

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 28TH SEPTEMBER 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor F Vernon
Councillor C Perkins-Beard
Councillor I Williams (Vice-Chairman)

Also in Attendance :- W Austin, Town Clerk

31 APOLOGIES

Apologies for absence were received from Cllrs I Roome, Mrs J Hunt, C Haywood and A Rennles.

32 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr S Upcott declared personal and disclosable pecuniary interests in both applications 63648 and 63649, as a trustee of the Barnstaple Bridge Trust.

Cllr F Vernon declared personal and disclosable pecuniary interests in application 63723 as an acquaintance of the agent for the application.

33 MINUTES

RESOLVED: That the minutes of the meeting held on 7th September 2017 be approved as a correct record and signed by the Chairman.
(3, 1abs)

34 DEPOSITED PLANS

Councillors considered the following applications and commented as indicated:

34- 1	62862	Plot Ref :-	Type :- Full
	Applicant Name :-	Coyne Group	Date Received :-12/09/2017
	Location :-	1st 2ns & 3rd Floor Regent House Queen Street Barnstaple EX32 8RR	Date Returned :-29/09/2017

Proposal : PRIOR APPROVAL FOR PROPOSED CHANGE OF USE FROM B1(A) (OFFICES) TO A CLASS C3 (DWELLINGHOUSES (28 NUMBER))

Observations : A proposal by Cllr Upcott was seconded to recommend "Approval, subject to adequate fire protection, to include sprinklers (especially in stairwells) and fire-proof insulation. There should also be adequate soundproofing to negate any noise from the neighbouring nightclub".

Cllr Perkins-Beard proposed the following amendment which was

seconded: "The Town Council would appreciate a condition that ensure these flats are available for permanent residence rather than as holiday lets or second homes."

The amendment was approved.
(3, 1abs)

The substantive motion as amended was then voted on.

RECOMMENDS: Approval, subject to adequate fire protection, to include sprinklers (especially in stairwells) and fire-proof insulation. There should also be adequate soundproofing to negate any noise from the neighbouring nightclub.

The Town Council would appreciate a condition that ensure these flats are available for permanent residence rather than as holiday lets or second homes.
(3, 1 against)

34- 2	63346	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr & Mrs Jordan	Date Received :-21/09/2017
	Location :-	The Tavern 1 Diamond Street Barnstaple EX32 8NA	Date Returned :-29/09/2017
	Proposal :	CONVERSION OF TWO FLATS, OFFICE & STORAGE ROOMS INTO TWO FLATS & A BACKPACKERS HOSTEL	
	Observations :	RECOMMENDS: Refusal. (3, 1 against)	

34- 3	63347	Plot Ref :-	Type :- Listed
	Applicant Name :-	Mr & Mrs Jordan	Date Received :-21/09/2017
	Location :-	The Tavern 1 Diamond Street Barnstaple EX32 8NA	Date Returned :-29/09/2017
	Proposal :	LISTED BUILDING APPLICATION FOR CONVERSION OF TWO FLATS, OFFICE & STORAGE ROOMS INTO TWO FLATS & A BACKPACKERS HOSTEL	
	Observations :	RECOMMENDS: Refusal. (3, 1 against)	

34- 4 63351

Plot Ref :-

Type :- Full

Applicant Name :- NORTH DEVON COUNCIL

Date Received :-12/09/2017

Location :- TARKA TENNIS CENTRE
SEVEN BRETHERN BANK
BARNSTAPLE
EX31 2AS

Date Returned :-29/09/2017

Proposal : OUTLINE APPLICATION FOR THE ERECTION OF A NEW SWIMMING FACILITY IN AN EXTENSION TO THE EXISTING CENTRE, TO INCLUDE 25M SWIMMING POOL & LEARNER POOL, SPORTS HALL & ASSOCIATED FACILITIES; TOGETHER WITH EXTERNAL WORKS COMPRISING THE PROVISION OF A NEW FULL SIZE 3G ARTIFICIAL GRASS PLAYING PITCH, EXTENSION OF THE EXISTING CAR PARKING, RELOCATION OF HGV PARKING TO ACCOMMODATE THE NEW CAR PARKING, HARD & SOFT LANDSCAPING

Observations : RECOMMENDS: Approval, as this is an improvement to the town and its sporting facilities. The Town Council is concerned to ensure that there is no reduction in long stay public parking, or lorry parking. The applicant is also encouraged to consider locating the Leisure Centre building to the west side of the Tarka Tennis Centre (in the area shown as landscaped on the proposed plan), so as to avoid obscuring the view of the tennis centre building, which has a reasonably attractive design. This would also preserve the attractive view from Rock Park and the Tarka Trail.
(NC)

34- 5 63648

Plot Ref :-

Type :- Full

Applicant Name :- Chamberlain TO

Date Received :-20/09/2017

Location :- 113
Boutport Street
Barnstaple
EX31 1TD

Date Returned :-29/09/2017

Proposal : ALTERATIONS TO & CONVERSION OF BUILDING TO FORM 6 FLATS TO INCLUDE SEVERAL MINOR AMENDMENTS FROM THE ORIGINAL APPROVAL (61963)

Observations : ***Cllr Vernon left the meeting at this point***
Cllr Upcott left the meeting at this point, having earlier declared a disclosable pecuniary interest in applications 63648 and 63649

The meeting being inquorate, no business was transacted pending the return of Cllr Vernon.

