

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION meeting held on THURSDAY, 6th SEPTEMBER 2018 at 7.00pm in THE GUILDHALL, BUTCHERS ROW, BARNSTAPLE.

Committee Members Present :- Councillor S Upcott
Councillor I Roome
Councillor Mrs J Hunt
Councillor C Haywood
Councillor I Williams (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- Mrs K Graddock (Deputy Town Clerk)
Mr R Ward (Town Clerk)

25 To receive apologies for absence

Apologies for absence were received from Cllr B Vernon and Cllr C Perkins-Beard.

26 To receive any dispensations and declarations of interest.

Cllr Mrs J Hunt and Cllr I Roome as North Devon District Councillors, has dispensations 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.

65272-Cllr Mrs J Hunt declared a DPI.

65333 and 65334 - Cllr Mrs J Hunt, Cllr S Upcott, Cllr C Haywood and Cllr I Roome declared an interest as the applicant is known to them as members of Bridge Trust.

65329/65312- Cllr Mrs J Hunt declared a DPI.

65414- Cllr Mrs J Hunt declared a personal interest as the applicant is known to her.

27 To approve as a correct record the minutes of the meeting

RESOLVED: That the minutes of the meeting held on 2nd August 2018 be approved and signed as a correct record of the meeting.
(2.4abs)

RESOLVED: That applications 65333 and 65334 be taken together and applications 65312 and 65329 be taken together.
(4.2abs)

28 Deposited Plans

28- 1 65105 Plot Ref :- Type :- Full
Applicant Name :- Mr J Laska Date Received :-09/08/2018
Location :- Anchor Mills Date Returned :-
Braunton Road
Barnstaple
EX31 1GB

Proposal : EXTENSION TO & CHANGE OF USE OF PART OF BUILDING
TO HAND CAR WASH FACILITY WITH ANCILLARY CAFÉ

Observations : RECOMMENDS: Approval
(NC)

28- 2 65268 Plot Ref :- Type :- Full
Applicant Name :- Homemade (Pickwell) Ltd Date Received :-10/08/2018
Location :- 20 Date Returned :-
Joy Street
Barnstaple
EX31 1BS

Proposal : RETROSPECTIVE CHANGE OF USE FROM DWELLINGHOUSE
(USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (USE
CLASS C4)

Observations : RECOMMENDS: Refusal due to inadequate fire protection , no fire
escape is clearly shown and additional work is being completed
outside of application. However, if North Devon Council is mindful
to approve application, then the committee recommends that
adequate fire protection is completed including that the timber is
fire retardant and the wooden structure at the rear of the property is
removed.
(5.1abs)

28- 3 65272 Plot Ref :- Type :- Full
Applicant Name :- Mr Simon Aspland Date Received :-03/08/2018
Location :- Enterprise Rent A Car Date Returned :-
Unit 4 Old Station Road
Barnstaple
EX32 8PB

Proposal : ERECTION OF A PVC MEMBRANE WASH BAY CANOPY

Observations : *** Cllr Mrs J Hunt declared a interest in this item and left the
meeting. ***

RECOMMENDS:Refusal as there was not a clear indication of
where the water run off will go and there is a historic building
located close by and there is a potential for loss of car parking.
(2.2.1abs)

28- 4 65312 Plot Ref :- Type :- Full
Applicant Name :- North Devon Homes Ltd Date Received :-06/08/2018
Location :- Open Space Date Returned :-
Barnstaple
XXXX XXXX

Proposal : FLOOD DEFENCE IMPROVEMENT WORKS COMPRISING THE
PART REMOVAL & REPLACEMENT OF A FLOOD WALL
ALONG THE SOUTHERN BANK OF THE RIVER TAW

Observations : This application was taken with Application number 65329

28- 5 65329 Plot Ref :- Type :- Listed
Applicant Name :- Mr Stephen Snooks Date Received :-06/08/2018
Location :- Long Bridge Date Returned :-
The Square
Barnstaple
XXXX XX

Proposal : LISTED BUILDING APPLICATION FOR THE INSERTION OF AN
EXPANDING FOAM SEAL ON THE WEST, EAST SIDE & THE
JUNCTION OF THE PROPOSED NEW FLOOD DEFENCE
WALLS

Observations : RECOMMENDS: Approval subject to the Environment Agency
cleaning the River bank of rubbish and boats and that the materials
match the bridge.
(NC)

*** Cllr Mrs J Hunt returned to the meeting. ***

28- 6 65333 Plot Ref :- Type :- Full
Applicant Name :- Mr P Laurie- Chamberlain To Date Received :-03/08/2018
Location :- 113 Date Returned :-
Boutport Street
Barnstaple
EX31 1TD

Proposal : ALTERATIONS TO & CONVERSION OF BUILDING TO FORM 6
FLATS TO INCLUDE SEVERAL MINOR AMENDMENTS FROM
THE ORIGINAL APPROVAL (61963)

Observations : RECOMMENDS: Approval.
(4.2abs)

