

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 27th August 2015 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor Mrs V Elkins
Councillor F Vernon
Councillor C Haywood
Councillor C Perkins-Beard
Councillor L Dawson
Councillor A Rennles (Vice-Chairman)
Councillor Mrs A Dawson

Also in Attendance :- A K Barnett Committee Clerk

In the absence of Councillor Mrs J Hunt (Chairman)
Councillor A Rennles (Vice-Chairman) took the
Chair at the commencement of the Meeting.

51 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillor Mrs J Hunt and Councillor M Kennaugh.

52 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

The following declarations of interests had been entered on the reverse of the attendance sheet: -

Councillor F Vernon declared a personal and DPI interest in application number 59641 as a business client and acquaintance of the applicant.

Councillor C Haywood declared a personal interest in applications 59742, 59745 and 59775.

53 MINUTES

RESOLVED that the minutes of the meeting held on the 13th August 2015 be approved as a correct record and signed by the Chairman.
(5, 1abs)

54 DEPOSITED PLANS

54- 1 59713 Plot Ref :- Type :- Full
Applicant Name :- Mr Nick Williams Date Received :-19/08/2015
Location :- County Garage (Barnstaple Ltd) Date Returned :-
Coney Avenue
Barnstaple
EX32 8QZ

Proposal : Siting of three fascia signs (internally illuminated) & one directional sign (non-illuminated).

Observations : Recommends: Approval (NC)

54- 2 59715 Plot Ref :- Type :- Full
Applicant Name :- T Babb Date Received :-25/08/2015
Location :- The Crest Date Returned :-
Old Sticklepath Hill
Barnstaple
EX31 2BG

Proposal : Erection of conservatory and extension to dwelling

Observations : Recommends: Approval subject to no adverse comments being received from neighbouring properties.
(NC)

54- 3 59742 Plot Ref :- Type :- Full
Applicant Name :- McDonald's Restaurant Ltd Date Received :-14/08/2015
Location :- McDonald's Restaurant Date Returned :-
Hollowtree Road
Barnstaple
EX32 8PB

Proposal : Installation of 8 fascia signs.

Observations : Recommends: Refusal for the following reason:-
The proposals constitute an overproliferation of signs that would result in visual clutter and as a consequence be detrimental to the visual amenities of the locality; one of the major approaches to the Town.

54- 4 59743 Plot Ref :- Type :- Full
Applicant Name :- Mr John Woodward Date Received :-14/08/2015
Location :- 6 Date Returned :-
Tuly Street
Barnstaple
EX31 1DH

Proposal : Listed building application for replacing existing single glazed windows with like-for-like double glazed windows.

Observations : Recommends: Approval, subject to no adverse comments from the District Council's Conservation Officer.

54- 5 59745 Plot Ref :- Type :- Full
Applicant Name :- McDonald's Restaurant Ltd Date Received :-14/08/2015
Location :- McDonald's Date Returned :-
Hollowtree Road
Barnstaple
EX32 8PB

Proposal : Extension & alterations to building and drive through.

Observations : Recommends: i. Approval to the alterations to the car-parking and internal service road arrangements.

ii. Approval to the extensions to the building.

iii. Refusal to the alterations to the roofing materials for the following reason:- The proposed roof cladding would be contrary to the design principles the Planning Authority have sort to establish in this area, being one of the main approaches to the Town. As a consequence the proposal would downgrade the appearance of the building and be detrimental to the visual amenities of the locality.

(NC)

54- 6 59751 Plot Ref :- Type :- Full
Applicant Name :- Mr C Turner Date Received :-17/08/2015
Location :- Greenfields Date Returned :-
St Johns Lane
Barnstaple
EX32 9DD

Proposal : Erection of dwelling.

Observations : Recommends: Approval subject to:-

i. The removal of permitted development rights to control future development proposals that could have an adverse impact on neighbouring properties.

ii. The inclusion of appropriate boundary treatments to minimise the impact of the proposal on the amenities of neighbouring properties.

(NC)

54- 7 59753 Plot Ref :- Type :- Full
Applicant Name :- DJL Securities (Barum) Ltd Date Received :-25/08/2015
Location :- Garages Date Returned :-
Victoria Lawn
Barnstaple
EX31 3TD

Proposal : Demolition of garages and erection of six flats.

Observations : Recommends: Refusal for the following reasons:-

i. The proposal constitutes an overdevelopment of the site making insufficient provision for amenity space, parking and service vehicle arrangements which would as a consequence have a detrimental impact on the existing neighbouring residential properties.

ii. Insufficient information has been submitted, particularly with regard to the visual relationship of the proposal to the existing residential properties, to enable the impact of the three storey proposal to be precisely assessed.

iii. Any reasons advised by the Environment Agency in relation to the flood risk potential of the site.

(NC)

54- 8 59775

Plot Ref :-

Type :- Advert

Applicant Name :- McDonald's Restaurant Ltd

Date Received :-20/08/2015

Location :- McDonald's
Hollowtree Road
Barnstaple
EX32 8PB

Date Returned :-

Proposal : Advertisement consent for one non - illuminated post mounted banner, one internally illuminated order post, one non - illuminated rotating 3 sided unit, one - illuminated welcome sign, one non - illuminated directional sign & one non - illuminated height restrictor sign.

Observations : Recommends: Approval
(NC)

54- 9 59805

Plot Ref :-

Type :- Full

Applicant Name :- M Meczuriat

Date Received :-25/08/2015

Location :- 2
Walton Way
Barnstaple
EX32 8AB

Date Returned :-

Proposal : Erection of new dwelling

Observations : Recommends: Refusal for the following reasons:-

i. The proposal by virtue of it's size and design constitutes an overdevelopment of the site which would have an adverse impact on the neighbouring property and the visual amenities of the locality.

ii. The proposed boundary between the development and the existing dwelling is inadequate to ensure the maintenance of the privacy and amenity of future occupants.

(NC)

54- 10 59830

Plot Ref :-

Type :- Tree Conse

Applicant Name :- D J Harding

Date Received :-25/08/2015

Location :- 1 Eberly Lawn
Barnstaple
EX37 PH

Date Returned :-

Proposal : Works to trees in conservation area in respect of crown reduction of one sycamore tree.

Observations : Recommends: Approval.
(NC)

55 REPORTED CONCERNS

Councillor Rennles raised concerns about the levels of car-parking that were occurring during the evenings along the Strand. Reference was also made to the dangerous manouevres that were also occurring with vehicles turning right into the Strand from the Square.

Resolved; that Councillor Rennles produce a detailed report in relation to these concerns, for Members to consider at the next meeting.
(NC)

56 ROAD CLOSURES

Resolved: That the report in relation to the temporary road closures in relation to the Barnstaple Marathon on Sunday 27th September 2015 was received and noted.
(NC)

57 Notice of Listing of the former Shapland and Petters Factory

Taw Wharf, Sticklepath, Barnstaple.

Members received the details of the listing of this building and expressed their support for this action.

Resolved: i. That the District Council be requested to expedite whatever powers they have to secure and protect the fabric of the structure, to ensure there is no further deterioration.

ii. That the agents and developers of the Anchorwood Bank redevelopment scheme, be invited to a future meeting of the Committee to explain the future development proposals to Members.

(NC)

58 Deferred application 59641 Brunswick Wharf, North Walk.

Whilst this application had been deferred from the meeting of the Committee of the 13th August to receive further information to be able to make a recommendation, the details were still deemed insufficiently clear to enable any discussion or positive judgement to be made.

Recommends: Refusal, as insufficient information had been provided to be able to understand the proposals and make a decision on them.

The Meeting closed at : 8.04pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council