

## Barnstaple Town Council

### Planning and Transportation Committee

#### **MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 25th June 2015 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 :- A K Barnett Committee Clerk

#### **17 APOLOGIES**

Apologies were received from Councillor Mrs V Elkins (indisposed).

#### **18 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 a 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 interest in application 59355 as the applicant is an acquaintance.

#### **19 MINUTES**

RESOLVED that the minutes of the meeting held on the 11th June 2015 be approved as a correct record and signed by the Chairman.  
(NC)

#### **20 DEPOSITED PLANS**

20- 1	59326	Plot Ref :-	Type :- Full
	Applicant Name :-	K & H Hayton	Date Received :-10/06/2015
	Location :-	Crossways Pottington Road Barnstaple EX31 1EF	Date Returned :-26/06/2015

Proposal : Extension to Guest House

Observations : RECOMMENDS: Approval subject to appropriate conditions being imposed by the Planning Officer to include a restriction to tie the dwelling to the guesthouse to prevent it being sub-divided as a separate unit.

(NC)

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20- 2	59331	Plot Ref :-	Type :- Full
	Applicant Name :- R Jelouse		Date Received :-12/06/2015
	Location :- 34		Date Returned :-26/06/2015
	Northfield Lane		
	Pilton		
	EX31 1QE		

Proposal : Extensions and alterations to dwelling and erection of decking.

Observations : RECOMMENDS: Approval subect to appropriate conditions being imposed by the Planning Officer to include:-

i. No windows to be installed in the eastern side walls.

ii. No commercial use of the premises.

(NC)

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20- 3	59355	Plot Ref :-	Type :- Full
	Applicant Name :- K Westcott		Date Received :-13/06/2015
	Location :- 27		Date Returned :-26/06/2015
	Otter Way		
	Barnstaple		
	EX32 8PS		

Proposal : Extension to and Conversion of Building to form Dwelling

Observations : \*\*\* At the start of this item Councillor Mrs J Hunt declared a personal interest and left the meeting and took no part in the debate or voting thereon.

Councillor Rennles assumed the Chair.\*\*\*

RECOMMENDS: Refusal for the following reasons:-

i. The proposal constitutes an overdevelopment of the site contrary to the established character and form of the estate.

ii. The proposal does not make adequate provision for off street parking to serve the development and will encourage vehicles to park on the highway to the inconvenience and danger of road users.

iii. The proposal by virtue of the design and size of the extensions will have an adverse impact on the visual amenities of the locality.

(NC)

\*\*\* At the end of the item Councillor Mrs J Hunt rejoined the meeting and took the Chair\*\*\*

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20- 4	59407	Plot Ref :-	Type :- Outline
	Applicant Name :- Mr Andrew MCarthy		Date Received :-22/06/2015
	Location :- 31		Date Returned :-26/06/2015
	John Gay Close		

Barnstaple  
EX32 8DB

Proposal : Outline application for erection of dwelling at land adjacent to 31 John Gay Close.

Observations : RECOMMENDS: Approval in principle but have concerns in relation to the provision of the turning head and footway. Highways need to be satisfied and confirm that these provisions will be maintained. A no parking sign will need to be installed to ensure that the turning facility is kept clear.  
(NC)

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20- 5	59434	Plot Ref :-	Type :- Full
	Applicant Name :-	C & A Developments	Date Received :-13/06/2015
	Location :-	23 Taw Mill Business Park Howard Avenue Barnstaple EX32 8QA	Date Returned :-26/06/2015

Proposal : Extension to Industrial Unit and Erection of New Industrial Unit (Amended Plan)

Observations : RECOMMENDS: Approval subject to the reiteration of the conditions from the previous consent.  
(6.1)

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20- 6	59437	Plot Ref :-	Type :- Full
	Applicant Name :-	S Cole	Date Received :-11/06/2015
	Location :-	9 Greenmeadow Drive Pilton EX31 4HT	Date Returned :-26/06/2015

Proposal : Formation of hardstanding to provide off-road parking

Observations : RECOMMENDS: Approval subject to a condition being imposed to prevent any surface water draining onto the public highway.  
(NC)

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20- 7	59466	Plot Ref :-	Type :- Full
	Applicant Name :-	Tesco Stores Ltd	Date Received :-18/06/2015
	Location :-	Tesco Store Rose Lane Barnstaple	Date Returned :-26/06/2015

EX32 8PG

Proposal : Extension of Dotcom Service Yard into Unused Hardstanding.

