

## Barnstaple Town Council

### Planning and Transportation Committee

#### **MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 26TH OCTOBER 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.**

Committee Members Present :- Councillor F Vernon  
Councillor Mrs J Hunt  
Councillor C Perkins-Beard  
Councillor I Williams (Vice-Chairman)  
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

#### **42 APOLOGIES**

Apologies for absence were received from Cllrs S Upcott, I Roome, and C Haywood.

#### **43 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED**

Cllr Mrs J Hunt, as a District Councillor, has dispensation under Standing Order 66 to participate and vote on any matter relating to the Town and District Councils, except where the matter is contractual/legal.

Cllr F Vernon declared a personal interest in application 63865 as a personal acquaintance of the applicant.

#### **44 MINUTES**

RESOLVED: That the minutes of the meeting held on 12th October 2017 be approved as a correct record and signed by the Chairman.  
(4, 1abs)

#### **45 DEPOSITED PLANS**

Members considered and commented on planning applications received as follows:

45- 1	63346A	Plot Ref :-	Type :- Full
	Applicant Name :- MR & MRS JORDAN		Date Received :-19/10/2017
	Location :- THE TAVERN		Date Returned :-30/10/2017
	1 DIAMOND STREET		
	Barnstaple		
	EX32 8NA		

Proposal : REFURBISHMENT OF TWO FLATS, INSERTION OF STAIRCASE, NEW WINDOWS & WORKS TO PATIO AREA (AMENDED DESCRIPTION & PLANS)

Observations : RESOLVED: That applications 63346 and 63347 be considered together.  
(NC)

RECOMMENDS: Approval, subject to (i) like-for-like replacement of the patio door and window, and (ii) the comments of the Conservation Officer. The backpackers hostel must be safe and secure and comply with any relevant regulations.  
(NC)

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45- 2 63347A Plot Ref :- Type :- Listed  
Applicant Name :- MR & MRS JORDAN Date Received :-19/10/2017  
Location :- The Tavern Date Returned :-30/10/2017  
1 DIAMOND STREET  
Barnstaple  
EX32 8NA

Proposal : LISTED BUILDING APPLICATION FOR REFURBISHMENT OF TWO FLATS INSERTION OF STAIRCASE, NEW WINDOWS & WORKS TO PATIO AREA (AMENDED DESCRIPTION & DRAWINGS)

Observations : RECOMMENDS: Approval, subject to (i) like-for-like replacement of the patio door and window, and (ii) the comments of the Conservation Officer. The backpackers hostel must be safe and secure and comply with any relevant regulations.  
(NC)

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45- 3 63682 Plot Ref :- Type :- Full  
Applicant Name :- Mr Maskell Date Received :-13/10/2017  
Location :- Brunswick Wharf Date Returned :-30/10/2017  
North Walk  
Barnstaple  
EX31 1AF

Proposal : CHANGE OF USE OF GROUND FLOOR FROM B1 / B8 TO A3 / A4 TOGETHER WITH EXTENSION TO CREATE CAFÉ BAR/RESTAURANT

Observations : RESOLVED: That applications 63682 and 63683 be considered together.  
(NC)

RECOMMENDS: Approval, subject to appropriate ventilation and extraction to prevent fumes and odours from affecting neighbouring properties. The Town Council welcomes this vibrant use of an attractive heritage asset.  
(NC)

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45- 4 63683 Plot Ref :- Type :- Listed  
Applicant Name :- Mr Maskell Date Received :-13/10/2017  
Location :- Brunswick Wharf Date Returned :-30/10/2017  
North Walk

Barnstaple  
EX31 1AF

Proposal : LISTED BUILDING APPLICATION FOR CHANGE OF USE OF  
GROUND FLOOR FROM B1 / B8 TO A3 / A4 TOGETHER WITH  
EXTENSION TO CREATE CAFÉ BAR/RESTAURANT

Observations : RECOMMENDS: Approval, subject to appropriate ventilation and  
extraction to prevent fumes and odours from affecting neighbouring  
properties. The Town Council welcomes this vibrant use of an  
attractive heritage asset.  
(NC)

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45- 5	63824	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Angus Thomson	Date Received :-19/10/2017
	Location :-	Greendale Farm Pill Lane Barnstaple EX32 9EQ	Date Returned :-30/10/2017

Proposal : CREATION OF SHALLOW CLEARWATER WILDLIFE POND

Observations : RECOMMENDS: Approval.  
(NC)

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45- 6	63863	Plot Ref :-	Type :- Full
	Applicant Name :-	MR M SALTMARSH	Date Received :-17/10/2017
	Location :-	RIVERSVALE HOUSE LITCHDON STREET BARNSTAPLE EX32 8PJ	Date Returned :-30/10/2017

Proposal : CONVERSION OF RIVERSVALE HOUSE INTO 6 APARTMENTS  
TOGETHER WITH ERECTION OF 7 TOWNHOUSES IN  
GROUNDS TO INCLUDE DEMOLITION OF RIVERSVALE  
CENTRE & ASSOCIATED HIGHWAY WORKS

