

## Barnstaple Town Council

### Planning and Transportation Committee

#### **MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 13TH APRIL 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.**

Committee Members Present :- Councillor S Upcott  
Councillor F Vernon  
Councillor I Williams  
Councillor L Dawson (Vice-Chairman)  
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

#### **113 APOLOGIES**

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

#### **114 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED**

Cllr F Vernon declared a disclosable pecuniary interest in agenda item 4 (Deposited Plans, application number 62821) as a relative of the agent for the application.

#### **115 MINUTES**

RESOLVED: That the minutes of the meeting held on 13th April 2017 be approved as a correct record and signed by the Chairman.  
(4, 1abs)

#### **116 DEPOSITED PLANS**

116- 1	62148	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Roach		Date Received :-03/04/2017
	Location :- Well Close/Hillside Goodleigh Road EX32 7LR		Date Returned :-21/04/2017

Proposal : Erection of 28 new dwelling, including a mixture of open market and affordable, with associated highways, landscaping and drainage works, 16/12/16.

Amended plans & supporting documents, 03/04/17.

Observations : Original Comments 5th January 2017:

RECOMMENDS: Refusal, due to the impact on the landscape and the listed Tollgate Cottages, the inadequate supporting infrastructure, the ridge heights breaching 70 metres, and the previous refusal of a similar larger development in this area.  
(5, 1 abs)

Cllr I Roome requested that his abstention be noted as he would be speaking on this application as a district councillor at North Devon District Council's Planning Committee.

Comments 13th April 2017 on amended application:

RECOMMENDS: Approval, subject to (a) protection of the proposed public open space from future development, by designation as a village green or similar, with ownership of the space to be transferred to Barnstaple Town Council, (b) inclusion of a pavement on the development side of Goodleigh Road to be accommodated by moving the line of the development back, and (c) inclusion of a contribution for appropriate traffic calming on Goodleigh Road.

(NC)

\*\*\*Cllr Dawson left the meeting at this point and did not return\*\*\*

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116- 2 62730 Plot Ref :- Type :- Full  
Applicant Name :- Mr N Hair Date Received :-05/04/2017  
Location :- Victoria Street Date Returned :-13/04/2017  
Newport  
Barnstaple  
EX32 9JA

Proposal : Extension & Alterations to dwelling including change of hipped roof to gable end roof.

Observations : RECOMMENDS: Approval, subject to there being no adverse comments from neighbours.  
(NC)

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116- 3 62786 Plot Ref :- Type :- Full  
Applicant Name :- Mr A Stevens Date Received :-03/04/2017  
Location :- Kinrara Date Returned :-13/04/2017  
Park Lane  
Barnstaple  
EX32 9AJ

Proposal : Erection of detached garage/ workshop together with alterations to access.

Observations : RECOMMENDS: Approval, subject to there being no commercial use of the garage/workshop.  
(NC)

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116- 4 62799 Plot Ref :- Type :- Full  
Applicant Name :- Mrs S Chugg Date Received :-07/04/2017  
Location :- The Perfect Fit Date Returned :-13/04/2017  
7 Market Street

Barnstaple  
EX31 1BX

Proposal : Change of use from A1 to Sui Generis tanning shop.  
Observations : RECOMMENDS: Approval.  
(NC)

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116- 5 62803 Plot Ref :- Type :- Full  
Applicant Name :- North Devon Hospice Date Received :-07/04/2017  
Location :- Unit 1 Two Rivers Ind Estate Date Returned :-13/04/2017  
Braunton Road  
Barnstaple  
EX31 1JY

Proposal : Change of use from classes B1, B2, & B8 to use classes A1, B1,  
& B8 to provide shop, warehouse, office & staff facilities for North  
Devon Hospice Furniture Centre.  
Observations : RECOMMENDS: Approval.  
(3, 1abs)

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116- 6 62821 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Byrne Date Received :-07/04/2017  
Location :- Merrivale Date Returned :-13/04/2017  
Sticklepath Hill  
Barnstaple  
EX31 2DW

Proposal : Extension to dwelling.  
Observations : \*\*\*Cllr Vernon left the meeting at this point\*\*\*  
  
RECOMMENDS: Approval, subject to there being no adverse  
comments from neighbours.  
(NC)  
  
\*\*\*Cllr Vernon returned to the meeting at this point\*\*\*

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116- 7 62835 Plot Ref :- Type :- Full  
Applicant Name :- Newland Homes Ltd Date Received :-06/04/2017  
Location :- Transco Date Returned :-13/04/2017  
Barbican Close  
Barnstaple  
EX32 9HE

Proposal : Remediation of redundant gas main easement to allow for drainage (additional environmental improvement works to those approved by planning permission 50833).

Observations : RECOMMENDS: Approval, subject to strict adherence to health and safety, environmental, and any other regulations.  
(NC)

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116- 8 62837 Plot Ref :- Type :- Full  
Applicant Name :- Newland Homes Ltd Date Received :-07/04/2017  
Location :- Transco Date Returned :-13/04/2017  
Barbican Road  
Barnstaple  
EX32 9HW

Proposal : Variation of conditions 12 (site activity) 17 (pedestrian link) 34 & 36 (csh, design state/post construction & sap) attached to planning permission 50834 (outline application for 21 dwellings) & variation of conditions 2 & 4 (approved drawings) 11 (site activity) 14 (pedestrian link), 30 (csh pre- assessment & design assessment) attached to planning permission 58651 reserved matters for outline application 50834 for 21 dwellings to allow for change of wording to conditions & revised drainage layout.

Observations : RECOMMENDS: Refusal, pending the outcome of the remediation work proposed in application number 62835. The outcome of investigations must be known, and any issues addressed, before permission for this application can be considered.  
(NC)

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116- 9 62861 Plot Ref :- Type :- Full  
Applicant Name :- Mr I Cobbledick Date Received :-06/04/2017  
Location :- 85 Date Returned :-13/04/2017  
Boutport Street  
Barnstaple  
XXXX XXXX

Proposal : Conversion of part of shop to form one flat.

Observations : RECOMMENDS: Approval, subject to (a) the comments of the Conservation Officer, (b) adequate means of escape in the event of flooding, and (c) the views of the Fire & Rescue and Building Control Services in relation to fire protection and fire escape.  
(NC)

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116- 10 62897 Plot Ref :- Type :- Listed  
Applicant Name :- Mr F Cobbledick Date Received :-06/04/2017  
Location :- 85 Boutport Street Date Returned :-13/04/2017  
Boutport Street

Barnstaple  
EX31 1SR

Proposal : Listed building application for conversion of part of shop to form 1 flat.

Observations : RECOMMENDS: Approval, subject to (a) the comments of the Conservation Officer, (b) adequate means of escape in the event of flooding, and (c) the views of the Fire & Rescue and Building Control Services in relation to fire protection and fire escape.  
(NC)

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**117 OTHERS, RECEIVED TO DATE**

No plans had been received for consideration after publication of the agenda.

**118 REPORTED CONCERNS**

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

**119 NEIGHBOURHOOD PLAN**

RESOLVED: That this item be deferred, and the Neighbourhood Plan brief distributed to all committee members for discussion when the committee's business allows.  
(NC)

The Meeting closed at : 8.06pm \_\_\_\_\_

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Barnstaple Town Council