

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 7th JANUARY 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 M Kennaugh
Councillor C Perkins-Beard
Councillor L Dawson
Councillor A Rennles (Vice-Chairman)

Also in Attendance :- W Austin, Town Clerk

118 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillor Mrs V Elkins and Mrs A Dawson.

119 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

The following dispensations and declarations of interest were received:

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

Councillor Mrs J Hunt also declared a personal interest in application DCC/3813/2015 as a user of the building to which the application related.

120 MINUTES

Subject to the correction of a spelling mistake to the word 'consideration' on the first page of the draft minutes it was

RESOLVED that the minutes of the meeting held on the 10th December 2015 be approved as a correct record and signed by the Chairman.

(3, 2abs)

121 DEPOSITED PLANS

121- 1	60056	Plot Ref :-	Type :- Full
	Applicant Name :-	E Liskova, Wainhomes(SW) Ltd.	Date Received :-24/12/2015
	Location :-	Land North of Goodleigh Road Barnstaple EX32 7JP	Date Returned :-08/01/2016

Proposal : Variation of conditions 2 (Approved Plans) & 11 (Code for Sustainable Homes) attached to planning permission 55640 - erection of 51 dwellings together with associated roads, sewers, landscaping, parking, garages & other associated works - to re-

plan plots 3, 6 -15, 17-21, 30-37 (amended description & plans)

Original application received 7 October 2015: Re-plan of Plots 3,12-15,17-18,30-33 approved by planning permission 55640 (Amended description)

Original recommendation: Approval (NC), 23 October 2015

Observations : RECOMMENDS: Approval, with a concern at the repeated amendments to applications and a preference that no further amendments are made.
(NC)

121- 2	60326	Plot Ref :-	Type :- Full
	Applicant Name :-	Cynergin Projects Ltd	Date Received :-17/12/2015
	Location :-	North Devon District Hospital Raleigh Park Barnstaple EX31 4JB North Devon District Hospital Raleigh Park Barnstaple EX31 4JB	Date Returned :-07/01/2016

Proposal : Prior approval for the installation of solar voltaic equipment on roof.

Observations : The Chairman reported that this application had been withdrawn.

121- 3	60351	Plot Ref :-	Type :- Listed
	Applicant Name :-	Heavitree Brewery Plc	Date Received :-15/12/2015
	Location :-	5 St Peters Terrace Barnstaple Barnstaple EX31 1BJ	Date Returned :-07/01/2016

Proposal : Listed building application for replacement roof.

Observations : RECOMMENDS: Approval
(NC)

121- 4	60363	Plot Ref :-	Type :- Listed
	Applicant Name :-	Southwest Investment Property	Date Received :-15/12/2015
	Location :-	91/92 High Street High Street Barnstaple EX31 1HR	Date Returned :-08/01/2016

Proposal : Listed building application for insertion of doorway in party wall at first floor level, installation of stairs & creation of a fire resistant lobby to improve the means of escape.

Observations : RECOMMENDS: Refusal. The proposed alterations will have a detrimental effect on the listed building. The proposed fire exit is inappropriately positioned and another solution must be found. The Council recognises the need for an additional means of escape, and the applicant should look at alternatives to achieve this.
(6, 1abs)

121- 5	60370	Plot Ref :-	Type :- Full
	Applicant Name :-	Anchorwood Development Ltd	Date Received :-15/12/2015
	Location :-	Leaderflush and Shapland Ltd Taw Wharf, Sticklepath Barnstaple EX31 2AA	Date Returned :-08/01/2016

Proposal : Erection of up to 7154SQ.M of A1 retail floorspace & up to 1116SQ.M of A3 restaurant /cafe floorspace together with access parking, landscaping & associated works (Anchorwood Bank phase 11).

Observations : RESOLVED: That the following matters be taken in the absence of Press and Public (Public Bodies (Admissions to Meetings) Act 1960 as the items contained exempt information as defined by Standing Order 81(d).
(NC)

Members considered information that had been provided in confidence.

