

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 4th FEBRUARY 2016 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- W Austin, Town Clerk
Jade Wong, Montagu Evans
Maria Newstrom, Haskoll
Simon West, Rokspring

132 To receive Apologies for Absence

As recorded on the attendance sheet apologies were received from Councillors Mrs V Elkins, M Kennaugh and Mrs A Dawson.

133 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

The Chairman reported that application 60326 had been withdrawn.

The following declarations of interests had been entered on the reverse of the attendance sheet: -

Councillor Mrs J Hunt as Member of North Devon Council has a dispensation under S.O.64 to discuss and vote on all items on the agenda.

Councillor Rennles declared a personal in application 60578 as he is related to the owner of a neighbouring property.

134 MINUTES

RESOLVED that the minutes of the meeting held on 21st January 2016 be approved as a correct record and signed by the Chairman.
(NC)

135 PLANNING APPLICATION 60414/60415

Jade Wong of Montagu Evans (application agent), Maria Newstrom of Haskoll (architect) and Simon West (Rokspring) presented to members on the application details. They explained that existing retailers at Green Lanes Shopping Centre had been anxious to see improvements to the design. The proposals provided for an outdoor street look, improvements to the entrance and the Joy Street elevation, and an enhanced shopping environment. The business model for change had been retailer-led and there was potential for sustainable growth if investment in improvements was made.

The Clerk advised that when the application had been considered previously, not all of the documentation had been provided due to an omission by the District Council on its planning application website. This could be a rationale for a revised comment should members wish.

Members asked a range of questions about the proposals.

RECOMMENDATION: Approval
(NC)

136 DEPOSITED PLANS

136- 1 60414 Plot Ref :- Type :- Full
Applicant Name :- Greenlanes Jersey PUT Date Received :-23/12/2015
Location :- Green Lanes Shopping Centre Date Returned :-08/02/2016
Green Lanes Shopping Centre
Barnstaple
EX31 1UL

Proposal : Alterations to South West entrance, change of use of Units 19 & 20 to form café with outdoor seating area at Green Lanes Shopping Centre, Barnstaple

Observations : Revised comment 4th February 2016: RECOMMENDS: Approval (NC)

Original Comment 7th January 2016: RECOMMENDS: Refusal. The proposed changes will be detrimental to the character of the High Street, the conservation area, and the neighbouring listed building. The frontage to the left of the existing development is of good design, and replacement with a blank wall will be out of keeping and detrimental in terms of design and amenity.
(4,1,1 abs)

136- 2 60415 Plot Ref :- Type :- Listed
Applicant Name :- Greenlanes Jersey PUT Date Received :-23/12/2015
Location :- Green Lanes Shopping Centre Date Returned :-08/02/2016
Green Lanes Shopping Centre
Barnstaple
EX31 1UL

Proposal : Listed building application for alterations to South West entrance, change of use of Units 19 & 20 to form café with outdoor seating area at Green Lanes Shopping Centre, Barnstaple

Observations : Revised comment 4th February 2016: RECOMMENDS: Approval (NC)

Original Comment 7th January 2016: RECOMMENDS: Refusal. The proposed changes will be detrimental to the character of the High Street, the conservation area, and the neighbouring listed building. The frontage to the left of the existing development is of good design, and replacement with a blank wall will be out of keeping and detrimental in terms of design and amenity.

136- 3 60536 Plot Ref :- Type :- Full
Applicant Name :- Ms C Wood Date Received :-27/01/2016
Location :- 44 Maer Top Way Date Returned :-21/01/2016
Barnstaple
Devon
EX31 1RZ

Proposal : Extension to Dwelling 13/1/16
Amended Plans for Extension to dwelling 27/1/16

Observations : RECOMMENDATION: Approval, with a condition that the footway is kept open and clear during the period of works to the property.
(NC)

Original comment 21 January 2016: RECOMMENDATION: Defer consideration pending receipt of amended drawings.
(NC)

