

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 31ST MAY 2018 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor F Vernon
Councillor I Williams (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

4 APOLOGIES

Apologies for absence were received from Cllrs I Roome, Mrs J Hunt, C Haywood, and C Perkins-Beard.

5 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr F Vernon declared personal and disclosable pecuniary interests in agenda item 4 (minute 7 below), application numbers 64877 and 64938, as a relative of the agent for the applications.

6 MINUTES

RESOLVED: That the minutes of the meeting held on 10th May 2018 be approved as a correct record and signed by the Chairman.
(NC)

RESOLVED: That the minutes of the meeting held on 21st May 2018 be approved as a correct record and signed by the Chairman.
(NC)

7 DEPOSITED PLANS

Members considered the following planning applications and commented as shown:

7- 1	64620	Plot Ref :-	Type :- Full
	Applicant Name :- Mr C Serjeant		Date Received :-24/05/2018
	Location :- 53		Date Returned :-01/06/2018
	Faircare Avenue		
	Barnstaple		
	EX32 9LP		

Proposal : EXTENSIONS TO DWELLING

Observations : RECOMMENDS: Approval.
(3, 1abs)

7- 2 64776 Plot Ref :- Type :- Full
Applicant Name :- J Hall Care Ltd Date Received :-22/05/2018
Location :- Oaklands Residential Home Date Returned :-01/06/2018
Westfield Avenue
Sticklepath, Barnstaple
EX31 2DY

Proposal : EXTENSION & ALTERATIONS TO CARE HOME

Observations : RECOMMENDS: Approval, subject to careful examination of vehicular access to and from Westfield Avenue and Park Avenue, drainage from the site, and the intensity of the number of rooms within the proposed development.
(3, 1 against)

A prior motion to refuse the application due to the impact on the surrounding area, access, traffic and parking concerns fell (2, 2 against, fell on the casting vote of the Chairman).

7- 3 64786 Plot Ref :- Type :- Full
Applicant Name :- THE ESTATE OF THE HON MRS Date Received :-16/05/2018
Location :- THE THRESHING BARN Date Returned :-01/06/2018
MAIDENFORD FARM,
GOODLEIGH
BARNSTAPLE
EX32 7NG

Proposal : PRIOR APPROVAL FOR CHANGE OF USE OF AGRICULTURAL BUILDING TO TWO DWELLINGHOUSES (CLASS Q (A)(B))

Observations : RECOMMENDS: Approval.
(3, 1 against)

7- 4 64807 Plot Ref :- Type :- Full
Applicant Name :- Mrs E M Spain Date Received :-17/05/2018
Location :- Burley Date Returned :-01/06/2018
23 Highbury Road
Barnstaple
EX32 9BY

Proposal : ERECTION OF ONE DWELLING, DEMOLITION OF PART OF DOUBLE GARAGE TO FORM SINGLE GARAGE FOR NEW DWELLING & ERECTION OF DOUBLE GARAGE FOR EXISTING DWELLING

Observations : RECOMMENDS: Approval.
(2, 1 against, 1abs)

7- 5 64811 Plot Ref :- Type :- Outline
Applicant Name :- Mr Ronald Barber Date Received :-10/05/2018
Location :- Tigh-Ruadh Date Returned :-01/06/2018
40 Hillcrest Road
Barnstaple
EX32 9EP

Proposal : OUTLINE APPLICATION FOR ERECTION OF DWELLING

Observations : RECOMMENDS: Refusal. The proposed development is overintensive, out of keeping with neighbouring properties, and disrupts the street scene. The proposed dwelling is too close to the site boundary on both sides, and the Council is concerned about the parking arrangements.
(NC)

7- 6 64870 Plot Ref :- Type :- Full
Applicant Name :- Mr Clive Mason Date Received :-15/05/2018
Location :- 11,Balmoral House Date Returned :-01/06/2018
Windsor Road
Barnstaple
EX31 4AR

Proposal : REPLACEMENT OF EXISTING WINDOWS

Observations : Cllr Upcott declared a personal interest in this application.

