

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 15TH DECEMBER 2016 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor F Vernon
Councillor Mrs J Hunt
Councillor C Haywood
Councillor I Williams
Councillor L Dawson (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

57 APOLOGIES

Apologies were received from Councillor I Roome.

58 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Councillor Mrs J Hunt, a District Councillor, has a 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 A Windsor declared a discosable pecuniary interest in agenda item 4, applications 62057 and 62085, as an acquaintance of the applicant.

Cllr S Upcott declared a personal interest in agenda item 4, application 62209, as the application site was close to his residence.

59 MINUTES

RESOLVED: That the minutes of the meeting held on 24th November 2016 be approved as a correct record and signed by the Chairman.
(5, 2abs)

60 DEPOSITED PLANS

60- 1	61920A	Plot Ref :-	Type :- Full
	Applicant Name :- BSSM LTD		Date Received :-12/12/2016
	Location :- 4Tune		Date Returned :-19/12/2016
	65 High Street		
	Barnstaple		
	EX31 1HX		

Proposal : CONVERSION OF FIRST & SECOND FLOORS TO FORM 1
RESIDENTIAL DWELLING TOGETHER WITH ALTERATIONS TO
BUILDING TO IMPROVE STORAGE AREAS FOR EXISTING
SHOP (AMENDED PLANS)

Observations : RECOMMENDS: Approval.

(NC)

60- 2 61921B Plot Ref :- Type :- Listed
Applicant Name :- BSSM LTD Date Received :-12/12/2016
Location :- 4Tune Date Returned :-19/12/2016
65 High Street
Barnstaple
EX31 1HX

Proposal : LISTED BUILDING CONSENT FOR CONVERSION OF FIRST AND SECOND FLOORS TO FORM 1 RESIDENTIAL DWELLING TOGETHER WITH ALTERATIONS TO BUILDING TO IMPROVE STORAGE AREAS FOR EXISTING SHOP (AMENDED PLANS)

Observations : RECOMMENDS: Approval.
(NC)

60- 3 61986 Plot Ref :- Type :- Full
Applicant Name :- Scoffs Original Date Received :-21/11/2016
Location :- Scoffs Original Date Returned :-19/12/2016
1 Lloyds Chambers
Barnstaple
EX32 8LS

Proposal : Free standing barriers, tables and chairs

Observations : RECOMMENDS: Approval, subject to the permission being to the applicant only.
(NC)

60- 4 62057 Plot Ref :- Type :- Full
Applicant Name :- Mr Matthew Pufahi Date Received :-24/11/2016
Location :- 9 Date Returned :-19/12/2016
South Street
Barnstaple
EX32 9DT

Proposal : Retrospective application for conversion of workshop to form ancillary living accommodation

Observations : Cllr A Rennles restated his interest in this application and left the meeting for the duration of discussion and voting. In his absence, Cllr L Dawson took the chair.

RECOMMENDS: Refusal. This application is for a separate dwelling and is a back yard development. There is an unacceptable adverse impact on the listed building, neighbours, parking, and the small lane leading to the site.
(4, 2abs)

Cllr Rennles returned to the meeting and took the chair.

60- 5 62082 Plot Ref :- Type :- Full
Applicant Name :- Mr P Banfield Date Received :-24/11/2016
Location :- 22 Date Returned :-19/12/2016
Castle Street
Barnstaple
EX31 1DR

Proposal : Two storey extension to rear
Observations : RECOMMENDS: Approval.
(5, 1 against)

60- 6 62085 Plot Ref :- Type :- Listed
Applicant Name :- Miss Lorna Roy Date Received :-24/11/2016
Location :- 9 Date Returned :-19/12/2016
South Street
Barnstaple
EX32 9DT

Proposal : Retrospective listed building application for conversion of
workshop to form ancillary living accommodation
Observations : Cllr A Rennles restated his interest in this application and left the
meeting for the duration of discussion and voting. In his absence,
Cllr L Dawson took the chair.

RECOMMENDS: Refusal. This application is for a separate
dwelling and is a back yard development. There is an
unacceptable adverse impact on the listed building, neighbours,
parking, and the small lane leading to the site.
(4, 2abs)

Cllr Rennles returned to the meeting and took the chair.