Observations : RECOMMENDS: Approval.  
(NC)

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20- 8	59481	Plot Ref :-	Type :- Full
	Applicant Name :-	Royal Bank of Scotland	Date Received :-22/06/2015
	Location :-	NatWest 41 High Street Barnstaple EX31 1DA	Date Returned :-26/06/2015

Proposal : Siting of one internally suspended illuminated chevron & one externally hung fabric flag pole.

Observations : RECOMMENDS: Refuse for the following reasons:-

- i. The proposals are out of keeping and would be detrimental to the character and appearance of the Town Centre Conservation Area.
  - ii. The proposals are contrary to the adopted policies relating to the display of advertisements in the Town Centre.
- (NC)
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20- 9	59499	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr John Curtis	Date Received :-22/06/2015
	Location :-	25 Wrey Avenue Sticklepath EX31 2EB	Date Returned :-26/06/2015

Proposal : Single storey side extension and car port.

Observations : RECOMMENDS:

a. The garage:- Refuse for the following reasons:-

- i. The proposal constitutes an overdevelopment of the site.
  - ii. The proposal is likely to exacerbate the existing parking problems in the locality.
- (NC)

b. The extension to the dwelling:- Approval.  
(NC)

If the District Council are minded to approve the garage the Town Council would request a joint site meeting so that the parking problems of the area can be demonstrated.

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**21 REPORTED CONCERNS**

There were no concerns reported.

**22 CORPORATE FIVE YEAR PLAN**

Councillor Mrs J Hunt presented a list of suggested objectives prepared prior to the meeting, together with comments on these from the Town Clerk (appended).

RESOLVED:- That these comments be circulated to all members of the committee to consider and assist with their own suggestions. If members then had any comments or suggestions, these then be sent to the Committee Clerk as soon as possible, in order that consideration could be given to them at the next meeting on the 9th July 2015.

(NC)

**23 TAW AND TORRIDGE ESTUARY : A VALUED LANDSCAPE?**

Members considered the consultation questionnaire that they had been requested to comment on by the Community Development Officer of the District Council.

RESOLVED:-

i. in relation to the first 10 questions the response is 'Strongly agree' to all the questions.

ii. In response to question 11 the following additional locations are considered of importance and should be included:-

a. The view from the stretch of the Landkey Road in the vicinity of Bay View Garage.

b. The view from the vicinity of the Goodleigh Road/ Gorwell.

c. The view looking westward from the former railway bridge (now the cycle/footpath link across the Taw) encompassing the Long Bridge and beyond. The estuary is as important to the Town as the surrounding countryside on either side.

iii. Members also decided to express their opinion that the 'worst view' is that looking from Rock Park towards the bank in front of the Leisure Centre. The condition and appearance of this area has been a problem for a number of years now and this new initiative should be the opportunity to seek to resolve it.

That these comments be presented to Full Council with the aim of presenting them as the corporate view of the Council.

(NC)

**24 ENVIRONMENT AND PLANNING SUMMER SCHOOL 2015**

Members were requested to propose items and issues that they would wish to see on the Agenda for this years Summer School.

RESOLVED: That the following items are considered for inclusion:-

i. General Principles of Planning: What constitutes development; grounds for refusal etc.

ii. The National Planning Policy Guidance;- the presumption in favour of development.

iii. How to find information on planning applications.

Members were also requested to submit other suggestions to the Committee Clerk for consideration for inclusion on the agenda for the day.

(NC)

**25 LIST OF CLOSED ENFORCEMENT CASES WEEK ENDING 19th JUNE 2015**

RESOLVED: That the report of closed cases be noted.  
(NC)

The Meeting closed at : 08.30

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

On behalf of :- Barnstaple Town Council