RECOMMENDS: Approval, subject to like-for-like replacement.
(NC)

7- 7 64877 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Crompton Date Received :-10/05/2018
Location :- Mondella 1 Date Returned :-01/06/2018
Cherry Grove
Barnstaple
EX32 9EU

Proposal : EXTENSION TO DWELLING & ERECTION OF RAISED DECKING

Observations : ***Cllr Vernon had declared a disclosable pecuniary interest in applications 64877 and 64938, and left the meeting for the duration of their consideration***

RESOLVED: That application 64938 be brought forward for consideration immediately following application number 64877.
(NC)

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

Cllr Vernon returned to the meeting following consideration of this application and application number 64938 below

7- 8 64895 Plot Ref :- Type :- Full
Applicant Name :- Petroc Date Received :-10/05/2018
Location :- Petroc, Brannams Campus, Date Returned :-01/06/2018
Oakwood Close, Roundswell
Barnstaple
EX31 3NJ

Proposal : RELOCATION OF MUSIC VENUE WITHIN CAMPUS

Observations : ***The Chairman paused the meeting at 8.00pm for a comfort break. The meeting resumed at 8.02pm.***

RECOMMENDS: Approval, subject to incorporation of the comments of the Environmental Health Officer and appropriate consequential conditions, and retention of the decorative brickwork facing the highway.
(NC)

7- 9 64925 Plot Ref :- Type :- Full
Applicant Name :- Mr S Snooks Date Received :-16/05/2018
Location :- Taw Wharf Date Returned :-01/06/2018
Sticklepath
Barnstaple
EX31 2AA

Proposal : REMOVAL OF CONDITON 12 (DWELLING EMISSION RATE) ATTACHED TO APPLICATION 60406 (RESERVED MATTERS APPLICATION FOR THE ERECTION OF 166 RESIDENTIAL UNITS FOLLOWING OUTLINE APPROVAL 59837 (AMENDED DESCRIPTION)) TO ALLOW THE CONDITION TO BE REMOVED

Observations : RESOLVED: That application numbers 64925 and 64926 be considered together.
(NC)

RESOLVED: To make no comment.
(NC)

7- 10 64926 Plot Ref :- Type :- Full
Applicant Name :- Mr S Snooks Date Received :-16/05/2018
Location :- Taw Wharf Date Returned :-01/06/2018
Sticklepath
Barnstaple
EX31 2AA

Proposal : REMOVAL OF CONDITION 11 (DWELLING EMISSION RATE) ATTACHED TO APPLICATION 60711 - (ERECTION OF SIX RESIDENTIAL DWELLINGS WITH ACCESS, LANDSCAPING AND ASSOCIATED WORKS) TO ALLOW THE CONDITION TO BE REMOVED

Observations : RESOLVED: To make no comment.
(NC)

7- 11	64938	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr & Mrs Gilbert	Date Received :-21/05/2018
	Location :-	35 Clinton Road Barnstaple EX32 9EA	Date Returned :-01/06/2018

Proposal : DEMOLITION OF GARAGE & EXTENSIONS TO DWELLING

Observations : RECOMMENDS: Approval, subject to any comments received from neighbours, and a clear definition between the end wall of the extension and the boundary wall. The proposed 'gap' provides insufficient room for access.
(NC)

8 REPORTED CONCERNS

Cllr S Upcott reported that the County Council's online reporting tool now required each pothole to be reported individually, even where there was a cluster of potholes very close together. He considered this to be unnecessarily onerous and a deterrent to reporting. He had found in two instances that if one pothole in a cluster was reported, then only that pothole would be repaired.

Members agreed that this was unacceptable and

RESOLVED: That the Town Clerk make representations to Devon County Council expressing concern about the onerous procedure for online pothole reporting, and requesting that improvements be made so that clusters of potholes can be reported as a single report.
(NC)

The Meeting closed at : 8.15pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council