

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 30TH MARCH 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- W Austin, Town Clerk

108 APOLOGIES

Apologies for absence were received from Cllr I Roome.

109 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr Mrs J Hunt, as 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.

110 MINUTES

RESOLVED: That the minutes of the meeting held on 16th March 2017 be approved as a correct record and signed by the Chairman.
(5, 1abs)

111 DEPOSITED PLANS

- | | | | |
|--------|---|-------------|----------------------------|
| 111- 1 | 62539 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr P Knight | | Date Received :-27/03/2017 |
| | Location :- Newport Community School
Landkey Road
Barnstaple
EX32 9BW | | Date Returned :-30/03/2017 |
| | Proposal : Erection of bicycle shelter at Newport Community School Primary Academy. | | |
| | Observations : RECOMMENDS: Approval.
(NC) | | |
| <hr/> | | | |
| 111- 2 | 62710 | Plot Ref :- | Type :- Full |
| | Applicant Name :- Mr Trevor Mackdown | | Date Received :-23/03/2017 |
| | Location :- Canda
Westfield Avenue | | Date Returned :-30/03/2017 |

Sticklepath
EX31 2DY

Proposal : Extension to store building to form garage
Observations : RECOMMENDS: Approval.
(NC)

111- 3 62736 Plot Ref :- Type :- Outline
Applicant Name :- Summix (Barnstaple Development Date Received :-20/03/2017
Location :- Land off Westaway Plain Date Returned :-30/03/2017
West Of Young Drivwe
Barnstaple
EX31 1RU

Proposal : Outline application for a residential development of up to 43 dwellings, public open space and associated infrastructure. All matters reserved save for access.

Observations : RECOMMENDS: Refusal. General infrastructure provision, and in particular the highway infrastructure, is inadequate for development in this area. The proposed development overlooks existing properties inappropriately, particularly those on Wordsworth Avenue. The access land and junction are not wide enough for the expected additional trips. Westaway Plain does not have the capacity for the additional trips and is prone to flooding. There would be an unacceptable impact from the development on traffic flows to and from North Road, and on the nearby listed Pilton Causeway and Mermaid Walk. There would also be an unacceptable risk of impact on vehicular access to North Devon Hospital, with a potential for delayed access to Accident & Emergency. The proximity of the proposed access road to the neighbouring Youings Drive junction is unacceptable. The drainage arrangements are also unsatisfactory.

111- 4 62740 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Burgun Date Received :-17/03/2017
Location :- White Haven Date Returned :-30/03/2017
Park Lane
Barnstaple
EX32 9AL

Proposal : Raising of extension roof to provide additional accommodation & replacement of roadside wall with stone wall & timber fence

Observations : RECOMMENDS: Refusal. This proposed development is over-intensive, detrimental to the Conservation Area, and impacts on

neighbour amenity, especially the property 'Blandford'.

If the District Council is minded to approve the application, there should be conditions (i) that the extension remains part of the main residence, and that any proposal to form a separate residence should be the subject of a separate planning application, and (ii) that the windows to the first floor of the extension at the front should be one third narrower and in keeping with the design of the existing main residence.

(NC)

112 REPORTED CONCERNS

Cllr Williams reported that Maiden Street traders had indicated a preference for a no traffic zone in their discussions with him.

Cllr Upcott advised that there was currently no restriction and that this would be a matter for County Councillor Greenslade to take up.

The Meeting closed at : 7.30pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council