

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 1ST SEPTEMBER 2016 at 7.00pm in the Main Hall, The Guildhall, Barnstaple.

In the absence of the committee Chairman and Vice-Chairman, Cllr I Roome took the chair as Deputy Mayor until consideration of application 61563 (under minute 32 below). Cllr Dawson, committee Vice-Chairman then arrived and assumed the chair.

Committee Members Present :- Councillor S Upcott
Councillor I Roome
Councillor I Williams
Councillor L Dawson (Vice-Chairman)

Also in Attendance :- W Austin, Town Clerk

29 APOLOGIES

Apologies were received from Councillors F Vernon, Mrs J Hunt, C Haywood and A Rennles.

30 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Councillor I Roome, 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.

31 MINUTES

RESOLVED: That the minutes of the meeting held on 4th August 2016 be approved as a correct record and signed by the Chairman.
(NC)

32 DEPOSITED PLANS

32- 1	60817A	Plot Ref	Type :- Full
	Applicant Name	North Devon Homes	Date Received :-30/08/2016
	:-	Land at Goodleigh Road Gorwell Estate Barnstaple	Date Returned :-01/09/2016

Proposal : Variation of Condition 2 (approved plans) to allow amended design, removal of Conditions 9 (first floor windows), 12 (sustainability), 13 (code for sustainable homes), 18 (footpath), 19 (visibility splays) & discharge of Conditions 3 (materials), 4 (means of enclosure), 7 (tree protection plan), 8 (landscaping), 15 (construction management plan), 23 (biodiversity & protected species) attached to planning permission 58646 (erection of 16 dwellings & associated access landscaping, car parking & amenity space)(amended plans).

Previous comment 17 March 2016:

RECOMMENDED: Approval subject to satisfactory access and movement for disabled residents.

(4, 1 against, 2 abs)

Observations : RECOMMENDS: Approval subject to satisfactory access and movement for disabled residents.

(3, 1 against)

32- 2 60850

Plot Ref

Type :- Full

Applicant Name Aston Insurance Brokers Ltd

Date Received :-26/08/2016

:- Old Undertaker's Workshop

Date Returned :-02/09/2016

Trinity Street

Barnstaple

EX32 8HX

Proposal : Original detail: Demolition of workshop and erection of apartment block containing three apartments.

Recommendation 17 March 2016: Defer consideration pending the comments of the Conservation Officer, clarification of the gating arrangements, and whether the listed wall will be fully retained.

(5,2abs)

Updated detail 26 August 2016: Demolition of workshop and erection of apartment block containing two apartments (amended

Observations : RECOMMENDS: Approval.

(NC)

32- 3 60851

Plot Ref

Type :- Listed

Applicant Name Aston Insurance Brokers

Date Received :-26/08/2016

:- Former Undertaker's

Date Returned :-01/09/2016

Workshop

Trinity Street

Barnstaple

EX32 8HX

Proposal : Original detail: Listed building application for demolition of workshop and erection of apartment block containing three apartments.

Recommendation 17 March 2016: Defer consideration pending the comments of the Conservation Officer, clarification of the gating arrangements, and whether the listed wall will be fully retained.

(5,2abs)

Updated detail 26 August 2016: Listed building application for demolition of workshop and erection of apartment block

containing two apartments (amended plans and description).

Observations : RECOMMENDS: Approval.
(NC)

32- 4	61449	Plot Ref	Type :- Full
Applicant Name	Mrs J Reid		Date Received :-09/08/2016
	:- Yeo Valley Primary School		Date Returned :-02/09/2016
	Derby Road		
	Barnstaple		
	EX32 7HB		

Proposal : Erection of replacement boundary fence at Yeo Valley Primary School.