28- 7 65334 Plot Ref :- Type :- Listed
Applicant Name :- Chamberlain Date Received :-02/08/2018
Location :- 113 Date Returned :-
Boutport Street
Barnstaple

EX31 1TD

Proposal : LISTED BUILDING APPLICATION ALTERATIONS TO &
CONVERSION OF BUILDING TO FORM 6 FLATS TO INCLUDE
SEVERAL MINOR AMENDMENTS FROM THE ORIGINAL
APPROVAL

Observations : RECOMMENDS: Approval.
(4.2abs)

28- 8	65373	Plot Ref :-	Type :- Full
	Applicant Name :-	Barrat David Wilson	Date Received :-20/08/2018
	Location :-	Raleigh Holt Northfield Lane Barnstaple XXXX XXXX	Date Returned :-

Proposal : RESERVED MATTERS APPLICATION FOR ERECTION OF 86
DWELLINGS WITH ASSOCIATED PARKING, ROAD &
PEDESTRIAN INFRASTRUCTURE, DRAINAGE
INFRASTRUCTURE, LANDSCAPING & PUBLIC OPEN SPACE
(INCLUDING INFORMATION TO ENSURE COMPLIANCE WITH
CONDITIONS 2, 3, 5, 6, 7, 8, 9, 10, 13, 21, 22, 23, 28, 29, 30, 32,
& 33 & DISCHARGE OF PRE-COMMENCEMENT CONDITIONS
4, 17, 18, 24, 26, 27, 31 & 36 ATTACHED TO OUTLINE
PLANNING PERMISSION 56685)

Observations : RECOMMENDS: Approval.
(3.3abs)

28- 9	65378	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Geoff Woodley	Date Received :-09/08/2018
	Location :-	8 Campion Drive Barnstaple EX32 8RB	Date Returned :-

Proposal : APPLICATION FOR CONSENT FOR WORKS TO TREES
COVERD BY A TREE PRESERVATION ORDER IN RESPECT
OF REMOVAL OF 1 NO. SILVER BRICH (T1) & 1 NO. ALDER
(T2) & POLLARDING OF 1 NO. WILLOW (T3)

Observations : RECOMMENDS: Approval of removal of Alder and pollarding of
Willow, however, refusal of pollarding the Silver Birch due to its
significance.
(5.1abs)

28- 10 65395 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Bulpett Date Received :-20/08/2018
Location :- 11 Date Returned :-
Chaddiford Lane
Barnstaple
EX31 1RE

Proposal : EXTENSION TO DWELLING TOGETHER WITH RAISING OF
ROOF WITH DORMER WINDOWS & RAISED DECKING AREA
Observations : RECOMMENDS: Approval.
(NC)

28- 11 65400 Plot Ref :- Type :- Outline
Applicant Name :- Mr & Mrs Lancaster Date Received :-20/08/2018
Location :- Uplands Date Returned :-
Landkey Road
Barnstaple
EX32 9DH

Proposal : OUTLINE APPLICATION FOR ERECTION OF NEW DWELLING
INCLUDING ACCESS (SOME MATTERS RESERVED)
Observations : RECOMMENDS: Approval.
(NC)

28- 12 65414 Plot Ref :- Type :- Full
Applicant Name :- Loosemore Chartered Building C Date Received :-20/08/2018
Location :- Mount Date Returned :-
Stanford Green
Barnstaple
XXXX XXX

Proposal : RESERVED MATTERS APPLICATION FOR ERECTION OF 92
DWELLINGS (PHASE 2 - THE GARDENS, THE GREEN, MOUNT
SANDFORD GREEN & THE WOODS) (OUTLINE PLANNING
PERMISSION 60487 - MIXED USE DEVELOPMENT
COMPRISING OF 250 DWELLINGS TOGETHER WITH 2.8 HA
INNOVATION PARK)
Observations : RECOMMENDS: Approval, subject to the application being within
the Town Council's boundaries.
(2.1.3abs)

28- 13 65430 Plot Ref :- Type :- Outline
Applicant Name :- Corinium Gym Ventures 4 Ltd Date Received :-28/08/2018
Location :- 1-3 Northgate House Date Returned :-
High Street
Barnstaple
EX31 1TP

Proposal : CHANGE OF USE OF GROUND FLOOR (UNIT 3) & FIRST FLOOR (UNITS 1 TO 5) FROM USES CLASSES A1 (RETAIL), B1 (BUSINESS) & B8 (STORAGE/DISTRIBUTION) TO USE CLASS D2 (LEISURE) TO FORM GYMNASIUM TOGETHER WITH ALTERATIONS TO STREET FRONTAGE OF UNIT 3

Observations : RECOMMENDS: Approval.
(NC)

29 Others, received to date

None received.

30 Reported Concerns

Cllr Mrs J Hunt reported Mermaid Walk. A large sign has been erected on a building and would like clarification whether permission has been sought.

Cllr S Upcott reported that he would like to see the path not reinstated outside the old telephone exchange as it was taken out for the Tour of Britain and is better with the path not in situ.

The Meeting closed at : 8.02pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council