

## Barnstaple Town Council

### Planning and Transportation Committee

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

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

Also in Attendance :- W Austin, Town Clerk  
140 members of the public  
1 representative of the press

#### **93 PUBLIC PARTICIPATION**

Ms B Snowden addressed councillors regarding application 62524. She objected to the application on the grounds of unacceptable impact on local highways, the special nature of the land, the impact on the adjacent Site of Special Scientific Interest, the land use impact, and the absence of a housing designation for the site in the current and emerging Local Plans. She considered this to be a speculative application taking advantage of the fact that a five-year land supply had not been identified in the Local Plan. She concluded that the application should be refused.

Mr C Woolpit further addressed councillors regarding application 62524. He considered the wildlife corridor to be of importance, and that the proposed development would lead to a loss of habitat along with noise and light pollution, all of which would adversely affect local wildlife. He also considered that the community use of the land was such that it should be left as agricultural land and the application should be refused.

Mr M Kemp also addressed councillors regarding application 62524. He had made a film called 'The Magic of Manning's Pit' as he had wanted to give life to the views of local residents. He said that the application was not for development of land off Windsor Road as stated in the application, but for development of Manning's Pit. A petition had been signed by many, including local politicians and celebrities. He said that the land was part of the health and welfare of the community, and that the landowner Summix was not a developer but a property speculator who was simply looking to make money from sale of the land with permission for development. He said that the community should have the right to say 'enough is enough' in terms of development, and urged councillors to recommend refusal.

#### **94 APOLOGIES**

No apologies for absence were received.

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

Cllr Mrs J Hunt and Cllr I Roome, as District Councillors, have 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.

Cllr F Vernon declared a Disclosable Pecuniary Interest in planning application 62562, as relative of the agent for the application.

Cllr Mrs J Hunt declared a personal interest in planning application 62612, as an acquaintance of the applicant.

## **96 MINUTES**

RESOLVED: That the minutes of the meeting held on 9th February 2017 be approved as a correct record and signed by the Chairman.  
(NC)

## **97 FRAMPTON TOWN PLANNING LTD**

Ms L Steele of Frampton Town Planning Ltd addressed councillors regarding planning application 62524, representing the agent for the application. She advised that she was working on behalf of the landowner of the application site, Summix (Barnstaple) Developments LLP.

Ms Steele delivered a presentation as shown at Appendix 1 to these minutes, and summarised the application and supporting documents.

Ms Steele advised the committee that although Summix was the applicant, they would seek to sell on the site to a developer.

Councillors questioned Ms Steele on the following:

1. The affordability of the proposed affordable housing. Ms Steele advised that the Planning Authority would give the applicant guidance on this.
2. Where foul water would pump to. Ms Steele advised that she would need to check this as she was not aware.
3. Why the traffic movement figures in the application were flawed and underestimated the actual traffic flows that would arise from the development. Ms Steele said these had been modelled by consultants.
4. Whether the applicant had considered the vehicular 'rat runs' that would arise from the proposed development in an area already over its vehicular capacity. Ms Steele said this was being looked at.
5. Whether alternatives to access from Windsor Road had been considered. Ms Steele said that there had been discussion regarding a possible access from the neighbouring Barratt development.

Councillors also commented to Ms Steele on the flood risk arising from the development, and the potential impact on local schools.

Cllr I Roome declared a personal interest in application 62524 at this point, as a governor at Pilton Community College and at Pathfield School.

Cllr S Upcott declared a personal interest in application 62524 at this point, as a governor at Pilton Bluecoats School.

The Chairman thanked Ms Steele for her presentation.

RESOLVED: That planning application 62524 be considered as the next item of



98- 3 62470 Plot Ref :- Type :- Listed  
Applicant Name :- Ms Rebecca Chappell Date Received :-16/02/2017  
Location :- 98 Date Returned :-07/03/2017  
Newport Road  
Barnstaple  
EX32 9BA

Proposal : Listed building consent for partial removal of wall & insertion of gate  
Observations : RECOMMENDS: Approval, subject to the restoration of the  
remaining listed wall.  
(6, 1 against)

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98- 4 62500 Plot Ref :- Type :- Full  
Applicant Name :- Dixons Carphone Group PLC Date Received :-09/02/2017  
Location :- PC world Barnstaple Retail Date Returned :-07/03/2017  
Par  
Station Road  
Barnstaple  
EX31 2BP

Proposal : Instillation of fire exit door & external fire escape  
Observations : Cllr Upcott declared a personal interest in this application as his  
son is employed by Dixons Carphone Group plc, although not in the  
locality.  
  
