

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 3RD NOVEMBER 2016 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor I Roome
Councillor C Haywood
Councillor L Dawson (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

40 APOLOGIES

Apologies were received from Councillors F Vernon and Mrs J Hunt.

41 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.

Cllr S Upcott and Cllr C Haywood declared disclosable pecuniary interests in agenda item 4, application 61963, as trustees to the applicant organisation, the Bridge Trust.

Cllr L Dawson declared a discosable pecuniary interest in agenda item 4, application 61876, as a relative of an employee of a contractor to the applicant.

42 MINUTES

RESOLVED: That the minutes of the meeting held on 29th September 2016 be approved as a correct record and signed by the Chairman.
(3, 2abs)

A discussion followed regarding the cancellation of the previous meeting, highlighting issues that arose from the decision.

43 DEPOSITED PLANS

43- 1	61665	Plot Ref :-	Type :- Full
	Applicant Name :- Mr G Rolfe		Date Received :-03/10/2016
	Location :- 29		Date Returned :-03/11/2016
	Fairacre Avenue		
	Barnstaple		
	EX32 9DF		

Proposal : Extension to dwelling

Observations : The Clerk reported that this application had already been approved by the Planning Authority, and that no comment was required.

43- 2 61744 Plot Ref :- Type :- Full
Applicant Name :- Rev Simon May Date Received :-03/10/2016
Location :- PCC of Holy Trinity Church Date Returned :-03/11/2016
Holy Trinity Hall
Barbican Lane
EX32 9HG

Proposal : Retrospective application for the formation of a dementia garden including construction of buttresses, widening & levelling of paths raised planters & low decking

Observations : RECOMMENDS: Approval (NC)

43- 3 61778 Plot Ref :- Type :- Full
Applicant Name :- Mr Andrew Owen Date Received :-06/10/2016
Location :- 43 Victoria Street Date Returned :-03/11/2016
Newport
Barnstaple
EX32 9JD

Proposal : Extension & alterations to dwelling & conversion of loft space to form additional living accommodation

Observations : RECOMMENDS: Approval, subject to neighbour comments. (NC)

43- 4 61796 Plot Ref :- Type :- Full
Applicant Name :- Mr G Thomas Date Received :-03/10/2016
Location :- 63 Date Returned :-03/11/2016
High Street
Barnstaple
EX31 1JB

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

Observations : RECOMMENDS: Approval. (3, 1abs)

43- 5 61801 Plot Ref :- Type :- Full
Applicant Name :- Alspath Properties Date Received :-20/10/2016
Location :- 60 Boutport Street Date Returned :-03/11/2016
Boutport Street
Barnstaple
EX1 1SH

Proposal : Extension to building to form new staircase
Observations : RECOMMENDS: Approval
(NC)

43- 6 61831 Plot Ref :- Type :- Full
Applicant Name :- Mr Patrick Blackburn Date Received :-03/10/2016
Location :- 73 Date Returned :-03/11/2016
Cargo
High Street
EX31 1HX

Proposal : Siting of one internally illuminated fascia sign & one internally illuminated projecting sign
Observations : The Clerk reported that this application had already been approved by the Planning Authority, and that no comment was required.
RESOLVED: That the decision of the Planning Authority be noted.
(NC)

43- 7 61835 Plot Ref :- Type :- Full
Applicant Name :- Mr Lambert Date Received :-03/10/2016
Location :- A4 Apparel Ltd Date Returned :-03/11/2016
A4 Apparel Ltd
Upcott Avenue
EX31 1HN

Proposal : Extension to commercial unit
Observations : The Clerk reported that this application had already been approved by the Planning Authority, and that no comment was required.

43- 8 61841 Plot Ref :- Type :- Full
Applicant Name :- Mrs Donna Warlow Date Received :-03/10/2016
Location :- North Devon Hospice Date Returned :-03/11/2016
Deer Park
Barnstaple
EX32 0HU

Proposal : Siting of non-illuminated mounted sign
Observations : RECOMMENDS: Refusal. The development is over-intensive and not in keeping.
(NC)

43- 9 61853 Plot Ref :- Type :- Full
Applicant Name :- Mr Tim Downer Date Received :-06/10/2016
Location :- Westerly BMW Date Returned :-03/11/2016
Howard Avenue
Barnstaple
EX32 8QA

Proposal : Siting of replacement signage - one internally illuminated fascia sign & two internally illuminated projecting signs

Observations : Cllr Roome declared a personal interest in this application as he was in the process of purchasing a vehicle from the applicant company.

A proposal to refuse part of the application was not seconded.

RECOMMENDS: Approval.
(3, 1 against)

Cllr Upcott requested that the Council's policy on signage be placed on the next agenda for review.

