suitable for housing, and the revised plan was to use this as a long stay car park, which would also provide a site for events including Barnstaple Fair. The District Council had concluded that cinema provision would be better in the town centre with a possibility of redeveloping the Queen Street Car Park site, so proposals to establish a cinema at Seven Brethren would not now be pursued. Instead, the current car parking area could be redeveloped for housing. The flood risk was under discussion with the Environment Agency, and the Anchorwood Bank development would include improved flood defences at Seven Brethren. The next steps were to work with Planning Officers to improve policies, and to seek Government funding. Work on disposal and delivery would begin in the New Year.

Cllr I Roome joined the meeting at this point

2. Regarding The Strand, tenders had been received for use of the Fish Market area for outdoor cultural uses. Details would be made public once heads of terms had been agreed. Negotiations were also under way for a food and beverage business to occupy the Queen Anne's Walk building.

3. In respect of other public realm issues, Devon County Council had advised of proposals for pavement refurbishment in the town centre, car parking provision in Barnstaple would be the subject of a report in the New Year, public realm in Library Square was being reviewed to improve the area for public use, and discussions with North Devon Homes would begin in the New Year regarding a possible landing site for a footbridge across the River Taw. It was proving a challenge to find a deliverable and cost effective solution for the bridge.

Councillors questioned and commented on:

- the cost of what was described as wasted and conflicting consultancy work, firstly recommending the replacement of the Seven Brethren Car Park with a cinema and other developments, and subsequently recommending the retention of car parking with a cinema to be located elsewhere;
- the impact of the loss of car parking at Queen Street if a cinema development was pursued there;
- the potential conflict between housing and events provision at Seven Brethren;
- the significant walking distance from the proposed new car park site and the town centre;
- a concern that car parking provision was becoming disjointed, highlighted by the loss of 480 out of the originally proposed 600 spaces at the proposed park and change car park;
- whether the proposals for Seven Brethren would actually go ahead;
- whether there would be sufficient short stay parking provision to ensure that long stay car parks would be used for short visits;
- the existence of methane gas beneath the ground at Seven Brethren;
- the need for any new car park surface to allow for fairground rides which weighed up to 55 tons;
- the need for a traffic and parking solution for The Strand;
- the need to improve the roads around the Cattle Market Car Park as well as Library Square;
- frustration that funding for a footbridge over the River Taw was not available, when funding had been available for the as yet unused bridge at the proposed park and change car park.

The Chairman thanked Mrs Vernon for her attendance.

62 DEPOSITED PLANS

Councillors considered and made recommendations on planning applications received as follows:

62- 1	62524B	Plot Ref :-	Type :- Full
	Applicant Name :-	MR R BROWN	Date Received :-24/11/2017
	Location :-	LAND AT WINDSOR ROAD WINDSOR ROAD EX31 4AG	Date Returned :-18/12/2017
	Proposal :	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)

Observations : 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)

62- 2	64114	Plot Ref :-	Type :- Full
	Applicant Name :-	Coyne Group	Date Received :-21/11/2017
	Location :-	Regent House Queen Street Barnstaple EX32 8RR	Date Returned :-18/12/2017

Proposal : PRIOR APPROVAL FOR PROPOSED CHANGE OF USE OF FIRST, SECOND AND THIRD FLOORS FROM B1(A) (OFFICES) TO CLASS C3 (DWELLINGHOUSES (31 NUMBER))

Observations : RECOMMENDS: Approval.
(NC)

62- 3	64177	Plot Ref :-	Type :- Full
	Applicant Name :-	MR NATHAN GOSLING	Date Received :-06/12/2017
	Location :-	1 WESTAWAY CLOSE BARNSTAPLE EX31 1RU	Date Returned :-18/12/2017

Proposal : ERECTION OF A SINGLE DWELLING

Observations : RECOMMENDS: Approval.
(3, 2 against)

A second and opposing motion to recommend refusal, on the grounds that the development was overintensive with unacceptable access provisions on a dangerous bend, was proposed but not voted on.

62- 4 64180 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mr Ryan Date Received :-04/12/2017
Location :- 13 Date Returned :-18/12/2017
West Avenue
Sticklepath
EX31 2EE

Proposal : EXTENSION TO DWELLING & GARAGE

Observations : A motion to recommend refusal. on the grounds that the flat roof design was detrimental to the local area, was proposed but not seconded and therefore no vote was taken.

RECOMMENDS: Approval
(4, 1 against)

62- 5 64218 Plot Ref :- Type :- Full
Applicant Name :- T&C NORFOLK SHAW Date Received :-08/12/2017
Location :- MAYO Date Returned :-18/12/2017
RALEIGH PARK
BARNSTAPLE
EX31 4JD

Proposal : EXTENSION TO DWELLING

Observations : RECOMMENDS: Approval.
(NC)

62- 6 64517 Plot Ref :- Type :- Full
Applicant Name :- MR ALDRIDGE Date Received :-05/12/2017
Location :- 18 Date Returned :-18/12/2017
GREENBANK ROAD
BARNSTAPLE
EX32 8EG

Proposal : ERECTION OF ONE DWELLING & CREATION OF OFF-STREET PARKING FOR TWO DWELLINGS

Observations : ***Cllr Vernon, having declared a disclosable pecuniary interest in this application as a relative of an employee of the agent, left the meeting at this point and did not return.***

RECOMMENDS: Refusal, due to the detrimental impact on surroundings, and the development not being in keeping.
(NC)

63 REPORTED CONCERNS

The Chairman reported that the Oliver Buildings were in need of protective maintenance.

RESOLVED: That the Chairman and Clerk draft a letter requesting action to protect the Oliver Buildings.
(NC)

The Meeting closed at : 6.32pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council