136- 4 60561 Plot Ref :- Type :- Full
Applicant Name :- Mr Linskill Date Received :-19/01/2016
Location :- 8 Bicton Street Date Returned :-
Barnstaple
Devon
EX32 7DY

Proposal : Extension to dwelling

Observations : RECOMMENDATION: Approval.
(NC)

136- 5 60570 Plot Ref :- Type :- Full
Applicant Name :- Chequers Estate Agents Ltd Date Received :-19/01/2016
Location :- 66-67 Boutport Street Date Returned :-08/02/2016
Barnstaple
Devon
EX31 1HG

Proposal : Siting of 1 illuminated aluminium cube design and 1 non-illuminated composite material fascia

Observations : RECOMMENDATION: Refusal. The proposals are detrimental to the listed building. The signs should be of wooden material to complement the design. The cube sign is too big and out of keeping with the street design. Illumination should not be used as this is a distraction and intrusive within a conservation area.
(NC)

136- 6 60571 Plot Ref :- Type :- Listed
Applicant Name :- Chequers Estate Agent Ltd Date Received :-19/01/2016
Location :- 66-67 Boutport Street Date Returned :-08/02/2016
Barnstaple
Devon
EX31 1HG

Proposal : Listed building consent for siting of 1 illuminated aluminium cube design sign and 1 non-illuminated composite material fascia

Observations : RECOMMENDATION: Refusal. The proposals are detrimental to the listed building. The signs should be of wooden material to complement the design. The cube sign is too big and out of keeping with the street design. Illumination should not be used as this is a distraction and intrusive within a conservation area.
(NC)

136- 7 60578 Plot Ref :- Type :- Full
Applicant Name :- Mr R Hooper Date Received :-21/01/2016
Location :- Bear Street Date Returned :-08/02/2016
Barnstaple
Devon
EX31 1RP

Proposal : Prior approval for change of use from office use (class B1(A)) to a dwellinghouse (class C3)

Observations : ***Cllr Rennles left the meeting at this point***

RECOMMENDATION: Approval.
(NC)

Cllr Rennles returned to the meeting at this point

136- 8 60587 Plot Ref :- Type :- Full
Applicant Name :- Mr Terry Field Date Received :-27/01/2016
Location :- Land at Cleave Close Date Returned :-08/02/2016
Sticklepath
Barnstaple
EX31 2DX

Proposal : Variation of condition 2 (approved plans) attached to planning permission 58139 for the erection of dwelling.

Observations : RECOMMENDATION: That the Planning Officer takes account of the views of neighbours in determining this application.
(NC)

Cllr Perkins-Beard left the meeting at this point

136- 9 60594

Plot Ref :-

Type :- Full

Applicant Name :- Mr & Mrs Neve

Date Received :-27/01/2016

Location :- The Fairways
Sunset Heights
Barnstaple
EX32 8DH

Date Returned :-08/02/2016

Proposal : Erection of dwelling.

Observations : RECOMMENDATION: Refusal. This is an over-intensive 'back yard' development. It is intrusive on the conservation area and overlooking of Bear Street and Hills View, and in particular nearby listed buildings. The design and layout are poor. The vehicular access will result in additional traffic on a narrow street.

The Town Council requests that the Conservation Officer reviews the existing boundary wall treatment in Hills View, as this is not sympathetic.

If the Planning Authority is minded to approve, the structural impact of the development on the boundary wall in Bear Street must be checked.

(NC)

137 REPORTED CONCERNS

Cllr Rennles reported that he intended to take a motion to Full Council regarding traffic management changes that were needed in the area of the ANchorwood Bank development.

Cllr Rennles also reported a concern that the Oliver Building access road was unlikely to be big enough to accommodate the likely use.

138 NEIGHBOURHOOD PLAN

A draft application to designate a Neighbourhood Area for the purposes of preparing a Neighbourhood Plan had been circulated with the agenda.

RESOLVED: That the draft application to designate a Neighbourhood Area be approved and submitted.

(NC)

The Meeting closed at : 8.38pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council