

## Barnstaple Town Council

### Planning and Transportation Committee

#### **MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 21st JANUARY 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 C Perkins-Beard  
Councillor L Dawson  
Councillor A Rennles (Vice-Chairman)

Also in Attendance :- W Austin, Town Clerk

#### **125 APOLOGIES**

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

#### **126 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 Mrs Hunt also declared a personal and DPI interest in application 60478 as she is known to the applicant.

#### **127 MINUTES**

RESOLVED that the minutes of the meeting held on 7th January 2016 be approved as a correct record and signed by the Chairman.  
(6, 1abs)

#### **128 Deposited Plans**

128- 1	60417	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Jason Green	Date Received :-13/01/2016
	Location :-	9 South View South View Barnstaple EX31 1RD	Date Returned :-21/01/2016

Proposal : Extension to dwelling & erection of detached fitness room (original application received 16 Dec 2015, amended plans received 13 Jan 2016).

Observations : RECOMMENDATION: No further comment following the Town Council's earlier recommendation agreed 7th Jan 2016.  
(5, 2abs)

Original Recommendation 7th Jan 2016: Approval subject to the inclusion of a condition that the fitness room is for non-commercial use by residents only.  
(4, 1abs)

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128- 2 60462 Plot Ref :- Type :- Full  
Applicant Name :- Mr and Mrs Hill Date Received :-07/01/2016  
Location :- 39 Rolle Street Date Returned :-21/01/2016  
Barnstaple  
EX31 1JW

Proposal : Erection of building containing builders store (ground floor ) and flat (first floor)

Observations : RECOMMENDATION: Refusal. The development is over-intensive and overlooking. There is a flood risk with no alternative means of escape, and the development should not be accepted in flood zone 3. There is no parking provision for the residential property, and there is a narrow lane at the rear, again with no parking. There is potential for inflammable goods to be stored in the proposed store, which represents a risk to the proposed residential property above.  
(NC)

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128- 3 60478 Plot Ref :- Type :- Full  
Applicant Name :- Mr David Catcghpole Date Received :-  
Location :- Date Returned :-

Proposal : Erection of dwelling at land adjacent wrentham house

Observations : \*\*\*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)\*\*\*

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128- 4 60480 Plot Ref :- Type :- Advert  
Applicant Name :- Saint Gobain Property Dept Date Received :-14/01/2016  
Location :- Land off Brunswick Wharf Date Returned :-21/01/2016  
North Walk  
Barnstaple  
EX39 4AN

Proposal : Application to display non-illuminated advertisements on hoarding surrounding building site.

Observations : RECOMMENDATION: Refusal. The advertising should be

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removed and the hoardings retained and painted.  
(NC)

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128- 5 60505 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Gay Date Received :-13/01/2016  
Location :- Land at Pill House Date Returned :-21/01/2016  
Bishops Tawnton Road  
Barnstaple  
EX32 9EF

Proposal : Erection of six dwellings along with pedestrian and vehicle access, suds and associated works

Observations : RECOMMENDATION: Approval, subject to the access road being of a design to avoid any additional flood risk, or to obstruct the culvert or gas main.  
(NC)

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128- 6 60536 Plot Ref :- Type :- Full  
Applicant Name :- Ms C Wood Date Received :-27/01/2016  
Location :- 44 Maer Top Way Date Returned :-21/01/2016  
Barnstaple  
Devon  
EX31 1RZ

Proposal : Extension to Dwelling

Observations : RECOMMENDATION: Defer consideration pending receipt of amended drawings.  
(NC)

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128- 7 60540 Plot Ref :- Type :- Full  
Applicant Name :- Mrs Julie Furrow Date Received :-14/01/2016  
Location :- 3 John Gay Road Date Returned :-21/01/2016  
Barnstaple  
Devon  
EX32 8DA

Proposal : Erection of one dwelling at garden

Observations : RECOMMENDATION: Approve, subject to a condition that the proposed development site and No. 3 John Gay Road are kept as separate dwellings.  
(NC)

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## **129 HIGHWAY CONCERNS AND PLANNING INFRINGEMENTS**

No concerns were reported at the meeting.

## **130 Coastal Community Team Economic Plan**

A draft of the Coastal Community Team Economic Plan was circulated at the meeting.

RESOLVED: That the draft Coastal Community Team Economic Plan be noted,

and that the Chairman and Vice-Chairman be delegated to provide detailed comment, such comments to be circulated to committee members by the Clerk.  
(NC)

**131 ROAD CLOSURES**

Details of a proposed road closure at Lynbro Road Barnstaple from Monday 1st - Wednesday 3rd February 2016 had been circulated with the agenda.

RESOLVED: That the road closure be noted.  
(NC)

The Meeting closed at : 8.06pm \_\_\_\_\_

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Barnstaple Town Council