RECOMMENDS: Approval.  
(NC)

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98- 5 62520 Plot Ref :- Type :- Full  
Applicant Name :- Mr & Mrs Ashford Date Received :-09/02/2017  
Location :- Little Wood Date Returned :-07/03/2017  
Higher Raleigh Road  
Barnstaple  
EX31 4JA

Proposal : Erection of a dwelling & garage together with a garden shed  
Observations : RECOMMENDS: Approval.  
(7, 1 against)

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98- 6 62524 Plot Ref :- Type :- Outline  
Applicant Name :- Mr R Brown Date Received :-17/02/2017  
Location :- Land at Windosr Road Date Returned :-07/03/2017  
Barnstaple  
EX31 4AG

Proposal : OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED EXCEPT ACCESS) FOR A RESIDENTIAL DEVELOPMENT FOR UP TO 41 DWELLINGS, PUBLIC OPEN SPACE & ASSOCIATED INFRASTRUCTURE

Observations : RECOMMENDS: Refusal on the following grounds:

1. Unacceptable impact on the local highway, in particular the increase in traffic which has been underestimated by the applicant, the inadequate design of the proposed access, and the impact on the road structure;
2. The impact of the proposed development on local infrastructure generally, including schools and health services;
3. The increased flood risk arising from the development, in particular the risk of run-off at Bradiford and the consequential impact on other areas;
4. The unacceptable impact of the proposed development on the SSSI adjacent to the application site;
5. The critical drainage problems which will arise from the proposed development;
6. The environmental impact of the proposed development and the increase in traffic on local wildlife;
7. The exceptional community value of the application site, and of the surrounding area which will be adversely affected by the proposed development; and
8. The proposal to develop on a green field site not allocated for housing use in the current or emerging Local Plan, when alternative brown field sites remain available.

Barnstaple Town Council urges the Planning Authority to carry out its own assessments of these impacts and not to rely on those of the applicant.

If the Planning Authority is minded to approve the application, this should be conditional on the remaining pasture land being kept and protected as public open space in perpetuity.

(NC)

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98- 7 62531

Plot Ref :-

Type :- Full

Applicant Name :- P.R Brend & Sons (Hoteliers)

Date Received :-20/02/2017

Location :- Taw Ford  
Victoria Road  
Barnstaple  
EX32 8NP

Date Returned :-07/03/2017

Proposal : siting of one internally illuminated pylon sign (A), six non-illuminated parking signs (C, D &F), one internally illuminated entrance sign (E), & two internally illuminated fascia signs (H & I)

Observations : RECOMMENDS as follows:

- Sign A - refusal. The sign should be non-illuminated if approved.  
(5, 1 against, 2 abs)  
Sign B - approval. (NC)  
Sign C - approval. (NC)  
Sign D - approval. (NC)

Sign E - refusal. The sign should be non-illuminated if approved.  
(5, 1 against, 2 abs)  
Sign F - refusal. (NC)  
Sign G - refusal, as this represents overintensive development. (6,  
1 against, 1 abs)  
Sign H - approval. (NC)  
Sign I - refusal. The sign should be non-illuminated if approved, but  
if illumination is approved thsi should be during opening hours only.  
(5, 1 against, 2 abs)

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98- 8 62532 Plot Ref :- Type :- Listed  
Applicant Name :- Mr David Gildon Date Received :-09/02/2017  
Location :- Natwest Date Returned :-07/03/2017  
Truly Street  
Barnstaple  
EX31 1DH

Proposal : Listed building consent for internal & external repairs to building  
Observations : RECOMMENDS: Approval.  
(NC)

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98- 9 62534 Plot Ref :- Type :- Full  
Applicant Name :- Mr Hughes Date Received :-15/02/2017  
Location :- 20 Date Returned :-07/03/2017  
Litchdon Street  
Barnstaple  
EX32 8ND

