

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 16TH MARCH 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor I Roome
Councillor Mrs J Hunt
Councillor C Haywood
Councillor I Williams
Councillor A Rennles (Chairman)

Also in Attendance :- Cllr Mrs S Haywood
W Austin, Town Clerk

101 APOLOGIES

Apologies for absence were received from Cllrs F Vernon and L Dawson.

102 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr Mrs J Hunt, Mrs S Haywood and Cllr I Roome, as District Councillors, have 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.

103 MINUTES

RESOLVED: That the minutes of the meeting held on 2nd March 2017 be approved as a correct record and signed by the Chairman.
(NC)

104 DEPOSITED PLANS

Cllr Mrs S Haywood, attending the meeting as a councillor but not a member of the committee. She spoke against application 62187 on the grounds of an unacceptable traffic impact, and the inadequacy of the proposed highway arrangements, and the loss of amenity due to the proposed access road through an existing play area.

104- 1	62187B	Plot Ref :-	Type :- Outline
	Applicant Name :- Mr G Fincham		Date Received :-02/03/2017
	Location :- Land Adjacent to Westcott Gran Westacott Barnstaple TF9 4FB		Date Returned :-22/03/2017

Proposal : OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 149 RESIDENTIAL UNITS INCLUDING VEHICULAR

ACCESS, LANDSCAPING, OPEN SPACE, DRAINAGE,
INFRASTRUCTURE & ALL ASSOCIATED DEVELOPMENT
(SOME MATTERS RESERVED) (AMENDMENTS)

Observations : RECOMMENDS: Refusal. None of the Town Council's previous comments on the original application are addressed in any meaningful way by the amended application. The developer must address the highway infrastructure more fundamentally, in order to prevent the proposed development from overwhelming local highways. The Town Council does not accept, from local observations, that the highway capacity is capable of accommodating the additional traffic flows, for example at the Tesco and Tawstock roundabouts. If Devon County Council as highway authority is minded not to object, then the Landkey roundabout plans should be re-visited. Please also note the Town Council's following comments on the original application, which still stand in relation to this amended application:

RECOMMENDS: Refusal. The development is over-intensive. The pressure of additional traffic volumes and flows is unacceptable. The proposed new public space is not commensurate with the space lost to Barnstaple, particularly to the Whiddon Valley area. The proposed public space is relatively inaccessible compared with the current provision which is available to existing residents of Whiddon Valley. There is no need for a popular public open space to be lost or relocated to provide an access road, as the road can be provided elsewhere. Any revised application should address these points, and should provide for an access road from the Landkey junction and not from Westacott Road.
(NC)

The Chairman advised that he would attend the appropriate meeting of the District Council Planning Committee to speak in support of the Town Council's comments.

104- 2	62422	Plot Ref :-	Type :- Full
	Applicant Name :-	Homemad (Pickwell) Ltd	Date Received :-10/03/2017
	Location :-	20	Date Returned :-22/03/2017
		Joy Street	
		Barnstaple	
		EX31 1BS	

Proposal : Conversion of first & second floors to form two flats together with alterations to ground floor shop

Observations : RECOMMENDS: Approval. The creative approach to the development is welcomed.
(NC)

104- 3 62517 Plot Ref :- Type :- Listed
Applicant Name :- Mr Jon Gay Date Received :-02/03/2017
Location :- 11A Date Returned :-22/03/2017
Litchdon Street
Barnstaple
EX32 8ND

Proposal : Listed building application for internal alterations to form a first floor flat including fire separation of staircase on ground floor flat

Observations : RECOMMENDS: Approval.
(NC)

104- 4 62588 Plot Ref :- Type :- Full
Applicant Name :- Mrs S Humphries Date Received :-02/03/2017
Location :- 61Maplin Date Returned :-22/03/2017
High Street
Barnstaple
EX31 1JB

Proposal : Alterations to shopfront together with siting of two air conditioning condenser units & one extract grille

Observations : RECOMMENDS: Approval, subject to there being no exterior grille shutter as this is detrimental to the Conservation Area and to other High Street properties.
(NC)

104- 5 62589 Plot Ref :- Type :- Full
Applicant Name :- Mrs S Humphries Date Received :-02/03/2017
Location :- 61 Maplin Date Returned :-22/03/2017
High Street
Barnstaple
EX31 1JB

