

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 2ND FEBRUARY 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- Will Austin, Town Clerk
Collette Hall, Conservation Officer, North Devon District
Council
Graham Townsend, Strategic Development & Planning
Officer, North Devon District Council

77 APOLOGIES

Apologies were received from Councillors I Roome and L Dawson.

78 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.

Cllrs S Upcott and Mrs J Hunt declared personal interests in agenda item 5 (Community Infrastructure Levy), as acquaintances of Mr Townsend who attended to present on this item and is a fellow trustee of the Bridge Trust.

79 MINUTES

RESOLVED: That the minutes of the meeting held on 19th January 2017 be approved as a correct record and signed by the Chairman.
(4, 1 abs)

80 TOWN CENTRE CONSERVATION AREA

The Town Clerk introduced this item, explaining that North Devon Council wished to extend the Town Centre Conservation area to include the Oliver Buildings, Sticklepath Terrace and the Railway Station. A previous comment from the Town Council requested that this form a separate conservation area in its own right, and the District Council Conservation Officer was in attendance to ask the committee to reconsider based on information provided.

Collette Hall, NDDC Conservation Officer, gave further information including a plan of the proposed conservation area, a history of the proposals, and an explanation of her view that a single area would provide no less protection than two separate areas.

Members considered the presentation and after discussion

RESOLVED: That the committee's previous comment on the proposed extension

of the Town Centre Conservation Area be rescinded in light of new information provided by the Conservation Officer, and that the proposed extension be supported.

(NC)

81 COMMUNITY INFRASTRUCTURE LEVY (CIL) CONSULTATION

Graham Townsend, Strategic Development & Planning Officer at North Devon District Council, presented to members on the District Council's proposals to introduce the CIL. He gave background to the proposals and responded to questions on:

- * The rationale for the inclusion and exemption for certain types of development
- * The exemption of new retail developments just outside the prime retail area, and supermarkets
- * The rationale for individual items included in/excluded from the Regulation 123 List, and how the list gets updated over time
- * The justification for the distinction between Section 106 and the Regulation 123 List
- * The application of discretionary relief
- * The calculation and control of administrative expenses

Following discussion it was

RESOLVED: That a response to the CIL consultation be drafted by the Clerk and Chairman for consideration at the next meeting of the committee.

(NC)

82 DEPOSITED PLANS

82- 1	62187A	Plot Ref	Type :- Full
	Applicant Name :- Mr G Fincham		Date Received :-23/01/2017
	Location :- Westacott Grange		Date Returned :-02/02/2017
	Westacott		
	Barnstaple		
	PL15 8SN		

Proposal : OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT OF UP TO 149 RESIDENTIAL UNITS INCLUDING VEHICULAR ACCESS, LANDSCAPING, OPEN SPACE, DRAINAGE, INFRASTRUCTURE & ALL ASSOCIATED DEVELOPMENT (SOME MATTERS RESERVED) AT LAND ADJACENT TO WESTACOTT GRANGE WESTACOTT BARNSTAPLE

Observations : RECOMMENDS: Refusal. The development is over-intensive. The pressure of additional traffic volumes and flows is unacceptable. The proposed new public space is not commensurate with the space lost to Barnstaple, particularly to the Whiddon Valley area. The proposed public space is relatively inaccessible compared with the current provision which is available to existing residents of Whiddon Valley. There is no need for a popular public open space to be lost or relocated to provide an access road, as the road can be provided elsewhere.

Any revised application should address these points, and should provide for an access road from the Landkey junction and not from Westacott Road.
(NC)

82- 2 62407 Plot Ref Type :- Full
Applicant Name :- Miss G Ward Date Received :-26/01/2017
Location :- 42 Date Returned :-02/02/2017
Otter Way
Barnstaple
EX32 8PS

Proposal : Replacement of windows & rear door together with relocation of flue

Observations : RECOMMENDS: Approval.
(NC)

82- 3 62410 Plot Ref Type :- Full
Applicant Name :- Brewer Harding & Rowe Solcs LLP Date Received :-19/01/2017
Location :- 5 Queen Anne House Date Returned :-02/02/2017
The Square
Barnstaple
EX32 8LU

Proposal : Change of use from Pilates studio (D2) to financial & professional services (A2)

Observations : Cllr A Rennles declared a personal interest as a past customer of the applicant. This historic connection would not affect his objectivity in considering and commenting on the application.

RECOMMENDS: Approval.
(NC)

82- 4 62413 Plot Ref Type :- Full
Applicant Name :- Taw Buildings Date Received :-26/01/2017
Location :- Taw Ford Date Returned :-02/02/2017
Victoria Road
Barnstaple
EX32 8NP

Proposal : Erection of undercover cleaning area together with internal alterations

Observations : RECOMMENDS: Approval.
(NC)

82- 5 62426 Plot Ref Type :- Full
Applicant Name :- Mr & Mrs Davies Date Received :-20/01/2017
Location :- Hawkstone Date Returned :-02/02/2017
Landkey Road
Barnstaple
EX32 9DH

Proposal : Extension to dwelling
Observations : RECOMMENDS: Approval.
(NC)

82- 6 62464 Plot Ref Type :- Full
Applicant Name :- Mr P Sanders Date Received :-26/01/2017
Location :- Carb Cycles Date Returned :-02/02/2017
Pilton Causeway
Barnstaple
EX32 7AA

Proposal : Replacement of roof made up of mixed roofing materials with
room made up of matching tiles
Observations : RECOMMENDS: Refusal. The roof of this building is a
distinctive local feature, including the mismatched tiles. To
change the tiles would destroy the ambience of the building. If
the Planning Authority is minded to approve the application, safe
removal of the asbestos should be ensured, and the comments
and requirements of the Conservation Officer should be
incorporated.
(4, 1abs)

82- 7 DCC/3938/2016 Plot Ref Type :- Full
Applicant Name :- Mrs Paula McCree Date Received :-27/01/2017
Location :- Pilton County Infant School Date Returned :-02/02/2017
Abbey Road
Barnstaple
EX31 1JU

Proposal : Retention of Temporary Classroom Units 02, 03, 04, 05 and 06
for a further 10 years.
Observations : RECOMMENDS: Approval, subject to a five year extension only,
and the provision of a long-term plan for a more permanent
solution within that five year period.
(4, 1 against)

83 REPORTED CONCERNS

The following concerns were reported:

1. A garage on Liddell Avenue might be being used as a residence. The Town Clerk was asked to follow this up.
2. A small tree was growing from the pavement by the zebra crossing in St George's Road. The Town Clerk was asked to address this.
3. There was excessive leaf debris in Wordsworth Avenue. The Town Clerk was asked to report this to North Devon District Council.

RESOLVED: That the reported concerns be noted, and the requested actions be approved.

(NC)

The Meeting closed at : 8.45pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council