Cllr Vernon returned to the meeting

RECOMMENDS: Approval.
(NC)

34- 6 63649 Plot Ref :- Type :- Full
Applicant Name :- CHAMBERLAIN TO Date Received :-20/09/2017
Location :- 113 Date Returned :-29/09/2017
Boutport Street
BARNSTAPLE
EX31 1TD

Proposal : LISTED BUILDING CONSENT FOR ALTERATIONS TO &
CONVERSION OF BUILDING TO FORM 6 FLATS TO INCLUDE
SEVERAL MINOR AMENDMENTS FROM THE ORIGINAL
APPROVAL (61963)

Observations : This application was considered alongside application 63648.
Having declared a disclosable pecuniary interest in both
applications, Cllr Upcott was not present for consideration of the
applications.

RECOMMENDS: Approval.
(NC)

34- 7 63707 Plot Ref :- Type :- Full
Applicant Name :- MR JACOB POWELL Date Received :-04/09/2017
Location :- 21 ASHLEIGH CRESCENT Date Returned :-29/09/2017
ASHLEIGH CRESCENT
BARNSTAPLE
EX32 8LA

Proposal : EXTENSION TO DWELLING

Observations : RECOMMENDS: Approval, subject to there being no adverse
comments from neighbours, and subject to the side window
incorporating obscured glazing.
(NC)

34- 8 63723 Plot Ref :- Type :- Full
Applicant Name :- MR & MRS BARLOW Date Received :-06/09/2017
Location :- 29 POTTINGTON ROAD Date Returned :-29/09/2017
BARNSTAPLE
POTTINGTON ROAD
BARNSTAPLE
EX31 1JH

Proposal : EXTENSION TO DWELLING

Observations : ***Cllr Vernon left the meeting at this point, having earlier declared
a disclosable pecuniary interest in the application***

RECOMMENDS: Refusal. The proposed development is over-

intensive as the extension is considered too big. It is also capable of being converted to a separate dwelling, and has an unacceptable impact on neighbouring properties.

The Town Council asks the applicant why a bedroom and bathroom are needed on the ground floor.

If the Planning Authority is minded to approve this application, a condition should be attached to ensure that the extension remains as part of the main dwelling.
(NC)

Cllr Vernon returned to the meeting at this point

34- 9	63734	Plot Ref :-	Type :- Full
	Applicant Name :-	MR GEORGE HUTTON	Date Received :-07/09/2017
	Location :-	36 LABURNUM DRIVE LABURNUM DRIVE BARNSTAPLE EX32 8PX	Date Returned :-29/09/2017
	Proposal :	ERECTION OF DWELLING	
	Observations :	RECOMMENDS: Approval. (3, 1 against)	

34- 10	63735	Plot Ref :-	Type :- Full
	Applicant Name :-	Next Retail	Date Received :-12/09/2017
	Location :-	Next Retail Unit 1 Anchorwood Retail Park Taw Wha Barnstaple EX31 2BN	Date Returned :-29/09/2017
	Proposal :	SITING OF FOUR INTERNALLY ILLUMINATED FASCIA SIGNS (BUILT UP ACRYLIC LETTERS FIXED THROUGH GLAZING)	
	Observations :	RECOMMENDS: Approval, subject to there being no illumination of the signs to the rear of the building, and subject to illumination of the signs at the front being during opening hours only. (NC)	

34- 11	63756	Plot Ref :-	Type :- Full
	Applicant Name :-	MISS C DAVIES	Date Received :-12/09/2017
	Location :-	11 HAWLEY CLOSE BARNSTAPLE HAWLEY CLOSE BARNSTAPLE EX32 8AR	Date Returned :-29/09/2017

Proposal : EXTENSION TO DWELLING
Observations : RECOMMENDS: Approval.
(NC)

34- 12	63778	Plot Ref :-	Type :- Full
	Applicant Name :-	Vets 4 Pets Ltd	Date Received :-21/09/2017
	Location :-	Pets at Home Station Road Barnstaple EX31 2BP	Date Returned :-29/09/2017

Proposal : TEMPORARY CHANGE OF USE OF PART OF RETAIL UNIT TO PET CARE, TREATMENT & GROOMING FACILITY (SUI GENERIS) TOGETHER WITH INSTALLATION OF SIX EXTERNAL AIR CONDITIONING UNITS & A GAS BOTTLE STORAGE UNIT

Observations : RECOMMENDS: Approval, subject to permission being personal to this applicant, and subject to the building being returned to its original layout if the occupant changes.
(NC)

35 REPORTED CONCERNS

No reported concerns falling within the remit of the committee were received.

The Meeting closed at : 8.17pm _____

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council