Proposal : Siting of one non-illuminated fascia sign, one non-illuminated projecting sign & two non-illuminated internal window

Observations : RECOMMENDS: Approval.
(NC)

104- 6 62648 Plot Ref :- Type :- Full
Applicant Name :- Mr Alan Kingdon Date Received :-06/03/2017
Location :- Rockholm Date Returned :-22/03/2017
Northfield Lane
Barnstaple
EX31 1QD

Proposal : Conversion of detached garage to form ancillary living

accommodation

Observations : RECOMMENDS: Refusal. This is in effect a separate dwelling as it is too far from the main property to be considered ancillary.
(NC)

104- 7 62661 Plot Ref :- Type :- Full
Applicant Name :- Greenlanes Jersey PUT Date Received :-13/03/2017
Location :- Greenlanes Shopping Centre Date Returned :-22/03/2017
Barnstaple
EX31 1UL

Proposal : Advertisement consent for 2 x copper surround signage boxes & 1 x hand painted sign on to wall

Observations : RECOMMENDS: Approval, subject to bi-annual and reactive maintenance of the mural to keep it in pristine condition, and clear of mud and dirt.
(NC)

104- 8 62666 Plot Ref :- Type :- Full
Applicant Name :- Mr and Mrs Abbott Date Received :-13/03/2017
Location :- Harford House Date Returned :-22/03/2017
1 Hillcrest Road
Barnstaple
EX32 9EP

Proposal : Erection of rear extension together with erection of car port

Observations : ***Cllr Mrs Hunt left the meeting at this point***

RECOMMENDS: Approval.
(NC)

105 REPORTED CONCERNS

Cllr Roome reported that The Rock, Newport Road to Landkey Road, and Vicarage Street had potholes along their length that needed attention.

Cllr Mrs Hunt returned to the meeting at this point

Cllrs Roome and Mrs Hunt reported that Mermaid Walk was in very poor condition.

RESOLVED: That the Clerk report these matters.
(NC)

106 RIVER TAW CYCLE/FOOT BRIDGE - OPTIONS CONSULTATION

Councillors commented as follows on the options contained in the consultation document:

Option A

The Town Council does not consider this bridge to be a feasible option. The recent planning permission granted for an extension to the Museum blocks off the

route from the bridge landing point on the North side, so there would be no straightforward route to the town centre. In addition, the cantilever element would be detrimental to the original listed bridge.

Option B

This is not a realistic option. The proposed inclusion of a cycle path separate from the footpath is unenforceable and will simply lead to a chaotic and dangerous mix of cycles and pedestrians.

Option C

This option has some heritage and sentimental merit as it follows the line of the former railway bridge, but is not considered cost effective as the length and complexity would most likely render it unaffordable.

Options A, B and C

All of these options have a landing point at the same south side position as the existing Long Bridge. This duplication restricts the benefit to pedestrians and cyclists. Residential and commuter pedestrian access is needed from the new development at Anchorwood Bank to the existing town centre, and none of these options provides a satisfactory route for this purpose.

Option D

This is the preferred option, as it links the Anchorwood Bank residential and commercial development to the traditional town centre area. This will help to maintain the economic viability of the town centre, provides a pedestrian/cycle commuter route, and offers access to and from the new housing development. Cost is, however, a concern.

Option E

The Council does not feel able to comment on this option given the lack of certainty and strategic planning for the Civic Centre area and the unknowns associated with the future expansion of the town centre. It is regrettable that the District Council has not developed an effective strategic plan, and we call on the District to let the Town Council lead on this through the development of a Neighbourhood Plan.

Councillors also expressed concern at the level of intent behind this initiative, and the potential for funding.

RESOLVED: That the Chairman and Clerk agree a final response taking account of the committee discussion.

(NC)

107 NEIGHBOURHOOD PLAN

Councillors considered funding for the development of a Neighbourhood Plan, estimated at £25,000. The Clerk advised that £15,000 in grant funding should be achievable, and that the Council would need to consider how to secure the remaining funding before proceeding.

RESOLVED: That a request be made to the Finance & General Purposes Committee to allocate £10,000 for the development of a Neighbourhood Plan.

(5, 1abs)

The Meeting closed at : 8.29pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council