43- 10 61854 Plot Ref :- Type :- Full
Applicant Name :- CG &SI Properties Date Received :-07/10/2016
Location :- 27 Date Returned :-03/11/2016
Sticklepath Terrace
Barnstaple
EX31 2AY

Proposal : Conversion of basement to form one flat

Observations : RECOMMENDS: Refusal due to flood risk and inadequate parking.
(3, 1 against)

Cllr Upcott commented that the Chairman's blanket refusal of this and other applications in his area prevented discussion on applications, and requested that this comment be minuted.

43- 11 61862 Plot Ref :- Type :- Full
Applicant Name :- Mr Nigel Collins Date Received :-07/10/2016
Location :- 57 Chanters Hill Date Returned :-03/11/2016
Barnstaple
Devon
EX32 8DW

Proposal : Extension to & conversion of garage to form additional living accommodation

Observations : RECOMMENDS: Approval.
(NC)

be improved before any such application is approved.
(NC)

43- 14 61923 Plot Ref :- Type :- Advert
Applicant Name :- Poundworld Retail ltd Date Received :-20/10/2016
Location :- Store 21 Date Returned :-03/11/2016
60 Boutport Street
Barnstaple
EX31 1SH

Proposal : Siting of 1 externally illuminated fascia sign & 1 internally illuminated projection sign.

Observations : RECOMMENDS: Approval for the main PoundWorld sign and the projecting sign, and refusal for the vinyl window infills.
(NC)

43- 15 61943 Plot Ref :- Type :- Full
Applicant Name :- Mr P Gahan Date Received :-20/10/2016
Location :- 2 Riddell Avenue Date Returned :-03/11/2016
Riddell Avenue
Barnstaple
EX32 7AG

Proposal : Conversion of loft together with insertion of two dormer windows to form additional living accommodation & erection of replacment garage.

Observations : RECOMMENDS: Approval, subject to neighbour comments.
(NC)

43- 16 61963 Plot Ref :- Type :- Listed
Applicant Name :- The Bridge Chambers Date Received :-20/10/2016
Location :- 113 Boutport Street Date Returned :-03/11/2016
Boutport Street
Barnstaple
EX31 1TD

Proposal : Listed Building application for alterations to & conversion of building to form 6 flats.

Observations : ***Cllrs Upcott and Roome left the meeting during consideration of this application***

RECOMMENDS: Approval subject to:
i. the views of the Conservation Officer,NDC
ii. the provision of an appropriate fire escape/exit.
(NC)

Cllrs Upcott and Roome returned to the meeting at this point

43- 17 61985 Plot Ref :- Type :- Tree Conse
Applicant Name :- Mr Andrew Molton Date Received :-21/10/2016
Location :- Whiddon Valley Comm Date Returned :-03/11/2016
Woodland
Whiddon Valley
Barnstaple
XXXX XXXX

Proposal : Application for consent for works to trees covered by a tree preservation order in respect of coppicing, crown lifting & selective branch reduction of various trees.

Observations : RECOMMENDS: Approval for all works except the removal the the red oak as this is unjustified and no supporting evidence has been provided for removal of a tree covered by a TPO.
(NC)

44 REPORTED CONCERNS

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

45 NORTH DEVON AND TORRIDGE TRAVELLER SITE ALLOCATIONS DPD

Members considered a draft response to a consultation, and

RESOLVED to respond as follows:

Will the proposed scope and content of the DPD address the planning needs of the Traveller communities?

The DPD should consider how any proposed traveller sites link with provision of sites in neighbouring districts so as to co-ordinate provision across a wider geographical area.

Infrastructure requirements should be more clearly defined in relation to the traveller community, and the DPD should make clear how provision will ensure that the traveller community can access local services such as refuse collection.

The DPD must consider how provision can contribute to reducing the risk of unauthorised traveller encampments.

Is there anything else that you think the DPD should cover?

The DPD should include specific provision for travelling showpeople associated with Barnstaple Fair. The Fair is a significant event in the town's civic calendar and makes a significant contribution to the local economy. Without such specific provision, the viability of the event may be adversely affected.

The DPD should also consider the impact of the possible relocation of the funfair element of Barnstaple Fair from its current site at Seven Brethren. Accommodation near to the funfair site is a necessary aspect of the viability of the funfair.

Is there anything proposed that you think should not be included?

No.

Are there any other specific areas of concern of which we should be aware?

Tensions between resident communities and travellers are a matter for concern. Whether planning policy can influence this in a positive way over and above the suggestions made above is not clear, but the DPD should consider this issue.

Are there any specific locations or areas of northern Devon that would be suitable for traveller site and pitch provision?

The Town Council does not consider that are any suitable sites within the Barnstaple parish boundary.
(3, 1against)

The Meeting closed at : 8.22pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council