

## Barnstaple Town Council

### Planning and Transportation Committee

#### **MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 29TH SEPTEMBER 2016 at 7.00pm in the Main Hall, The Castle Centre, 25 Castle Street, Barnstaple.**

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

Also in Attendance :- W Austin, Town Clerk

#### **34 APOLOGIES**

Apologies were received from Councillors F Vernon, I Roome and L Dawson.

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

Councillor 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.

#### **36 MINUTES**

RESOLVED: That the minutes of the meeting held on 1st September 2016 be approved as a correct record and signed by the Chairman.  
(NC)

#### **37 DEPOSITED PLANS**

37- 1	61119	Plot Ref :-	Type :- Full
	Applicant Name :- Mr Tom Biddle		Date Received :-19-09-2016
	Location :- Larkbear		Date Returned :-04-10-2016
	Tawstock		
	Barnstaple		
	EX2 7LD		

Proposal : Erection of 244 dwellings, access of Old Torrington Road & associated works.

Observations : RECOMMENDS: Refusal due to:

- The resulting pressure on health services, particularly in light of current proposed service reductions;
- The unacceptable impact of the development on the surrounding highway, which will add to existing under-capacity;
- The impact on traffic on Sticklepath Hill, on access to and from Petroc College, and on bus services;
- The addition of an estimated 2,000 additional traffic movements daily arising from residential development, plus school traffic;
- The poor design and layout of the residential development, which should not be in straight rows of an unsuitable design;

- The inadequate access to and from the development;
  - The need to remove the Shorelands roundabout and to upgrade the Top of Town roundabout prior to any development in this area; and
  - The need to provide for adequate infrastructure prior to the delivery of additional housing.
- (NC)
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37- 2 61417 Plot Ref :- Type :- Full  
Applicant Name :- Ms Nicola Rickford Date Received :-19-09-2016  
Location :- Lidl Date Returned :-04-10-2016  
Old Station Road  
Barnstaple  
EX32 8PB

Proposal : Advert application for siting of 1 illuminated 7.5m totem pole  
Observations : RECOMMENDS: Approval, subject to the sign being closer to the entrance at Old Station Road, that the sign is reduced in height, and that illumination is only during store opening hours.  
(4, 1abs)

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37- 3 61571 Plot Ref :- Type :- Full  
Applicant Name :- Mr K Stimpson Date Received :-07-09-2016  
Location :- 13 Date Returned :-04-10-2016  
Priory Gardens  
Barnstaple  
EX31 1PT

Proposal : Erection of garage.  
Observations : RECOMMENDS: Approval, subject to comments from neighbours.  
(NC)

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37- 4 61580 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Jenkinson Date Received :-02-09-2016  
Location :- 1 Date Returned :-04-10-2016  
Foxglove Close  
Barnstaple  
EX32 8RE

Proposal : Conversion of garage to form additional living accommodation, conversion of car port to form garage & creation of additional car parking space  
Observations : RECOMMENDS: Approval of conversion of garage to kitchen/diner, but refusal of change of carport to garage, as this removes the open aspect. The Town Council would prefer to the existing drive and car port used as access to the new external parking space.

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(NC)

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37- 5 61722 Plot Ref :- Type :- Listed  
Applicant Name :- Mr Mark West Date Received :-01-09-2016  
Location :- 87 The Riser Date Returned :-04-10-2016  
Boutport Street  
Barnstaple  
EX31 1SR

Proposal : Listed building application for siting of externally illuminated fascia sign & 3 externally illuminated hanging signs together with 4 fascia poster frames/ chalkboards

Observations : RECOMMENDS: Approval, subject to the exterior of the property being brought back to a good standard, particularly the Church Walk elevation.  
(NC)

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37- 6 61757 Plot Ref :- Type :- Full  
Applicant Name :- Ms Judi Scholey Date Received :-15-09-2016  
Location :- Asda Stores Ltd Date Returned :-04-10-2016  
Anchorwood Bank  
Sticklepath  
EX31 2AA

Proposal : Amendment of previously approved (planning permission 29837) petrol filling station design to incorporate a manned kiosk.

Observations : RECOMMENDS: Approval.  
(NC)

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37- 7 61775 Plot Ref :- Type :- Listed  
Applicant Name :- Mrs J Howard Date Received :-23-09-2016  
Location :- 10 Date Returned :-04-10-2016  
Boutport Street  
Barnstaple  
EX31 1RJ

Proposal : Listed building application for extension to & conversion of dental practice with accommodation to form four flats ( amended plans & additional information to those approved by listed building consent 60202)

Observations : RECOMMENDS: Refusal of permission for boundary fence. The fence was only ever intended to obscure a construction site. If the Plannign Authority is minded to approve, there should be a three-year time limit.  
(NC)  
RECOMMENDS: Approval of garden room subject to a three-year time limit, and conditions requiring that the structure is properly

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maintained and removed if the current occupant leaves the property.  
(NC)

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37- 8 617901 Plot Ref :- Type :- Full  
Applicant Name :- Mrs Titmus Date Received :-15-09-2016  
Location :- 4 Date Returned :-04-10-2016  
Woodland Close  
Barnstaple  
EX32 0EG

Proposal : Application for consent for work to trees covered by a tree preservation order in respect of removal or ne oak tree

Observations : RECOMMENDS: Refusal. The documentation for this application is incomplete as it does not provide an expert report justifying the request to fell the tree. This is a requirement stated on the application form. In addition, the tree pre-dates the surrounding houses, and every effort should be made to retain it.  
(NC)

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37- 9 61791 Plot Ref :- Type :- Listed  
Applicant Name :- Mr Bill Harwood Date Received :-27-09-2016  
Location :- 11A Date Returned :-04-10-2016  
Litchdon Street  
Barnstaple  
EX32 8ND

Proposal : Listed building for internal alterations to form a disabled toilet, entrance lobby & first floor flat

Observations : RECOMMENDS: Approval, subject to the comments of the Conservation Officer.  
(NC)

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37- 10 61793 Plot Ref :- Type :- Listed  
Applicant Name :- Mr Bill Harwood Date Received :-26-09-2016  
Location :- 11A Date Returned :-04-10-2016  
Litchdon Street  
Barnstaple  
EX32 8ND

Proposal : Listed building application for internal alterations to form a first floor flat, including fire separation of staircase on ground floor

Observations : RECOMMENDS: Approval, subject to the comments of the Conservation Officer.  
(NC)

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No concerns were reported to the committee.

**39 NORTH DEVON AND TORRIDGE TRAVELLER SITE ALLOCATIONS DPD**

Members considered a consultation document in respect of the scope of a potential Traveller Site Allocations Development Plan Document, and

RESOLVED: That this item be deferred.  
(NC)

The Meeting closed at : 8.33pm

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

On behalf of :- Barnstaple Town Council