

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 05th NOVEMBER 2015 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- A K Barnett Committee Clerk

88 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillor Mrs V Elkins; Councillor Mrs A Dawson; Councillor M Kennaugh.

89 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

The following declarations of interests was noted: -

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.

90 MINUTES

RESOLVED that the minutes of the meeting held on the 22nd October 2015 be approved as a correct record and signed by the Chairman.
(4.1abs)

91 DEPOSITED PLANS

91- 1	59274	Plot Ref :-	Type :- Full
	Applicant Name :-	J Kruth c/o Alan Phillips Arch	Date Received :-02/11/2015
	Location :-	Optimum House Victoria Street Barnstaple EX32 9HT	Date Returned :-06/11/2015

Proposal : Extensions and alterations to office and warehouse to form twelve B1 units

Observations : RECOMMENDS: Refusal for the following reasons:-

- i. The proposal constitutes an over development of the site.
- ii. The proposal would have an adverse impact on the street scene and the visual amenities of the locality.
- iii. The proposal does not make adequate provision for off street parking and servicing provision for the number of units proposed and as a consequence would create conflict and inconvenience on the local highway network.

(NC)

91- 2 60046 Plot Ref :- Type :- Full
Applicant Name :- Eckford, Mr S Date Received :-21/10/2015
Location :- Orchard House Date Returned :-06/11/2015
Bellaire
Barnstaple
EX31 1QZ

Proposal : Erection of replacement porch

Observations : RECOMMENDS: Approval subject to:-

i. No objections being received from the District Council
Conservation Officer.

ii. The retention of the existing columns in the rebuilt porch.

(NC)

91- 3 60057 Plot Ref :- Type :- Full
Applicant Name :- R Bracher Date Received :-28/10/2015
Location :- 4 Bear Street Date Returned :-06/11/2015
Barnstaple
EX37 BU

Proposal : Proposed replacement roofing, insertion of replacement velux
window and installation of one additional velux window

Observations : RECOMMENDS: Approval.

(NC)

91- 4 60095 Plot Ref :- Type :- Listed
Applicant Name :- R Hambly, Elm Property, Date Received :-28/10/2015
Location :- Union Terrace Date Returned :-06/11/2015
Barbican Terrace
Barnstaple
EX32 9AB

Proposal : Repairs to existing balcony

Observations : RECOMMENDS: Approval subject to the materials of the repairs
respecting the character and appearance of the original building.

(NC)

91- 5 60163 Plot Ref :- Type :- Full
Applicant Name :- Rawle Gammon and Baker Date Received :-28/10/2015
Location :- Riverside Road Date Returned :-20/11/2015
Pottington Business Park
Barnstaple
EX31 1HN

Proposal : Installation of new mezzanine floor together with 6 new windows

and new glazed entrance porch.

Observations : RECOMMENDS: Deferrment in order for the address of the proposal to be corrected.
(NC)

91- 6 60164 Plot Ref :- Type :- Listed
Applicant Name :- Christ Church Methodist Date Received :-28/10/2015
Location :- Reformed Church Date Returned :-06/11/2015
Christ Church
Bear Stret
EX32 7BU

Proposal : Listed building consent for installation of 10 kw 20 panel solar array on the flat roofs

Observations : ***At the commencement of this item Councillor Upcott raised the point that the Committee should not make a determination of this proposal as the Minister is the Mayors Champion. Members considered that as the application was submitted by the Elders of the Church and not the specified individual it was in order for them to consider the proposal.
Members agreed that that Councillor Upcott's concern be included in the minutes.***

RECOMMENDS: Approval.
(4.1abs)

91- 7 60170 Plot Ref :- Type :- Listed
Applicant Name :- Christ Church Methodist Date Received :-28/10/2015
Location :- Reformed Church Date Returned :-
Christ Church
Bear Street
EX32 7BU

Proposal : Listed building consent for demolition of internal wall and reforming two servery hatches to include new finishes and fixtures to kitchens.

Observations : ***Councillor Upcott's concerns as raised under application 60164 above were also noted for this item.***

RECOMMENDS: Approval.
(4.1abs)

91- 8 60174 Plot Ref :- Type :- Full
Applicant Name :- D Haves Date Received :-02/11/2015
Location :- Hyde House Date Returned :-06/11/2015
6 Union Terrace
Litchdon Street
EX32 9AB

Proposal : Change of use C4 Hostel to C1 Hotel together with internal alterations.

Observations : RECOMMENDS: Approval
(4.1)

91- 9 60175 Plot Ref :- Type :- Listed
Applicant Name :- D Haves Date Received :-02/11/2015
Location :- Hyde House Date Returned :-
6 Union Terrace
Litchdon Street
EX32 9AB

Proposal : Change of use C4 Hostel toC1 Hotel together with internal alterations.

Observations : RECOMMENDS: Approval
(4.1)

92 REPORTED CONCERNS

There were no concerns reported.

93 REPORT OF CLOSED ENFORCEMENT CASES

The report of the closed enforcement cases for the week ending 23rd October 2015 was received and noted.
(NC)

94 CONSULTATION ON THE PROPOSED REVISIONS TO THE NORTH DEVON AND TORRIDGE LOCAL PLAN

The Committee Clerk advised of the purpose of the consultation, which was primarily for the Local Plan to conform with changes in current Government planning policies. Members were advised to review the proposed detailed changes relating to affordable housing; wind farms and starter homes, which they had received on line. If then there was any comment these should be presented at the meeting of the Committee on the 19th November 2015, to be considered as the Town Council's response to the District Council.

RESOLVED; That the item be presented back to the 19th November meeting of the Planning and Transportation Committee for further consideration and the formulation of a response to the District Council.
(NC)

95 REPORT OF CLOSED ENFORCEMENT CASES

The report of the closed enforcement cases for the week ending 30th October 2015 was received and noted.
(NC)

The Meeting closed at : 7.41pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council