

## Barnstaple Town Council

### Planning and Transportation Committee

#### **MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 9th JULY 2015 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.**

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

Also in Attendance :- A K Barnett Committee Clerk

#### **26 APOLOGIES**

As recorded on the attendance sheet apologies were received from Councillor Haywood and Councillor Kennaugh (indisposed).

#### **27 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 Member of North Devon Council has a dispensation under S.O.64 to discuss and vote on all items on the agenda.

Councillor S Upcott declared a personal and DPI in application 59436 as a Trustee of the Bridge Trust.

Councillor Mrs J Hunt declared a personal and DPI in application 59436 as a Trustee of the Bridge Trust.

Councillor Mrs V Elkins declared a personal and DPI in:-

- i. application 59436 as a Trustee of the Bridge Trust
- ii. application 59464 as a neighbouring property owner.

#### **28 MINUTES**

RESOLVED that the minutes of the meetings held on:-

- i. 11th June 2015 (amended minute numbering sequence)
- ii. 25th June 2015

be approved as correct records and signed by the Chairman.  
(NC)

#### **29 DEPOSITED PLANS**

29- 1 59339 Plot Ref :- Type :- Full  
Applicant Name :- Mr Adam Williams Date Received :-24/06/2015  
Location :- 22 Date Returned :-10/07/2015  
St Josephs Close  
Newport  
EX32 9FA

Proposal : Enlarge patio area & move shed to the corner of garden.  
Observations : RECOMMENDS: Approval  
(NC)

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29- 2 59372 Plot Ref :- Type :- Full  
Applicant Name :- Mr Angus Thomson Date Received :-06/07/2015  
Location :- Greendale Farm Date Returned :-10/07/2015  
Pill Lane  
Barnstaple  
EX32 9EQ

Proposal : Listed building application in respect of internal alterations.  
Observations : RECOMMENDS: Approval subject to no adverse comments from  
the District Council Conservation Officer.  
(NC)

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29- 3 59436 Plot Ref :- Type :- Full  
Applicant Name :- Mr James Cuthbert Date Received :-06/07/2015  
Location :- 7 Bridge Buildings Date Returned :-10/07/2015  
The Square  
Barnstaple  
EX32 8LW

Proposal : Listed building application for external signs & internal works.  
Observations : \*\*\* At the commencement of this item Councillor Mrs J Hunt,  
Councillor Mrs V Elkin and Councillor S Upcott having declared  
interests as Trustees of the Bridge Trust left the meeting and took  
no part in the discussion or voting on this item.\*\*\*

RECOMMENDS: Approval subect to:-

- i. The proposed fascia sign being reduced in height to fit into the existing feature panel.
  - ii. Subject to no adverse comments from the District Council Conservation Officer.
- (NC)

\*\*\* At the end of this item the above Councillors rejoined the meeting.\*\*\*

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29- 4 59464 Plot Ref :- Type :- Full  
Applicant Name :- Evans Transport Limited Date Received :-02/07/2015  
Location :- Anchor Mills Date Returned :-10/07/2015  
Braunton Road  
Barnstaple  
EX31 1JY

Proposal : Demolition of existing buildings, erection of four retail warehouses (including a discount foodstore) (classA1) & flexible commercial units (Classes A1 & A3), new & altered access provision (Braunton Road) & associated hard & soft landscaping.

Observations : \*\*\* Councillor Mrs V Elkins having declared an interest in this application took no part in the discussion or voting thereon\*\*\*

RECOMMENDS: Refusal for the following reasons:-

i. Insufficient information has been submitted for the site in relation to:-

- a. The flooding issues in this locality.
- b. The possible raising of levels on the site to mitigate a. above.
- c. The potential contamination of the site and how this will be addressed.
- d. The wildlife/habitat issues.
- e. The context of the site in relation to existing surrounding development and the resultant visual impact.

ii. The adverse impact on the traffic issues along the Braunton Road.

iii. The potential 'rat-run' that would be created with the proposed lay-by on the Braunton Road.

iv. The adverse visual impact that would occur by virtue of the quality of the design proposed.