Observations : RECOMMENDS: Approval, subject to (i) the townhouses being in  
keeping with Taw Vale and Union Terrace in terms of design and  
white/cream colour, so as to match the existing conservation area,  
(ii) retention of the beech tree, coppiced if necessary, and (iii) the  
comments of the Conservation Officer.  
(4, 1abs)

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45- 7 63864 Plot Ref :- Type :- Listed  
Applicant Name :- Mr M Saltmarsh Date Received :-13/10/2017  
Location :- Riversvale House Date Returned :-30/10/2017  
21 Litchdon Street  
Barnstaple  
XXXX XXX

Proposal : LISTED BUILDING APPLICATION FOR CONVERSION OF RIVERSVALE HOUSE INTO 6 APARTMENTS TOGETHER WITH ERECTION OF 7 TOWNHOUSES IN GROUNDS TO INCLUDE DEMOLITION OF RIVERSVALE CENTRE AND ASSOCIATED HIGHWAY WORKS

Observations : RECOMMENDS: Approval, subject to (i) the townhouses being in keeping with Taw Vale and Union Terrace in terms of design and white/cream colour, so as to match the existing conservation area, (ii) retention of the beech tree, coppiced if necessary, and (iii) the comments of the Conservation Officer.  
(4, 1abs)

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45- 8 63865 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Cobley Date Received :-09/10/2017  
Location :- Ferndale Date Returned :-30/10/2017  
21 Pilton Street  
Barnstaple  
EX31 1PJ

Proposal : WORKS TO DWELLING TO CREATE ADDITIONAL BEDROOM

Observations : RESOLVED: That applications 63865 and 63866 be considered together.  
(NC)

\*\*\*Cllr Vernon left the meeting for the duration of consideration of this application, and application 63866\*\*\*

RECOMMENDS: Approval.  
(NC)

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45- 9 63866 Plot Ref :- Type :- Listed  
Applicant Name :- Mr & Mrs Cobley Date Received :-09/10/2017  
Location :- Ferndale Date Returned :-30/10/2017  
21 Pilton Street  
Barnstaple  
EX31 1PJ

Proposal : LISTED BUILDING APPLICATION FOR WORKS TO DWELLING TO CREATE ADDITIONAL BEDROOM

Observations : \*\*\*Cllr Vernon remained absent from the meeting for the duration of

consideration of this application\*\*\*

RECOMMENDS: Approval.  
(NC)

\*\*\*Cllr Vernon returned to the meeting\*\*\*

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45- 10 63891 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Clarke Date Received :-12/10/2017  
Location :- 31 Date Returned :-30/10/2017  
Hawley Manor  
Barnstaple  
EX31 4JS

Proposal : EXTENSION & ALTERATIONS TO BALCONY  
Observations : RECOMMENDS: Approval.  
(NC)

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45- 11 63892 Plot Ref :- Type :- Full  
Applicant Name :- Anchorwood Bank Developments L Date Received :-17/10/2017  
Location :- Leaderflush & Shapland Ltd Date Returned :-30/10/2017  
Taw Wharf Sticklepath  
Barnstaple  
EX31 2AA

Proposal : SITING OF EXTERNALLY ILLUMINATED TOTEM POLE  
Observations : RECOMMENDS: Approval, subject to illumination during store  
opening hours only.  
(NC)

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45- 12 63921 Plot Ref :- Type :- Full  
Applicant Name :- Mr Mark Tossell Date Received :-17/10/2017  
Location :- 2 Date Returned :-30/10/2017  
Silverwood Heights  
Barnstaple  
EX32 7RJ

Proposal : EXTENSION TO REAR OF EXISTING INTEGRAL GARAGES &  
MODIFICATION OF EXTERNAL STAIRCASE  
Observations : RECOMMENDS: Approval, subject to matching brickwork.  
(NC)

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45- 13 63939

Plot Ref :-

Type :- Full

Applicant Name :- Mr & Mrs Bartlett

Date Received :-20/10/2017

Location :- 11

Date Returned :-30/10/2017

Rumsam Gardens  
Barnstaple  
EX32 9EY

Proposal : EXTENSION TO DWELLING

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

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#### 46 REPORTED CONCERNS

Cllr Williams reported that the cycle/pedestrian lane lines on Taw Vale were in need of re-marking. The Clerk advised that he would forward this report to Devon County Council.

#### 47 COMMITTEE BUDGET 2018/2019

The Clerk advised that the committee budget for 2017/2018 had been £0, although the Finance & General Purposes Committee had approved funding of £10,000 towards preparation of a Neighbourhood Plan which was to be held as an earmarked reserve. He further advised that he had no recommendations for additions to the current budget.

RESOLVED: That a committee revenue budget of £0 for the year 2018/2019 be recommended to the Finance & General Purposes Committee.  
(NC)

The Meeting closed at : 8.14pm

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

On behalf of :- Barnstaple Town Council