60- 7 62097 Plot Ref :- Type :- Full
Applicant Name :- Miss Beverley Burbridge Date Received :-08/12/2016
Location :- 21 Date Returned :-19/12/2016
Newport Road
Barnstaple
EX32 9BG

Proposal : Change the use of the ground floor from a place of worship to a
commercial office
Observations : RECOMMENDS: Approval.
(NC)

60- 8 62127 Plot Ref :- Type :- Full
Applicant Name :- Mr Richard Curtis Date Received :-28/11/2016
Location :- 55 Date Returned :-19/12/2016
Chanters Hill
Barnstaple
EX32 8DW

Proposal : Extension to dwelling
Observations : RECOMMENDS: Approval.
(NC)

60- 9 62137 Plot Ref :- Type :- Full
Applicant Name :- Miss Linda Norris Date Received :-12/12/2016
Location :- 19 Date Returned :-19/12/2016
Peards Down Close
Whiddon Valley
EX32 8PF

Proposal : Retrospective application to change 5 windows with upvc windows
Observations : RECOMMENDS: Approval.
(5, 1abs)

60- 10 62141 Plot Ref :- Type :- Full
Applicant Name :- Mrs Watts Date Received :-21/11/2016
Location :- Zareba Date Returned :-19/12/2016
Rumsam Road
Barnstaple
EX32 9ER

Proposal : Extension & alterations to dwelling
Observations : RECOMMENDS: Approval, subject to neighbour comments and a
condition that the materials should match the existing.
(NC)

60- 11 62174 Plot Ref :- Type :- Full
Applicant Name :- Mr Danny Barro Date Received :-28/11/2016
Location :- 12 Date Returned :-19/12/2016
Clover Way
Barnstaple
EX32 8RD

Proposal : Extension to dwelling
Observations : RECOMMENDS: Approval, subject to the exclusion of the proposed
false balcony, and the obscuring of the rear window.

(NC)

60- 12 62184 Plot Ref :- Type :- Full
Applicant Name :- Mr Andrew Moulton Date Received :-24/11/2016
Location :- Whiddon Valley Community Date Returned :-19/12/2016
Woodland
Barnstaple

Proposal : Application for consent for works to trees covered by a tree preservation order in respect of crown lifting/ selective branch reduction of one oak tree

Observations : RECOMMENDS: Approval, subject to the use of a professional arboriculturalist.
(NC)

60- 13 62185 Plot Ref :- Type :- Listed
Applicant Name :- Ms Emma Samuelson Date Received :-08/12/2016
Location :- Flat 6 Date Returned :-19/12/2016
Union Terrace
Barnstaple
EX32 GAB

Proposal : Listed building application for installation of satellite dish to rear of

Observations : RECOMMENDS: Approval, subject to only one satellite dish being installed to serve all flats at the property.
(NC)

60- 14 62191 Plot Ref :- Type :- Full
Applicant Name :- Ms Alison Mills Date Received :-05/12/2016
Location :- North Devon District Council Date Returned :-19/12/2016
Museum of Barnstaple
The Square
EX32 8LN

Proposal : Two Storey extension, including alterations to existing building, demolition of covered service yard and partial demolition of boundary wall adjacent to the long bridge

Observations : RESOLVED: That consideration of this application be deferred to the next meeting of the committee.
(NC)

60- 15 62192 Plot Ref :- Type :- Listed
Applicant Name :- Alison Mills Date Received :-05/12/2016
Location :- North Devon District Council Date Returned :-19/12/2016
Museum od Barnstaple
The Square
EX31 8LN

Proposal : Listed building consent for two storey extension, including alterations to existing building demolition of covered service yard and partial demolition of boundary wall adjacent

Observations : RESOLVED: That consideration of this application be deferred to the next meeting of the committee.
(NC)

60- 16 62209 Plot Ref :- Type :- Full
Applicant Name :- Food Programme Delibery Orchid Date Received :-01/12/2016
Location :- Co-Op Date Returned :-19/12/2016
St Georges Road
Barnstaple
EX32 7AU

Proposal : Siting of 1x non-illuminated fascia sign (sign A), 3 x illuminated fascia signs (signs B, C &D), 2 X internally illuminated logo sign (sign E1 & E2), 1x internally illuminated projector sign (Sign F), 10 x non-illuminated wall mounted aluminium panels (Sign G, H1, H2, I, J1, J2, K1, K2, L1 & M) 2 x non-illuminated post mounted aluminium panels (Sign L2 & L3)

Observations : Cllr S Upcott declared a personal interest in this application as a resident living in the vicinity of the application site.

