

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 8TH JUNE 2017 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor I Roome
Councillor C Haywood
Councillor C Perkins-Beard
Councillor I Williams
Councillor L Dawson (Vice-Chairman, from minute 11)
Councillor A Rennles (Chairman)

Also in Attendance :- W Austin, Town Clerk

08 APOLOGIES

Apologies for absence were received from Cllrs F Vernon and Mrs J Hunt.

09 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr I Roome, 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.

Cllr A Rennles declared a personal interest in planning application numbers 63088, 63089 and 63090, as a member of Fremington Parish Council who had already debated and voted on these applications at a Fremington Parish Council meeting. He advised that he would leave the meeting during consideration of these applications.

Cllr L Dawson joined the meeting at this point

10 MINUTES

RESOLVED: That the minutes of the meeting held on 18th May 2017 be approved as a correct record and signed by the Chairman.
(5, 1abs)

11 DEPOSITED PLANS

11- 1	62918	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr Patrik Wilson	Date Received :-01/06/2017
	Location :-	37 Treefiled Walk Barnstaple EX32 8PE	Date Returned :-12/06/2017

Proposal : Extension to dwelling

Observations : RECOMMENDS: Approval.
(NC)

11- 2 63033 Plot Ref :- Type :- Full
Applicant Name :- Mrs Dadswell Date Received :-26/05/2017
Location :- 76 Date Returned :-12/06/2017
W H Smith Ltd
Barnstaple
EX31 1HX

Proposal : Installation of bank of Ireland ATM

Observations : RECOMMENDS: Approval, subject to provision of a litter bin.
(5, 1abs)

Prior to the approval of this recommendation, an amendment was proposed to change the words "provision of a litter bin" to "appropriate provision for recycling of waste from the ATM". The amendment fell.
(2, 5 against)

11- 3 63039 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Bennett Date Received :-26/05/2017
Location :- 29 Date Returned :-12/06/2017
Cleave Close
Sticklepath
EX31 2DX

Proposal : Extension to & conversion of garage to form one self-contained annexe/ unit of holiday accommodation

Observations : RECOMMENDS: Refusal due to the proximity of the proposed development to neighbouring property at number 28, and the impact on traffic movements.
(4, 1 against, 2 abs)

11- 4 63074 Plot Ref :- Type :- Full
Applicant Name :- Barnstaple Developments Limite Date Received :-01/06/2017
Location :- Regent House Date Returned :-12/06/2017
Queen Street
Barnstaple
EX32 8RR

Proposal : Removal of condition 5 (use restriction) attached to planning permission 7608 proposed erection of office block plus associated car parking over existing multi-storey car park

Observations : ***Cllr Rennles left the meeting at this point, and Cllr Williams as Vice-Chairman assumed the chair.***

RECOMMENDS: Refusal. The condition does not prevent a change of use from being pursued, but maintains a requirement for

a planning application for any such change. This process also allows for appropriate contributions to be sought.
(NC)

11- 5 63088

Plot Ref :-

Type :- Full

Applicant Name :- C/o Agent

Date Received :-18/05/2017

Location :- Roundswell
A39 & B3232
BARNSTAPLE

Date Returned :-12/06/2017

Proposal : Construction of Pub Restaurant, Managers Flat and associated services, car parking, landscaping, pedestrian/vehicle access and drainage system.

Observations : ***Cllr Rennles was not present for consideration of this application having declared an interest***

RESOLVED: That planning application numbers 63088, 63089 and 63090 be considered together.
(4, 1 against)

RECOMMENDS: Refusal, on the grounds of:

1. Inadequate parking provision, including insufficient spaces for disabled motorists, in effect treating them as non-entities;
 2. The impact of both the number of trips and the pedestrian crossing route on the already congested traffic route into/from Barnstaple;
 3. No requirement for additional supermarket provision;
 4. An unacceptable impact on Barnstaple town centre from additional supermarket provision in the proposed location;
 5. Inadequate pedestrian access, which will be unsafe if implemented as proposed;
 6. Inadequate arrangements for vehicular access, which will also have an unacceptable impact on traffic in the local area.
- (4, 1 abs)
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11- 6 63089

Plot Ref :-

Type :- Full

Applicant Name :- C/o Agent

Date Received :-18/05/2017

Location :- Roundswell
A39 & B3232
Barnstaple

Date Returned :-12/06/2017

Proposal : Construction of Garden Centre and associated uses, an A1 retail unit, associated servicing, car parking, landscaping, pedestrian/vehicle access and Drainage systems

Observations : ***Cllr Rennles was not present for consideration of this application having declared an interest***

RECOMMENDS: Refusal, on the grounds of:

1. Inadequate parking provision, including insufficient spaces for disabled motorists, in effect treating them as non-entities;
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2. The impact of both the number of trips and the pedestrian crossing route on the already congested traffic route into/from Barnstaple;
 3. No requirement for additional supermarket provision;
 4. An unacceptable impact on Barnstaple town centre from additional supermarket provision in the proposed location;
 5. Inadequate pedestrian access, which will be unsafe if implemented as proposed;
 6. Inadequate arrangements for vehicular access, which will also have an unacceptable impact on traffic in the local area.
- (4, 1abs)

11- 7 63090

Plot Ref :-

Type :- Full

Applicant Name :- C/o Agent

Date Received :-18/05/2017

Location :- Roundswell
A39 &B3232
Barnstaple

Date Returned :-12/06/2017

Proposal : Construction of a building to accommodate a coffee shop (A1/A3) with drive - through facility, associated servicing, car parking, landscaping, pedestrian/vehicle access and drainage system.

Observations : ***Cllr Rennles was not present for consideration of this application having declared an interest***

RECOMMENDS: Refusal, on the grounds of:

1. Inadequate parking provision, including insufficient spaces for disabled motorists, in effect treating them as non-entities;
 2. The impact of both the number of trips and the pedestrian crossing route on the already congested traffic route into/from Barnstaple;
 3. No requirement for additional supermarket provision;
 4. An unacceptable impact on Barnstaple town centre from additional supermarket provision in the proposed location;
 5. Inadequate pedestrian access, which will be unsafe if implemented as proposed;
 6. Inadequate arrangements for vehicular access, which will also have an unacceptable impact on traffic in the local area.
- (4, 1abs)

Cllr Rennles returned to the meeting at this point and assumed the chair

12 REPORTED CONCERNS

Cllr Upcott reported that the drain at the rear of 75 Heppenstall Road flooded when raining, overflowing onto the pavement and preventing disabled people in wheelchairs from access along the pavement.

Cllr Upcott further reported that drains throughout Barnstaple town centre were blocked and needed cleaning.

Cllr Dawson reported that he would be taking up concerns about A-boards on the public highway with the County Council.

The Meeting closed at : 8.10pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council