Observations : RECOMMENDS: Approval.
(NC)

32- 5	61495	Plot Ref	Type :- Full
Applicant Name	Barraclough and Edwards		Date Received :-18/08/2016
	:- Riverside Parlour		Date Returned :-02/09/2016
	10 The Strand		
	Barnstaple		
	EX31 1EU		

Proposal : Enclosure of yard to form extension to hairdresser/ tattoo studio

Observations : RECOMMENDS: Approval, subject to adequate fire escape provision. It is thought that the development area may currently be part of a fire escape route for neighbouring properties.
(NC)

32- 6	61563	Plot Ref	Type :- Full
Applicant Name	Mrs Kirsty Gordon		Date Received :-05/08/2016
	:- 24		Date Returned :-02/09/2016
	high Street		
	Barnstaple		
	EX31 1BL		

Proposal : New shop front, internal alterations & creation of opening to link shop units 24 & 25

Observations : RECOMMENDS: Approval.
(NC)

32- 7 61564 Plot Ref Type :- Full
Applicant Name Mrs Kirsty Gordon Date Received :-05/08/2016
:- 24 Date Returned :-15/09/2016
High Street
Barnstaple
EX31 1BL

Proposal : Siting of one non-illuminated fascia sign & one non-illuminated hanging sign

Observations : RECOMMENDS: Approval
(NC)

32- 8 61565 Plot Ref Type :- Full
Applicant Name Mrs Kirsty Gordon Date Received :-05/08/2016
:- 24 Date Returned :-01/09/2016
The High Street
Barnstaple
EX31 1BL

Proposal : Listed building application for new shop front, internal alterations & creation of opening to link shop units 24 &25

Observations : RECOMMENDS: Approval.
(NC)

32- 9 61601 Plot Ref Type :- Full
Applicant Name Mr Neve Date Received :-18/08/2016
:- The Fairways Date Returned :-01/09/2016
Sunset Heights
Barnstaple
EX32 8DH

Proposal : Erection of dwelling (resubmission of 60594)

Observations : Cllr Roome advised the meeting that he had previously discussed this application in his capacity as a North Devon District Councillor.

RECOMMENDS: Approval, subject to meeting NDDC planning requirements.
(2, 1 against, 1abs)

Cllr Roome asked that his abstention in respect of this application be recorded.

32- 10 61609 Plot Ref Type :- Full
Applicant Name Mr Scott Anton Date Received :-30/08/2016
:- 23 & 24 Date Returned :-01/09/2016
Carrington Terrace
Yeo Vale Road
EX32 7AF

Proposal : Raising of roof to rear extensions
Observations : RECOMMENDS: Approval.
(3, 1 against)

32- 11 61610 Plot Ref Type :- Full
Applicant Name Mrs Lyn Towl Date Received :-26/08/2016
:- Ivy House Date Returned :-01/09/2016
Victoria Road
Barnstaple
EX32 9HP

Proposal : Extension to dwelling together with erection of single storey
ancillary office/store
Observations : RECOMMENDS: Approval.
(NC)

32- 12 61611 Plot Ref Type :- Listed
Applicant Name Mr Noel Lance Date Received :-18/08/2016
:- 2 Cot House Date Returned :-01/09/2016
Cot Manor
Landkey Road
EX32 9BL

Proposal : Listed building application to replace existing plastic patio doors
with traditional hardwood patio doors
Observations : RECOMMENDS: Approval.
(NC)

32- 13 61620 Plot Ref Type :- Full
Applicant Name Mr Buckingham Date Received :-22/08/2016
:- 3 Northfield Park Date Returned :-01/09/2016
Barnstaple
EX31 1QA

Proposal : Two storey extension, dormer windows and porch
Observations : RECOMMENDS: Approval, subject to the windows being of
timber construction.

(NC)

32- 14 61623 Plot Ref Type :- Listed
Applicant Name Mr Peter Laurie Date Received :-18/08/2016
:- 5 Bridge Buildings Date Returned :-01/09/2016
The Square
Barnstaple
EX31 1HB

Proposal : listed building application for replacement of inappropriate modern decayed window with new sliding sash window & installation of new timber fascia & gutter to improve light well weather protection

Observations : Cllr Upcott declared a personal and pecuniary interest in this application as a trustee of the Bridge Trust, and did not participate in the discussion or vote on the application.