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29- 5 59493 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Friend Date Received :-29/06/2015  
Location :- The Cedars` Date Returned :-10/07/2015  
UnderMinnow Road  
Barnstaple  
EX31 1QU

Proposal : Demolition of existing conservatory and construction of new single storey extension to side.

Observations : RECOMMENDS: Approval (NC)

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29- 6 59510 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Symes Date Received :-29/06/2015  
Location :- 5 Coronation Street Date Returned :-10/07/2015  
Barnstaple  
Devon

EX32 7AY

Proposal : Extension to dwelling.

Observations : RECOMMENDS: Approval  
(NC)

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29- 7 59511 Plot Ref :- Type :- Full  
Applicant Name :- Wainhomes (South West) Ltd Date Received :-25/06/2015  
Location :- Land off Goodleigh Road Date Returned :-  
Crookmans Corner  
Barnstaple  
EX00 0XX

Proposal : Removal of Conditions 11 (code for sustainable homes) and 12  
(renewable energy) in relation to consent 55640.

Observations : \*\*\* Councillor Mrs V Elkins joined the meeting during the  
discussion on this item but did not take part in the voting thereon.\*\*\*

RECOMMENDS: Approval  
(5.1)

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29- 8 59518 Plot Ref :- Type :- Full  
Applicant Name :- D Barrow Date Received :-04/07/2015  
Location :- 12 Date Returned :-10/07/2015  
Clover Way  
Barnstaple  
EX32 8RD

Proposal : Erection of lean-to conservatory to rear of dwelling.

Observations : RECOMMENDS: Approval subject to no adverse comments from  
neighbours.  
(NC)

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### **30 REPORTED CONCERNS**

There were no concerns reported.

### **31 PLANNING CONTRIBUTIONS AND CHANGES TO THE NATIONAL PLANNING POLICY FRAMEWORK.**

Members were advised of the indisposition of Mr G Townsend, Planning Policy  
Officer North Devon Council who had been invited to attend the meeting to give a  
presentation on these topics.

RESOLVED; Deferrment in order to receive the presentation at a later date.  
(NC)

### **32 RENEWAL OF MEMBERSHIP OF THE TOWN and COUNTRY PLANNING ASSOCIATION.**

Members considered the invitation for renewal of membership to this Association. It was considered that the benefits of membership did not outweigh the financial constraints the Council was currently working within.

RESOLVED: That the membership of this Association is not renewed.  
(NC)

### **33 ROAD CLOSURES**

RESOLVED: That the reported temporary road closure be received and noted.  
(NC)

### **34 APPLICATION 1/0570/2015/FULM.**

CONSULTATION BY TORRIDGE DISTRICT COUNCIL

Members considered the details of this renewal application for a proposed extension to Atlantic Village; having been formally consulted by Torrridge District Council.

RESOLVED: Members noted the continuation of this proposed development.  
(NC)

### **35 CORPORATE FIVE YEAR PLAN**

Following the circulation of the draft objectives in accordance with Minute 22 of the meeting of 25th June 2015, Members were advised of the receipt of a response from Councillor M Kennaugh relating to the Transportation Objective (iv.) These related to:

- i. Campaigning for improvements to road and rail links to the Town
- ii. Working with partners to make the Town more cycle friendly.

Members then considered the draft objectives.

RESOLVED: That the draft objectives of the Planning and Transportation Committee be amended as follows:-

- i. Objective ii. be deleted as this duplicated objective vi.
- ii. Objective iii. be amended to read as follows:- To become actively involved in the preparation of neighbourhood plans for all or part of the Town should the opportunity arise.
- iii. Objective vi. to read:- To continue to co-operate with the District and County Councils in the delivery of the Planning Processes for the Town.

and that the revised draft be circulated to Members with any further comments to be sent to the Committee Clerk.

(NC)

### **36 CLOSED ENFORCEMENT CASES**

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

The Meeting closed at : 08.21pm,

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

On behalf of :- Barnstaple Town Council