

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 17TH MARCH 2016 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
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 :- W Austin, Town Clerk

151 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillors Mrs V Elkins and Mrs A Dawson.

152 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 L Dawson declared a personal interest in planning application reference 60739 as an acquaintance of an employee of the applicant.

153 MINUTES

Subject to an amendment noting the apologies received from Cllr S Upcott, and attendance by Cllr C Perkins-Beard, it was

RESOLVED that the minutes of the meeting held on 3rd March 2016 be approved as a correct record and signed by the Chairman.
(NC)

154 DEPOSITED PLANS

154- 1	60478	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr David Catchpole	Date Received :-15/03/2016
	Location :-	Land adj Wrentham House Barbican Road Barnstaple EX32 9HW	Date Returned :-18/03/2016

Proposal : Erection of dwelling (amended plans received 15 March 2016) at land adjacent Wrentham House, Barbican Road

Observations : Revised comment 17 March 2016:

RECOMMENDATION: Refusal. The amended application remains and over-intensive back yard development taking away garden area, and is detrimental to the conservation area. The parking and access arrangements remain unsatisfactory - these will impact on highway safety including access to nearby supported housing, and provide no visibility due to the proposed fencing and wall.
(NC)

Original comment 21 January 2016:

Cllr Mrs Hunt left the meeting at this point (7.17pm), and Cllr Rennles assumed the chair.

RECOMMENDATION: Refusal. This is over-intensive development, with unsatisfactory access arrangements to the parking spaces, This back yard development takes away garden area.
(NC)

Cllr Mrs Hunt returned to the meeting at this point (7.23pm)

154- 2	60739	Plot Ref :-	Type :- Full
	Applicant Name :-	The Voice	Date Received :-11/03/2016
	Location :-	Belle Meadow Albert Lane Barnstaple EX32 8RJ	Date Returned :-18/03/2016

Proposal : Siting of 6 X non-illuminated sign boards

Observations : RECOMMENDED: Refusal. The proposed development is over-intensive. Some of the proposed signs make no reference to the company, and the signs together will have an excessive visual impact on a busy road. They are also out of keeping with the surrounding area. The Town Council would prefer to see a single fascia sign above the windows on the corner of the building at the entrance to the Bus Station, and one further sign at location D. We suggest that sign number 1 is adapted to become the fascia sign as it includes all relevant information, and that sign number 1 is also used at location D, but including directions to the business reception.
(NC)

154- 3	60801	Plot Ref :-	Type :- Full
	Applicant Name :-	Derek Hayes	Date Received :-08/03/2016
	Location :-	The Park Hotel New Road Barnstaple EX32 9AE	Date Returned :-18/03/2016

Proposal : Siting of two internally illuminated fascia signs

Observations : RECOMMENDS: Approval

154- 4 60805 Plot Ref :- Type :- Full
Applicant Name :- North Devon Homes Date Received :-08/03/2016
Location :- Westacott Road Date Returned :-18/03/2016
Barnstaple
Devon
EX32 8TA

Proposal : Insertion of roller shutter doors
Observations : RECOMMENDS: Approval
(NC)

154- 5 60809 Plot Ref :- Type :- Full
Applicant Name :- Mr and Mrs Higgins Date Received :-08/03/2016
Location :- 19 Crosspark Close Date Returned :-18/03/2016
Barnstaple
EX31 4AN

Proposal : Conversion of loft to form additional living accommodation
Observations : RECOMMENDS: Approval
(NC)

154- 6 60817 Plot Ref :- Type :- Full
Applicant Name :- North Devon Homes Date Received :-30/08/2016
Location :- Land at Goodleigh Road Date Returned :-18/03/2016
Goodleigh Road
Gorwell Estate
XXXX XXXX

Proposal : Variation of Condition 2 (approved plans) to allow amended design, removal of Conditions 9 (first floor windows), 12 (sustainability), 13 (code for sustainable homes), 18 (footpath), 19 (visibility splays) & discharge of Conditions 3 (materials), 4 (means of enclosure), 7 (tree protection plan), 8 (landscaping), 15 (construction management plan), 23 (biodiversity & protected species) attached to planning permission 58646 (erection of 16 dwellings & associated access landscaping, car parking & amenity space)
Observations : RECOMMENDED: Approval subject to satisfactory access and movement for disabled residents.
(4, 1 against, 2 abs)

A prior recommendation to refuse the application fell.
(2, 4 against, 1 abs)

154- 7 60818 Plot Ref :- Type :- Full
Applicant Name :- North Devon Homes Date Received :-15/03/2016
Location :- Land at Crow View Date Returned :-18/03/2016
Crow View
Barnstaple
XXXX XXXX

Proposal : Variation of Condition 2 (approved plans) to allow amended design, removal of Conditions 11 (sustainability) & 13 (communal areas) & discharge of Conditions 3 (materials), 4 (means of enclosure), 6 (tree protection), 7 (landscaping), 14 (construction management plan), 19 (biodiversity & protected species), 22 (noise assessment scheme) attached to planning permission 58643 (demolition of 18 unused garages & erection of 3 houses & 4 flats).

Observations : RECOMMENDED: Approval
(5, 1 against)

154- 8 60850 Plot Ref :- Type :- Full
Applicant Name :- Aston Insurance Brokers Ltd Date Received :-26/08/2016
Location :- Old Undertaker's Workshop Date Returned :-02/09/2016
Trinity Street
Barnstaple
EX32 8HX

Proposal : Demolition of workshop and erection of apartment block containing three apartments.

Observations : RECOMMENDED: Defer consideration pending the comments of the Conservation Officer, clarification of the gating arrangements, and whether the listed wall will be fully retained.
(5, 2 abs)

154- 9 60851 Plot Ref :- Type :- Listed
Applicant Name :- Aston Insurance Brokers Ltd Date Received :-
Location :- Date Returned :-

Proposal : Listed building application for demolition of workshop and erection of apartment block containing three apartments,

Observations : RECOMMENDED: Defer consideration pending the comments of the Conservation Officer, clarification of the gating arrangements, and whether the listed wall will be fully retained.
(5, 2 abs)

155 NORTH DEVON AND TORRIDGE LOCAL PLAN 2011-2031

The Clerk reported that a request for comments on draft amendments to the draft local plan had been received a week prior to the meeting. It had been circulated previously by the District Council but a number of towns and parishes, including Barnstaple, had not received this communication.

RESOLVED: That this matter be deferred pending further guidance, and that an extension to the deadline be sought.

(NC)

156 PLANNING ENFORCEMENT REVIEW

The Clerk introduced a request from North Devon District Council for views on enforcement priorities.

RESOLVED: That the following be considered in the review of planning enforcement:

1. More immediate, expedient, and consistent enforcement;
2. Increased communication with the Town Council on enforcement matters;
3. Notification of open enforcement cases to the Town Council so that members are aware of actions being taken and to avoid duplication of reporting; and
4. A presentation by an Enforcement Officer to the Town Council's Planning & Transportation Committee, explaining the enforcement process.

(NC)

The Meeting closed at : 8.36pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council