RECOMMENDS: Approval, subject to illumination of signs being only to the St Georges Road elevation, and only during office hours.
(5, 1against)

60- 17 62230 Plot Ref :- Type :- Full
Applicant Name :- Mr Phil Almond Date Received :-08/12/2016
Location :- 22 Date Returned :-19/12/2016
Pilton Street
Barnstaple
EX31 1PJ

Proposal : Siting of 1 non-illuminated fascia sign & 1 non-illuminated hanging sign

Observations : RECOMMENDS: Refusal of large hanging sign, due to the impact and intrusion on the listed building and on the conservation area. The colour is out of keeping, and the sign is too large to be in keeping.

(NC)

60- 18 62245 Plot Ref :- Type :- Listed
Applicant Name :- Mr Ben French Date Received :-08/12/2016
Location :- 10 HSBC Date Returned :-19/12/2016
High Street
Barnstaple
EX31 1BQ

Proposal : Listed building application for replacement signage (one non-illuminated hanging sign & four non-illuminated fascia signs)

Observations : Cllrs Mrs J Hunt, S Upcott, and C Haywood declared Disclosable Pecuniary Interests in this application as trustees of the building owner, The Bridge Trust, and left the meeting for the duration of discussion and voting.

RECOMMENDS: Approval.
(NC)

Cllrs Mrs J Hunt, S Upcott and C Haywood returned to the meeting.

60- 19 62266 Plot Ref :- Type :- Listed
Applicant Name :- Mr Phil Almond Date Received :-08/12/2016
Location :- 22 The Old Post Office Date Returned :-19/12/2016
Pilton Street
Barnstaple
EX31 1PJ

Proposal : Listed building application for siting of 1 non-illuminated fascia sign & 1 non-illuminated sign

Observations : RECOMMENDS: Refusal of large hanging sign, due to the impact and intrusion on the listed building and on the conservation area. The colour is out of keeping, and the sign is too large to be in keeping.
(NC)

60- 20 DCC/3913/2016 Plot Ref :- Type :- Full
Applicant Name :- Newbery Recycling Ltd Date Received :-29/11/2016
Location :- Evans Transport Date Returned :-19/12/2016
Anchor Mills
Brauton Road
EX31 1GB

Proposal : Change of use of an existing Class B1(Business), B2 (General Industrial) and B8 (Storage and Distribution)) warehouse to a waste sorting and materials recycling facility (MRF) and an area for the storage of empty skips.

Observations : RECOMMENDS: Refusal. The application documentation provided did not include an environmental impact study or an assessment of the potential impact on nearby waterways. No planning statement was provided. The traffic and transport impact is not given but is likely to be unacceptable.
(NC)

61 REPORTED CONCERNS

Cllr Mrs J Hunt reported that there were loose and protruding paving stones throughout the town centre.

Members discussed a possible audit of issues and remedial works required, and

RESOLVED: That a representative of Devon County Council Highways be invited to a future meeting to address the issue of loose and protruding paving stones, and that the Town Clerk issue a press release expressing the Town Council's concerns.

(NC)

It was further reported that damage had been caused to a post outside Twiggs Florists as a result of a bus hitting it.

62 TOWN CENTRE CONSERVATION AREA

Members considered a proposal by North Devon District Council to extend the Town Centre Conservation Area, to incorporate the Railway Station. This followed a previous proposal to extend the area to incorporate Sticklepath Terrace, Clifton Street, Signal Terrace, the Shapland and Petter buildings and the Halfords building.

RESOLVED: That the proposal be rejected as there had been no prior consultation, and the area incorporating Sticklepath Terrace, Clifton Street, Signal Terrace, the Shapland and Petter buildings, the Halfords building, and the Railway Station should form a separate Sticklepath Conservation Area in its own right.

(3, 2 against , 1 abs)

Cllr Mrs Hunt left the meeting

A proposal to defer consideration was not seconded and was in any case superseded by a previously proposed, seconded and agreed motion.

*** Cllr Mrs Hunt returned to the meeting***

63 APPLICATION TO NOMINATE AN ASSET OF COMMUNITY VALUE

Members considered a request to nominate the Reform Inn, Pilton Street, as an asset of community value.

Cllr Vernon advised that the Inn was a meeting place for Pilton Charities and other local groups, and was home to a microbrewery.

RESOLVED: That the application to designate the Reform Inn, Pilton Street as an asset of community value be recommended for approval.

(NC)

The Meeting closed at : 8.44pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council