

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 7TH JULY 2016 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor I Roome
Councillor C Haywood
Councillor C Perkins-Beard
Councillor I Williams
Councillor L Dawson (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

12 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillors F Vernon (indisposed) and Mrs J Hunt.

13 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Councillor I Roome, as a member of North Devon District Council declared a dispensation under S.O.64 to discuss and vote on all items on the agenda.

14 MINUTES

RESOLVED: That the minutes of the meeting held on 23rd June 2016 be approved as a correct record and signed by the Chairman.
(NC)

15 DEPOSITED PLANS

15- 1	61216	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Russell Williams	Date Received :-04/07/2016
	Location :-	1 Lansdowne Villas Goodleigh Road Barnstaple EX32 7JR	Date Returned :-11/07/2016

Proposal : Construction of sunken garage & extension to dwelling

Observations : RECOMMENDS: Approval.
(5, 1abs)

15- 2	61237	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr M Blanche	Date Received :-28/06/2016
	Location :-	20 Salem Street Barnstaple	Date Returned :-11/07/2016

EX32 8JF

Proposal : Conversion of existing building to 2 residential flats, and conversion of garage to one unit of residential accommodation

Observations : RECOMMENDS: Refusal. The development is overintensive and has an unacceptable impact on parking provision in the area. The dormer windows are out of keeping with the conservation area and overlook neighbouring properties.
(5, 1 against)

15- 3	61285	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr and Mrs Dennis	Date Received :-28/06/2016
	Location :-	43 Chestwood Avenue Barnstaple EX31 2EQ	Date Returned :-11/07/2016

Proposal : Variation of condition 2 (approved plans) attached to planning permission 55812 to correct floor level mistake

Observations : Cllrs Upcott and Roome declared personal interests in this application as acquaintances of the architect.

RECOMMENDS: Approval.
(NC)

15- 4	61308	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr David Bright	Date Received :-04/07/2016
	Location :-	Ivy Hatch Sowden Lane Barnstaple EX32 8DJ	Date Returned :-11/07/2016

Proposal : Conversion & extension to garage to form additional living accommodation

Observations : RECOMMENDS: Approval.
(NC)

15- 5	61323	Plot Ref :-	Type :- Full
	Applicant Name :-	Messrs Cooper and Britton	Date Received :-01/07/2016
	Location :-	14 and 15 Rolle Quay Barnstaple	Date Returned :-11/07/2016

EX31 1JE

Proposal : Erection of conservatories

Observations : Cllrs Upcott and Roome declared personal interests in this application as acquaintances of the architect.

RECOMMENDS: Approval.
(NC)

15- 6	61371	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr David Quick	Date Received :-29/06/2016
	Location :-	18 Walton Way Barnstaple EX32 8AP	Date Returned :-11/07/2016

Proposal : Demolition of detached garage & erection of extension to dwelling

Observations : A proposal was made and seconded to recommend refusal on the grounds that the development was overintensive, up to the site boundary with a major impact on neighbours, and a potential for a split into a further dwelling.

A subsequent amendment was proposed and seconded that the comment should make reference only to the fact that the development extended to the boundary in recommending refusal.

RESOLVED: That the substantive motion should be amended such that, in recommending refusal, it should refer only to the development extending to the boundary.
(3, 2 against, 1 abs)

RECOMMENDS: Refusal, due to the development extending to the boundary of the application site.
(3, 2 against, 1 abs)

15- 7	61382	Plot Ref :-	Type :- Full
	Applicant Name :-	Mrs Donna Warlow	Date Received :-01/07/2016
	Location :-	North Devon Hospice Deer Park Road Barnstaple EX32 0HU	Date Returned :-11/07/2016

Proposal : First floor extension to provide additional office space

Observations : RECOMMENDS: Approval.
(5, 1abs)

The Clerk undertook to write to the planning authority and the applicant asking what plans there were for any future development at the site.

16 REPORTED CONCERNS

No concerns were reported to the meeting.

17 NEIGHBOURHOOD PLAN

Documents outlining the means by which a Neighbourhood Plan could be produced had been circulated to members prior to the meeting.

Members considered the estimated cost of a minimum of £25,000 to deliver a Neighbourhood Plan for Barnstaple, along with possible sources of funding including grant aid from the Department for Communities and Local Government. The governance structure and support required for the project were also considered.

RESOLVED: That the identification of grant sources in support of the Neighbourhood Plan process be delegated to the Chairman and Clerk.
(NC)

RESOLVED: That a Neighbourhood Plan Working Party be established with the membership comprising Cllr L Dawson, Cllr C Haywood, Cllr I Williams, one member of the Environment Committee and one member of the Heritage, Culture & Community Committee.
(NC)

18 NORTH DEVON LINK ROAD

Councillors considered options for improvements to the North Devon Link Road, provided in a consultation document by Devon County Council, which had been circulated with the agenda.

RESOLVED: That the Council's comments on the consultation be delegated to the Chairman and Clerk.
(NC)

The Meeting closed at : 8.31pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council