

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 12TH OCTOBER 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor C Perkins-Beard
Councillor I Williams (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk
Cllr F Jefferies
Cllr Miss M Lovering
Cllr Mrs L York
A Jones, Property Communications Team
G Field, Beatsworkin Coffee n Skate
T Mills (member of the public)

36 APOLOGIES

Apologies for absence were received from Cllrs F Vernon, I Roome, Mrs J Hunt, and C Haywood.

37 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

No interests or dispensations were declared.

38 MINUTES

RESOLVED: That the minutes of the meeting held on 28th September 2017 be approved as a correct record and signed by the Chairman.
(NC)

39 ASDA STORES LTD

RESOLVED: That Mr Alan Jones of Asda Stores Ltd be allowed to join members at the committee table, and to address the meeting.
(NC)

Mr Alan Jones of Asda Stores Ltd outlined his role in overseeing Asda's local government engagement on property and other matters for the company. He proceeded to detail Asda's concerns in respect of planning application 63089, and in particular the inclusion of a retail store. He advised that:

- Asda took the application very seriously, and had significant objections on planning and highway grounds, which had been submitted to the planning authority and were now a matter of public record.
- He understood that the application had been granted a six-week extension, and should be determined by the end of November.
- Asda considered that the application had not met the requirements of the sequential test, and in particular had not properly considered Anchorwood Bank as a potential location.
- Asda also considered that the retail impact had not been properly considered.
- The result was not a 'level playing field'.

- There were also significant access, transport and parking issues with the application.
- Traffic problems would directly impact Asda's business in Barnstaple.
- He was attending the meeting to discuss these matters with councillors, and would also answer questions on Asda's store in Barnstaple, which had opened in November 2016.

Councillors commented and questioned as follows:

- When had the application been considered by the Town Council? The Clerk advised that this was in June 2017,
- The Council had raised very similar concerns to those set out by Mr Jones.
- The proposed development would have an adverse impact on Barnstaple town centre. The town's original charters had forbidden trading more than 1.3 miles from the centre.
- Was Asda's concern just the retail development or the entire development? Mr Jones said it was primarily the retail element, as this would have the greatest impact.
- Traffic would be a major problem arising from the proposed development.
- Had the proposals been discussed with Sainsbury's? Mr Jones said he was unaware of any discussions and this would be unusual.
- The poor pedestrian links could pose dangers, especially with the inclusion of a public house in the proposed development.

Mr Jones also updated members on the new Asda store in Barnstaple. He advised that the store was doing well and that additional recruitment was currently taking place for Christmas.

Cllr Upcott congratulated Asda on the extent of disabled parking provision at the store, and the wider than normal spaces for all users of the car park.

Cllr Perkins-Beard asked whether Asda would be charging for parking. Mr Jones said that a three hour stay was free, in common with many other retail parks.

Cllr Rennles reminded Mr Jones that Anchorwood Bank needed to consider itself to be a part of the town centre. The Town Clerk added that councillors had previously stressed the need for the best possible pedestrian linkages between the town centre and Anchorwood Bank. He asked Mr Jones to request that Asda consider how the company might help with the establishment of a footbridge to join the two areas, and any other measures to ensure that the town did not end up with two separate town centre areas.

40 DEPOSITED PLANS

40- 1	63498	Plot Ref :-	Type :- Full
	Applicant Name :- Mr G Evans		Date Received :-26/09/2017
	Location :- Rock Park Barnstaple XXXX XXX		Date Returned :-12/10/2017

Proposal : SITING OF TWO STORAGE CONTAINERS

Observations : All councillors present declared a personal non-pecuniary interest in this application, as the development site was owned by Barnstaple Town Council. The Clerk advised that the land

ownership should not prevent councillors from pursuing the Council's role as a statutory consultee, and so they would be able to discuss and agree a recommendation.

Cllr S Upcott further declared a personal interest as a member of the Rock Park Trust Management Committee.

RECOMMENDS: Approval, subject to a maximum five year temporary permission.

(3, 1abs)

40- 2 63802 Plot Ref :- Type :- Full
Applicant Name :- Wickes Building Supplies Ltd Date Received :-04/10/2017
Location :- Wickes Building Supplies Ltd Date Returned :-12/10/2017
Rose Lane
Barnstaple
EX32 8NX

Proposal : EXTENSION OF EXISTING SERVICE YARD AREA TO CREATE EXTERNAL DISPLAY AREA INCLUDING RACKING, INSTALLATION OF NEW COVERED TROLLEY BAY & ASSOCIATED WORKS

Observations : RECOMMENDS: Approval.
(NC)

40- 3 63857 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Bargery Date Received :-05/10/2017
Location :- Red House Date Returned :-12/10/2017
17 Pilton Street
Barnstaple
EX31 1PJ

Proposal : FORMATION OF GATED VEHICLE ACCESS, FORMATION OF OFF ROAD PARKING AREA & INSTALLATION OF ELECTRIC CAR CHARGING POINT

Observations : RESOLVED: That planning applications 63857 and 63858 be considered together.
(NC)

A recommendation to refuse the application due to the impact on parking between St Margaret's Garden and the Lower Pilton Almshouses was proposed but not seconded, and so did not proceed to a vote.

RECOMMENDS: Approval.
(3, 1 against)

40- 4 63858 Plot Ref :- Type :- Listed
Applicant Name :- Mr & Mrs Bargery Date Received :-03/10/2017
Location :- Red House Date Returned :-12/10/2017
17 Pilton Street
Barnstaple
EX31 1PJ

Proposal : LISTED BUILDING APPLICATION FOR FORMATION OF GATED VEHICLE ACCESS, FORMATION OF OFF ROAD PARKING AREA & INSTALLATION OF ELECTRIC CAR CHARGING POINT

Observations : A recommendation to refuse the application due to the impact on parking between St Margaret's Garden and the Lower Pilton Almshouses was proposed but not seconded, and so did not proceed to a vote.

RECOMMENDS: Approval.
(3, 1 against)

40- 5 63876 Plot Ref :- Type :- Full
Applicant Name :- Mr Glen Field Date Received :-05/10/2017
Location :- Beatsworkin Coffee N Skate Date Returned :-12/10/2017
9 Queens House
Barnstaple
EX32 8HJ

Proposal : CHANGE OF USE OF PAVEMENT TO ALLOW STREET CAF? / TABLES & CHAIRS

Observations : RESOLVED: That consideration of planning application 63876 be brought forward as the first to be considered on the agenda, and that Mr Glenn Field be permitted to address the meeting.
(NC)

Cllr S Upcott advised that he had seen media reporting in respect of this application, but had made no public comment.

Mr Field outlined the history of his business, which had opened as a clothing store 14 years ago, and subsequently expanded to include a skate shop and café. He said that the café added vibrancy and footfall to the Queen Street area, and provided a safe haven for young people. He considered that the skate shop would no longer be viable without the inclusion of the outdoor part of the café, and asked councillors to support the application for these to be reinstated.

RECOMMENDS: Approval
(NC)

41 REPORTED CONCERNS

No reported concerns falling within the remit of the committee were received.

The Meeting closed at : 8.10pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council