Proposal : Change of use from a2 financial and professional with first floor flat  
c3 to use as one dwelling c3  
Observations : RECOMMENDS: Approval.  
(NC)

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98- 10 62535 Plot Ref :- Type :- Listed  
Applicant Name :- Mr Hughes Date Received :-15/02/2017  
Location :- 20 Date Returned :-07/03/2017  
Litchdon Street  
Barnstaple  
EX32 8ND

Proposal : Listed building application change of use from a2 financial and  
professional with first floor flat c3 to use as one dwelling c3  
Observations : RECOMMENDS: Approval.  
(NC)

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98- 11 62542 Plot Ref :- Type :- Full  
Applicant Name :- Mr J Edwards Date Received :-16/02/2017  
Location :- Barnstaple Town Football Club Date Returned :-07/03/2017  
Mill Road  
Barnstaple  
EX31 1JQ

Proposal : Demolition of existing spectators stand & erection of three 50 person stands

Observations : RECOMMENDS: Approval.  
(NC)

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98- 12 62562 Plot Ref :- Type :- Outline  
Applicant Name :- Mr Tucker Date Received :-16/02/2017  
Location :- 18 Date Returned :-07/03/2017  
Greenbank Road  
Barnstaple  
EX32 8EG

Proposal : Outline application for erection of one dwelling with parking (all matters reserved except access)

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

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98- 13 62583 Plot Ref :- Type :- Full  
Applicant Name :- EE Head Office Date Received :-17/02/2017  
Location :- EE Date Returned :-02/03/2017  
High Street  
Barnstaple  
EX31 1BZ

Proposal : Advert application for the instillation of 1 fascia sign & 1 internally illuminated projection sign.

Observations : RECOMMENDS: Approval for the fascia sign subject to there being no illumination.  
(NC)

RECOMMENDS: Refusal for the protruding sign as this will be impacted by redevelopment works at the Green Lanes Shopping Centre and thus presents a safety hazard. The applicant is recommended to reapply when these works are completed.  
(NC)

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98- 14 62612 Plot Ref :- Type :- Full  
Applicant Name :- Mr N Brown Date Received :-23/02/2017  
Location :- 7 Date Returned :-07/03/2017  
Campion Drive  
Barnstaple  
EX32 8RB

Proposal : Application for consent for works to trees covered by a tree preservation order in respect of coppicing of two willow trees

Observations : \*\*\*Cllr Vernon left the meeting during consideration of this application\*\*\*

A proposal to recommend refusal on the grounds that the trees were not on the applicant's property, that the site was within the Whiddon Valley forested area, and that no arboriculturalist's report had been included, was not seconded and so was not voted on.

RECOMMENDS: Approval, subject to the comments of the Tree Officer.  
(6, 1 against)

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98- 15 62633 Plot Ref :- Type :- Listed  
Applicant Name :- Everything Everywhere Date Received :-28/02/2017  
Location :- 38 EE Date Returned :-02/03/2017  
High Street  
Barnstaple  
EX31 1BZ

Proposal : Listed building project for the installation of 1 fascia sign & 1 internally illuminated projection sign

Observations : RECOMMENDS: Approval for the fascia sign subject to there being no illumination.  
(NC)

RECOMMENDS: Refusal for the protruding sign as this will be impacted by redevelopment works at the Green Lanes Shopping Centre and thus presents a safety hazard. The applicant is recommended to reapply when these works are completed.  
(NC)

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98- 16 DCC/3946 Plot Ref :- Type :- Full  
Applicant Name :- Devonshire Homes Date Received :-23/02/2017  
Location :- C/O Agent Date Returned :-07/03/2017

Proposal : Land raising with top soil and sub soil arising from the adjoining field (consented for 42 dwellings) - Retrospective

Observations : RECOMMENDS: Approval, although the Town Council is

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concerned that retrospective permission has been required in this case.  
(7, 1 against)

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**99 RIVER TAW CYCLE/FOOT BRIDGE**

RESOLVED: That this item be deferred to the next meeting.  
(NC)

**991 REPORTED CONCERNS**

Cllr Mrs Hunt reported that the pavement and road surface at Mermaid Walk were both now dangerous. The Clerk agreed to advise the County Council accordingly.

The Meeting closed at : 9.23pm

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

On behalf of :- Barnstaple Town Council