

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 19TH JANUARY 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 Haywood
Councillor I Williams
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

70 APOLOGIES

Apologies were received from Councillors S Upcott, I Roome and L Dawson.

71 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr Mrs J Hunt, a District Councillor, has a 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.

72 MINUTES

RESOLVED: That the minutes of the meeting held on 5th January 2017 be approved as a correct record and signed by the Chairman.
(4, 1 abs)

73 DEPOSITED PLANS

73- 1	62227	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Jon-pall Bonnett	Date Received :-11/01/2017
	Location :-	Tesco Stores Ltd Rose Lane Barnstaple EX32 8PG	Date Returned :-19/01/2017

Proposal : Change of use for nine parking spaces to hand car wash and valeting operation including an office and erection of a canopy.

Observations : RECOMMENDS: Approval.
(NC)

73- 2	62228	Plot Ref :-	Type :- Advert
	Applicant Name :-	Mr Jon-pall Bonnett	Date Received :-11/01/2017
	Location :-	Tesco Stores Limited Rose Lane Barnstaple	Date Returned :-19/01/2017

EX32 8PG

Proposal : Siting of five non-illuminated fascia signs and 12 non-illuminated free standing signs.

Observations : RECOMMENDS: Approval, subject to a 50% reduction in advertising on the free-standing signs use for screening, with the remainder of this screening being in a plain colour.
(NC)

73- 3	62329	Plot Ref :-	Type :- Full
	Applicant Name :-	Dixons Carphone	Date Received :-13/01/2017
	Location :-	Pc World Barnstaple Station Road Barnstaple EX31 2BP	Date Returned :-19/01/2017

Proposal : Installation of 4 Condensing units & palisade cage.

Observations : RECOMMENDS: Approval.
(NC)

73- 4	62371	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Peter Hitchen	Date Received :-17/01/2017
	Location :-	3 ST. Peters Terrace Barnstaple EX31 1BJ	Date Returned :-19/01/2017

Proposal : Change of use for office to residential with some works

Observations : RECOMMENDS: Approval. The Town Council welcomes this positive enhancement and the return of the building to a traditional residential use.
(NC)

73- 5	62372	Plot Ref :-	Type :- Listed
	Applicant Name :-	Mr Peter Hitchen	Date Received :-17/01/2017
	Location :-	3 ST. Peters Terrace Barnstaple EX31 1BJ	Date Returned :-19/01/2017

Proposal : Listed building consent for the change of use from office to residential with some works

Observations : RECOMMENDS: Approval. The Town Council welcomes this positive enhancement and the return of the building to a traditional residential use.
(NC)

73- 6	62377	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr N Loosemore House	Date Received :-17/01/2017
	Location :-	1 Silverwood Heights Barnstaple EX32 7RJ	Date Returned :-19/01/2017

Proposal : Erection of 2 houses & 1 apartment with associated parking & access

Observations : ***Cllr Mrs J Hunt declared a personal interest in this application as a result of a previous commercial relationship with the applicant. She made a personal statement objecting to the application on the grounds of over-development, before leaving the meeting for the duration of the discussion and decision on the Town Council's comments.***

RECOMMENDS: Refusal. The proposed apartment is too small as a dwelling and makes the proposed development overintensive. The Town Council recommends that the applicant considers a new application for a maximum of two dwellings. If the Planning Authority is minded to approve the application in spite of the Town Council's comments, then the conditions should include all of those stipulated for the permission granted to the previous application 56807.
(NC)

Cllr Mrs Hunt returned to the meeting.

74 REPORTED CONCERNS

No concerns falling within the committee's remit were reported.

75 TRAVELLER SITE CONSULTATIONS

Members considered the following consultation documents received from North Devon District Council and agree any response or further actions:

- 1.Traveller Site Assessment Methodology
2. Call for Sites

RESOLVED: That the following be submitted as the Council's response to the consultation on Traveller Site Assessment Methodology: "The proposed review of sources of sites (para 1.3) should include specific individual approaches to larger non-public sector landowners (for example farmers, social landlords). In addition the consultation (para 1.16) following the Stage 2 assessment should include town and parish councils as they can bring expert local knowledge which is not always available to the officers listed, who are often based well away from the sites under consideration.
(NC)

RESOLVED: That suggestions for potential traveller sites be sought informally from all town councillors, and that the matter be reconsidered at the next meeting of the committee.

(NC)

76 COMMUNITY INFRASTRUCTURE LEVY (CIL) CONSULTATION

Members considered a consultation document received from North Devon District Council setting out its approach to the Community Infrastructure Levy (CIL), and incorporating a draft charging schedule and Regulation 123 list.

Members considered that direct discussions with a Planning Officer were required in order to make meaningful comment, and

RESOLVED: That consideration of the consultation document be deferred to a future meeting, and that a North Devon District Council Planning Officer be invited to attend that meeting to help inform the Council's response.

(NC)

The Meeting closed at : 8.00pm _____

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council