RECOMMENDS: Approval.
(NC)

32- 15 61624 Plot Ref Type :- Listed
Applicant Name Mrs Helen Mansford Date Received :-18/08/2016
:- Stevens and Willey Date Returned :-01/09/2016
Grenville House
9 Boutport Street
EX31 1TZ

Proposal : listed building application for replacement of 4 windows on building frontage

Observations : RECOMMENDS: Approval.
(NC)

32- 16 61639 Plot Ref Type :- Full
Applicant Name Miss Jan Reid Date Received :-18/08/2016
:- Yeo Valley Primary School Date Returned :-15/09/2016
Barnstaple
EX32 7HB

Proposal : Application for consent for works to trees covered by a tree preservation order in respect of removal of one chestnut tree

Observations : RECOMMENDS: Approval, subject to the views of the NDDC Tree Officer, and the replacement of the tree if there is an opportunity to do so.
(3, 1against)

32- 17 61664 Plot Ref Type :- Full
Applicant Name Mr S Osment Date Received :-22/08/2016
:- 74 Orchard Road Date Returned :-15/09/2016
Barnstaple
North Devon
EX32 9JJ

Proposal : Conversion of loft to include construction of rear dormer
Observations : RECOMMENDS: Approval.
(3, 1abs)

32- 18 61677 Plot Ref Type :- Full
Applicant Name Mr & Mrs Mcelfatrick Date Received :-22/08/2016
:- 8 Chichester Crescent Date Returned :-15/09/2016
Barnstaple
EX32 9JH

Proposal : First floor extensions, garage and conversion and alterations
Observations : RECOMMENDS: Approval, subject to use of materials in
keeping with the existing.
(NC)

32- 19 61681 Plot Ref Type :- Listed
Applicant Name Barraclough and Edwards Date Received :-18/08/2016
:- Riverside Parlour Date Returned :-02/09/2016
10
The Strand
EX31 1EU

Proposal : Listed building application for enclosure of yard to form extension
to hairdresser/tattoo studio
Observations : RECOMMENDS: Approval, subject to adequate fire escape
provision. It is thought that the development area may currently
be part of a fire escape route for neighbouring properties.
(NC)

32- 20 61682 Plot Ref Type :- Full
Applicant Name Mr Sam Crocker Date Received :-24/08/2016
:- 64 The Rock Date Returned :-01/09/2016
Pilton
Barnstaple
EX31 1PN

Proposal : Removal of condition 3 (materials) on planning application 60190
(creation of dormer window) to allow or upvc window frame

Observations : RECOMMENDS: Approval, subject to meeting any requirements of the Conservation Officer. Wood effect UPVC would be preferred.
(3, 1 against)

32- 21 61712 Plot Ref Type :- Full
Applicant Name Mr Bennett Date Received :-30/08/2016
:- 29 Date Returned :-01/09/2016
Cleave Close
Sticklepath
EX31 2DX

Proposal : Consent for works to trees covered by a Tree Preservation Order in respect of crown reduction of 2 oak (T1 and T2), 2 cherry (T3 and T4), and 3 holly (G1) trees.

Observations : RECOMMENDS: Approval subject to the views of the NDDC Tree Officer.
(NC)

32- 22 DCC/3891/2016 Plot Ref Type :- Full
Applicant Name Devon County Council Date Received :-05/08/2016
:- Ashleigh C of E Primary School Date Returned :-15/09/2016
Bevan Road
Barnstaple
EX32 8LJ

Proposal : Demolition of double temporary classroom and installation of a single modular classroom with toilets and reinstate section of playground

Observations : RECOMMENDS: Approval.
(NC)

33 REPORTED CONCERNS

No concerns were reported by committee members.

The Town Clerk agreed to bring report forms to future committee meetings.

The Meeting closed at : 8.06pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council