

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 5TH JANUARY 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 C Haywood
Councillor I Williams
Councillor L Dawson (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk
Alison Mills, Manager, Museum of Barnstaple and North
Devon

64 APOLOGIES

Apologies were received from Councillor Mrs J Hunt.

65 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr 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.

Cllrs S Upcott, F Vernon, I Roome, I Williams, L Dawson and A Rennles declared personal interests in agenda item 4, application 62277, as acquaintances of an employee of the applicant.

Cllr C Haywood declared a disclosable pecuniary interest in agenda item 4, application 62277, as a relative of an employee of the applicant, and would not participate or vote on this application.

66 MINUTES

RESOLVED: That the minutes of the meeting held on 15th December 2016 be approved as a correct record and signed by the Chairman.
(6, 1 abs)

67 DEPOSITED PLANS

RESOLVED: That application numbers 62191 and 62192 be considered before other applications on the agenda, and that Alison Mills be allowed to address the committee in respect of these applications.
(NC)

67- 1	59274	Plot Ref	Type :- Full
	Applicant Name	Mr J Kruth	Date Received :-22/12/2016
		:- Optimum House	Date Returned :-11/01/2017
		Victoria Street	

Barnstaple
EX32 9HT

Proposal : Extensions & alterations to office & warehouse to form six B1 units(amended description & plans)

Observations : RECOMMENDS: Approval, subject to the views of the Highway Authority.
(5, 1 against, 1 abs)

67- 2	61101	Plot Ref	Type :- Full
	Applicant Name	North Devon Karting	Date Received :-03/01/2017
	Address :-	Upcott Avenue Pottington Business Park Barnstaple EX31 1HN	Date Returned :-11/01/2017

Proposal : Change of use of reception building to storage (B8), office and light industrial (B1) together with alterations to karting track to accommodate new parking provisions (amended description).

Observations : RECOMMENDS: Approval.
(NC)

67- 3	62115	Plot Ref	Type :- Listed
	Applicant Name	Mrs Wendy Bingham	Date Received :-23/12/2016
	Address :-	79 Mitchell Cottage Pilton Street Barnstaple EX31 1PL	Date Returned :-11/01/2017

Proposal : Retrospective listed building application for replacement windows & doors

Observations : RECOMMENDS: Approval, subject to the use of wooden materials.
(NC)

67- 4	62148	Plot Ref	Type :- Full
	Applicant Name	Mr Roach	Date Received :-16/12/2016
	Address :-	Well Close/Hillside Goodleigh Road XXXX XXX	Date Returned :-11/01/2017

Proposal : Erection of 28 new dwelling, including a mixture of open market and affordable, with associated highways, landscaping and

drainage works

Observations : RECOMMENDS: Refusal, due to the impact on the landscape and the listed Tollgate Cottages, the inadequate supporting infrastructure, the ridge heights breaching 70 metres, and the previous refusal of a similar larger development in this area.
(5, 1 abs)

Cllr I Roome requested that his abstention be noted as he would be speaking on this application as a district councillor at North Devon District Council's Planning Committee.

67- 5	62191	Plot Ref	Type :- Full
Applicant Name	Ms Alison Mills		Date Received :-15/12/2016
	:- North Devon District Council		Date Returned :-11/01/2017
	Museum of Barnstaple		
	The Square		
	EX32 8LN		

Proposal : Two Storey extension, including alterations to existing building, demolition of covered service yard and partial demolition of boundary wall adjacent to the long bridge

Observations : Alison Mills, Manager of the Museum of Barnstaple and North Devon, presented the application to the committee, and answered questions relating to the design.

