

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 6TH JULY 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- W Austin, Town Clerk
Mr D Black and Mr S Hill, Devon County Council
One representative of the press (left after minute 21)

18 APOLOGIES

Apologies for absence were received from Cllrs F Vernon, I Roome, and C Perkins-Beard.

19 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.

20 MINUTES

RESOLVED: That the minutes of the meeting held on 22nd June 2017 be approved as a correct record and signed by the Chairman.
(4, 1abs)

RESOLVED: That agenda item 7 (North Devon Link Road) be brought forward for consideration as the next business of the committee.
(NC)

21 CONSULTATION ON NORTH DEVON LINK ROAD UPGRADE PROPOSALS

Mr D Black and Mr S Hill, officers of Devon County Council, presented to members on proposals to upgrade the North Devon Link Road between South Molton and Bideford. The proposals included junction improvements, new roundabouts, and areas of three and four lane carriageways. The proposals aimed to support the local economy, ease congestion, and improve safety.

Members questioned Mr Black and Mr Hill, and discussed the proposals, and considered whether more time might be needed to develop a final response to the current consultation, for which the deadline was 28th July 2017.

RESOLVED: That consideration of a response to the North Devon Link Road consultation be deferred to the next meeting of the committee.
(NC)

22 DEPOSITED PLANS

22- 1 63007 Plot Ref :- Type :- Full
Applicant Name :- Mrs H Fardon Date Received :-20/06/2017
Location :- Crestlyn Date Returned :-07/07/2017
Broadmead Bungalows
Barnstaple
EX32 9DB

Proposal : Erection of one dwelling

Observations : RECOMMENDS: Approval, subject to the investigation of preferred vehicular access off Broadmead Gardens rather than off St John's Lane.
(3, 2abs)

22- 2 63027 Plot Ref :- Type :- Listed
Applicant Name :- Mr Matthew Adams Date Received :-20/06/2017
Location :- 21 Date Returned :-07/07/2017
Joy Street
Barnstaple
EX31 1BS

Proposal : Retrospective listed building application for internal works

Observations : RECOMMENDS: Approval, subject to all future works being supported by listed building consent prior to any works being undertaken.
(NC)

22- 3 63155 Plot Ref :- Type :- Full
Applicant Name :- Mr Nick Williams Date Received :-22/06/2017
Location :- County Garage (Date Returned :-07/07/2017
Barnstaple)Ltd
Hollowtree Road
Barnstaple
EX32 8QZ

Proposal : Extension, alterations & refurbishment of garage along with associated works

Observations : A proposal to recommend approval subject to fire retardant cladding FELL. (2, 3 against)

RECOMMENDS: Approval, subject to the height of the cladding being reduced by 1.6m.
(3, 1 against, 1 abs)

22- 4 63219 Plot Ref :- Type :- Full
Applicant Name :- Mr Richard Teuchmann Date Received :-29/06/2017
Location :- Northfield Cottage Date Returned :-07/07/2017
Northfield Lane
Barnstaple
EX31 1QD

Proposal : Erection of timber fence & planting of laurel hedging to create boundary

Observations : RECOMMENDS: Refusal, due to the proximity of the proposed development to a listed building.
(2, 1 against, 2 abs)

22- 5 63240 Plot Ref :- Type :- Full
Applicant Name :- Mr Thorne Date Received :-22/06/2017
Location :- 36 Date Returned :-07/07/2017
Abbey Road
Barnstaple
EX31 1JT

Proposal : Conversion of garage, first floor extension and alterations

Observations : RECOMMENDS: Approval.
(NC)

22- 6 63246 Plot Ref :- Type :- Full
Applicant Name :- J Edwards-Spear Date Received :-23/06/2017
Location :- 5 Union Terrace Date Returned :-07/07/2017
Litchdon Street
Barnstaple
EX32 9AB

Proposal : Demolition of garage & conservatory to form garden with replacement of window to form doorway

Observations : RESOLVED: That application numbers 63246 and 63247 be considered concurrently.
(NC)

RECOMMENDS: Approval.
(4, 1 against)

22- 7 63247 Plot Ref :- Type :- Listed
Applicant Name :- J Edwards-Spear Date Received :-23/06/2017
Location :- 5 Union Terrace Date Returned :-07/07/2017
Litchdon Street

Barnstaple
EX32 9AB

Proposal : Listed building application for demolition of garage and conservatory to form garden with replacement of window to form doorway

Observations : RECOMMENDS: Approval.
(4, 1 against)

22- 8	63274	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr & Mrs Lerwill	Date Received :-26/06/2017
	Location :-	47 Cyprus Terrace Barnstaple EX32 9JF	Date Returned :-07/07/2017

Proposal : First floor extension to dwelling

Observations : RECOMMENDS: Approval.
(NC)

22- 9	63278	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Johnson	Date Received :-26/06/2017
	Location :-	31 Ashleigh Road Barnstaple EX32 8JY	Date Returned :-07/07/2017

Proposal : Extension to dwelling

Observations : RECOMMENDS: Approval, subject to the installation of a window instead of a Juliet balcony.
(NC)

22- 10	63281	Plot Ref :-	Type :- Listed
	Applicant Name :-	Mrs Julie Scott	Date Received :-26/06/2017
	Location :-	81 Pilton Street Barnstaple EX31 1PQ	Date Returned :-07/07/2017

Proposal : Listed building application for creation of first floor bathroom

Observations : RECOMMENDS: Approval, subject to the installation of a conservation-style rooflight.

(NC)

22- 11 63286 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Jones Date Received :-26/06/2017
Location :- 25 Date Returned :-07/07/2017
Rumsam Gardens
Barnstaple
EX32 9EY

Proposal : First storey extension to side of dwelling with juliet balcony

Observations : ***Cllr Mrs Hunt left the meeting at this point***

RECOMMENDS: Refusal. The proposed development is over-intensive and out of keeping. The cladding is inappropriate, as is the change in window emphasis, and the Juliet balcony is overlooking. If the Planning Authority is minded to approve the application, approval should be conditional upon the property remaining a single unit of occupation.

Cllr Mrs Hunt returned to the meeting at this point, after discussion of the proposal, and prior to voting

(3, 2abs)

22- 12 63298 Plot Ref :- Type :- Listed
Applicant Name :- Mr Mulligan Date Received :-29/06/2017
Location :- 22 Date Returned :-07/07/2017
Boutport Street
Barnstaple
EX31 1RP

Proposal : Listed building application in respect to alterations & refurbishment

Observations : RECOMMENDS: Approval.
(NC)

22- 13 63299 Plot Ref :- Type :- Listed
Applicant Name :- Mr Cooper Date Received :-29/06/2017
Location :- 56 Date Returned :-07/07/2017
Boutport Street
Barnstaple
EX31 1SH

Proposal : Listed building consent for creation of an internal opening

Observations : RECOMMENDS: Approval, subject to all works being to the satisfaction of the Conservation Officer.
(NC)

23 REPORTED CONCERNS

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

The Meeting closed at : 8.52pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council