

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 31ST MARCH 2016 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

In the absence of the Chairman, Cllr A Rennles (Vice-Chairman) assumed the Chair.

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

Also in Attendance :- W Austin, Town Clerk

157 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillors Upcott, Mrs Hunt, M Kennaugh and Mrs A Dawson.

158 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

The following declarations of interest were made:

Cllr Vernon declared a personal interest in applications 60691 and 60715 as a personal acquaintance of the applicant and a colleague on Pilton United Charities.

159 MINUTES

RESOLVED that the minutes of the meeting held on 17th March 2016 be approved as a correct record and signed by the Chairman.
(2, 2abs)

160 DEPOSITED PLANS

160- 1	60691	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr R & Mrs M Cobley	Date Received :-17/03/2016
	Location :-	Ferndale, 21 Pilton Street Barnstaple EX31 1PJ	Date Returned :-11/04/2016

Proposal : Conversion of shop (Class A1) to residential use.

Observations : RECOMMENDS: Approval. The proposals leave the street scene unaffected, and reinstate the original wall.
(NC)

160- 2 60715 Plot Ref :- Type :- Listed
Applicant Name :- Mr R and Mrs M Cobley Date Received :-18/03/2016
Location :- Ferndale, 21 Date Returned :-11/04/2016
Pilton Street
Barnstaple
EX31 1PJ

Proposal : Listed building application for reinstatement of original front door and passage way.

Observations : RECOMMENDS: Approval. The proposals leave the street scene unaffected, and reinstate the original wall.
(NC)

160- 3 60870 Plot Ref :- Type :- Full
Applicant Name :- Dixons Carphone Plc Date Received :-24/03/2016
Location :- Barnstaple Retail Park Date Returned :-31/03/2016
Station Road
Barnstaple
EX31 2BP

Proposal : Installation of extension to mezzanine floor (644 sq m) for A1 retail use

Observations : RECOMMENDS: Refusal. The Council objects due to the impact on the retail viability of the town centre. Other possibilities such as the Next store in the High Street and possibly BHS have not been considered in the sequential test. The town centre must be protected from a 'drip feed' of retailers from the centre to out of centre locations.

The increase in vehicular (and pedestrian) traffic has not been catered for, and puts unacceptable additional pressure on an already congested area, with further vehicle movements inevitably arising from the agreed developments at Anchorwood Bank.
(NC)

160- 4 60880 Plot Ref :- Type :- Full
Applicant Name :- Graham Lofthouse Date Received :-21/03/2016
Location :- Blenheim, 32 Date Returned :-31/03/2016
Sticklepath Hill
Barnstaple
EX31 2DW

Proposal : Extension and alterations to dwelling

Observations : RECOMMENDS: Approval, subject to any comments from neighbours.
(NC)

161 Reported Concerns

Cllr Perkins-Beard reported that plastic windows and doors had been installed at a flat in Litchdon Street, inside the conservation area, and requested that the Town Clerk follow this up.

Cllr Rennles reported that a planned presentation to the committee by the Friends of Mannings Pit had been postponed pending registration of a planning application.

162 FIRSTGROUP - SOUTH WESTERN RAIL FRANCHISE

Members considered a request received from First Rail Holdings Ltd for views on services and priorities for the forthcoming South West rail franchise.

RESOLVED: That the following be submitted to FirstGroup for consideration:

- (i) The introduction of a direct London connection
 - (ii) Additional and new rolling stock for the Tarka Line
 - (iii) That although Barnstaple is a vital transport hub for North Devon, rail is under-provided in support of this role
 - (iv) That FirstGroup be invited to address a future meeting
- (NC)

163 NORTH DEVON & TORRIDGE LOCAL PLAN 2011-2031

Members considered a request for a response to a consultation under Regulations 19 and 20 of the Town and Country Planning (Local Planning)(England) Regulations 2012 and Regulation 13 of the Environmental Assessment of Plans and Programmes Regulations 2004. The Planning Authority had been late in sending the request, and had subsequently refused a request for an extension to the consultation deadline.

RESOLVED: That the time allowed for consideration was unacceptable, and that the Town Council is unable to comment due to the delay in receiving the request.
(NC)

The Meeting closed at : 8.02pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council