RECOMMENDS: Refusal. The North East elevation looking from The Square is devoid of features, looks like a plain brick wall and is too high, obscuring original features. This elevation is also out of keeping with the conservation area and the listed Athenaeum building, bridge, and clock tower. The proposed North West elevation has an unduly adverse impact on the listed building. The Town Council accepts and supports the principal of additional gallery and education space, and would welcome a further application addressing these concerns.
(Agreed - 4 for, 3 abstentions)

67- 6	62192	Plot Ref	Type :- Listed
Applicant Name	Alison Mills		Date Received :-15/12/2016
	:- North Devon District Council		Date Returned :-11/01/2017
	Museum of Barnstaple		
	The Square		
	EX31 8LN		

Proposal : Listed building consent for two storey extension, including alterations to existing building demolition of covered service yard and partial demolition of boundary wall adjacent

Observations : Alison Mills, Manager of the Museum of Barnstaple and North Devon, presented the application to the committee, and answered questions relating to the design.

RECOMMENDS: Refusal. The North East elevation looking from The Square is devoid of features, looks like a plain brick wall and is too high, obscuring original features. This elevation is also out of keeping with the conservation area and the listed Athenaeum building, bridge, and clock tower. The proposed North West elevation has an unduly adverse impact on the listed building. The Town Council accepts and supports the principal of additional gallery and education space, and would welcome a further application addressing these concerns.
(Agreed - 4 for, 3 abstentions)

67- 7 62277

Plot Ref

Type :- Full

Applicant Name McDonalds Restaurants Ltd

Date Received :-19/12/2016

:- McDonald's Restaurant
Old Station Road
Barnstaple
EX32 8PB

Date Returned :-11/01/2017

Proposal : Extensions & alterations to building & relocation of 5 parking bays

Observations : ***Cllr C Haywood left the meeting for the duration of discussion and voting on this application***

RECOMMENDS: Approval.
(NC)

Cllr C Haywood returned to the meeting at this point

67- 8 62279

Plot Ref

Type :- Full

Applicant Name Mr Richard Tauchmann

Date Received :-19/12/2016

:- Northfield Cottage
Northfield Lane
Barnstaple
EX31 1QD

Date Returned :-11/01/2017

Proposal : Erection of dwelling

Observations : RESOLVED: That this application and application 62280 be considered together.
(NC)

RECOMMENDS: Refusal. The proposed development is over-intensive, is not sympathetic to the neighbouring listed building, and has inadequate access arrangements.
(5, 1 abs)

67- 9 62280 Plot Ref Type :- Listed
Applicant Name Mr Richard Tauchmann Date Received :-19/12/2016
:- Northfield Cottage Date Returned :-11/01/2017
Northfield Lane
Barnstaple
EX31 1QD

Proposal : Listed building application for erection of dwelling

Observations : RECOMMENDS: Refusal. The proposed development is over-intensive, is not sympathetic to the neighbouring listed building, and has inadequate access arrangements.
(5, 1 abs)

67- 10 62285 Plot Ref Type :- Full
Applicant Name Mr & Mrs Callister Date Received :-22/12/2016
:- 22 Date Returned :-11/01/2017
Westacott Meadows
Barnstaple
EX32 8QX

Proposal : Extension to dwelling

Observations : RECOMMENDS: Approval.
(NC)

67- 11 62335 Plot Ref Type :- Full
Applicant Name Mr O'Brien Date Received :-03/01/2017
:- 1 Date Returned :-11/01/2017
Hawley Manor
Barnstaple
EX32 8AP

Proposal : Extension to dwelling

Observations : RECOMMENDS: Approval.
(5, 1 abs)

68 REPORTED CONCERNS

Cllr L Dawson reported that he had been advised of potholes and parking problems in Sunnybank.

RESOLVED: That the Clerk act on the reported concern.
(NC)

69 TRAFFIC ISSUES IN BARNSTAPLE

Cllr A Rennles outlined issues raised by the Leader of North Devon District Council in a report to the Full Town Council meeting on 12th December 2016:

1. Expected traffic delays arising from the Anchorwood Bank development;
2. The potential removal of daytime traffic restrictions in The Strand; and

3. The potential for the closure of Cross Street, High Street and Butchers Row between 09.00 and 16.00.

Following discussion, it was

RESOLVED: That this item be deferred to a future meeting.
(NC)

The Meeting closed at : 8.25pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council