RESOLVED: That press and public be readmitted.
(NC)

RECOMMENDS: Approval subject to:

1. there being appropriate pedestrian and disabled access to the site;
 2. the installation of effective green screening to boundary areas, particularly the delivery yard and walled areas;
 3. there being appropriate access for public transport vehicles;
 4. the retail area being limited to use by one retailer only;
 5. traffic management arrangements that ensure there is no detriment to traffic flows into/out of the retail areas and the town centre. Particular attention should be paid to the roundabout by Halfords and the access road to Seven Brethren;
 6. there being sufficient disabled parking spaces in the application site to meet with parking standards;
 7. there being no detriment to town centre retailing arising from this development; and
 8. there being agreement on the provision of a pedestrian footbridge linking the development to the town centre, as this is considered essential to achieving (7) above.
- (NC)
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121- 6 60394 Plot Ref :- Type :- Full
Applicant Name :- The Elders of Christ Church Date Received :-15/12/2015
Location :- Christ Church Date Returned :-08/01/2016
Bear Street
Barnstaple
EX32 7BU

Proposal : Installation of 10KW 20 panel solar array on the flat roofs.
Observations : RECOMMENDS: Approval
(5, 1 abs)

121- 7 60402 Plot Ref :- Type :- Listed
Applicant Name :- Brend Hotels Ltd Date Received :-15/12/2015
Location :- Royal Fortescue Hotel Date Returned :-08/01/2016
Boutport Street
Barnstaple
EX31 1HG

Proposal : Listed building application for alternations to front bar, entrance lobby, staircase enclosure & link to Bank restaurant.
Observations : RECOMMENDS: Approval
(NC)

121- 8 60406 Plot Ref :- Type :- Reserved
Applicant Name :- NDH & Pearce Homes Date Received :-15/12/2015
Location :- Leaderflush and Shapland Ltd Date Returned :-08/01/2016
Taw Wharf, Sticklepath
Barnstaple
EX31 2AA

Proposal : Reserved matters application for the erection of 166 residential units following outline approval 55809.
Observations : RECOMMENDS: Approval subject to the following comments:
1. The developer, planners and architects are to be commended for their efforts;
2. The vehicular access/egress for residents and visitors through the retail/leisure area is a concern, particularly during busy periods, and must be adressed;
3. Disappointment that the affordable housing element is at the far end of the proposed development, and at the creation of segregation in the form of a gated community; and
4. Concerns that parking provision may not be adequate.
(NC)

RESOLVED: That the Chairman, Vice-Chairman and Clerk have delegated authority to agree any further detailed comments.
(NC)

121- 9 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 : 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)

121- 10 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 : 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)

121- 11 60417 Plot Ref :- Type :- Full
Applicant Name :- Mr Jason Green Date Received :-13/01/2016
Location :- 9 South View Date Returned :-21/01/2016
South View
Barnstaple
EX31 1RD

Proposal : Extension to dwelling & erection of detached fitness room.

Observations : RECOMMENDS: Approval subject to the inclusion of a condition that the fitness room is for non-commercial use by residents only.
(4, 1abs)

121- 12 60434

Plot Ref :-

Type :- Full

Applicant Name :- Mr Peter Jeffreys

Date Received :-23/12/2015

Location :- 5 Stoat Park
Stoat Park
Barnstaple
EX32 8PT

Date Returned :-08/01/2016

Proposal : Erection of conservatory

Observations : RECOMMENDS: Approval subject to no adverse comments from neighbours, and that any overlooking windows are of obscure glass.
(NC)

121- 13 60450

Plot Ref :-

Type :- Full

Applicant Name :- Mr P Sanders

Date Received :-04/01/2016

Location :- The End Store, T/A Carb
Cycles
Pilton Causeway
Barnstaple
EX32 7AA

Date Returned :-08/01/2016

Proposal : Extension to Building

Observations : RECOMMENDS: Approval subject to the extension being built from the same materials as existing, and any comments/involvement by the Conservation Officer.
(NC)

121- 14 DCC/3813/2015

Plot Ref :-

Type :- Full

Applicant Name :- Devon County Council

Date Received :-15/12/2015

Location :- Civic Centre
North Walk
Barnstaple
EX31 1EA

Date Returned :-08/01/2016

Proposal : External modifications to existing office block to include changes to fenestration, new public entrance, new loading bay door, addition of brise soleil (south and east elevation), new plant equipment area on roof and demolition of link building.

Observations : RECOMMENDS: Approval
(NC)

Cllr Rennles reported that alterations to the road from the A361/A3125 roundabout to the Barnstaple Retail Park roundabout had not been completed on time due to the discovery of a Victorian drain. He had spoken to the developer and completion was being pursued as soon as possible

123 ROAD CLOSURES

RESOLVED: That the road closure notification for Litchdon Street, 18th to 19th January 2016, be received and noted.
(NC)

124 CLOSED ENFORCEMENT CASES

RESOLVED: That the list of closed enforcement cases for week ending 18th December 2015 be received and noted.
(NC)

The Meeting closed at : 9.24pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council