

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 9TH JUNE 2016 at 7.00pm in the Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- W Austin, Town Clerk

1 APOLOGIES

As recorded on the attendance sheet apologies were received from Councillors Mrs J Hunt and Roome.

2 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr Rennles declared a Disclosable Pecuniary Interest in planning application number 61155 as a relative of the applicant.

Cllr L Dawson declared a Disclosable Pecuniary Interest in planning application number 61155 as a tenant of the applicant.

3 MINUTES

RESOLVED: That the minutes of the meeting held on 12th May 2016 be approved as a correct record and signed by the Chairman.
(5, 1abs)

RESOLVED: That item 5 on the agenda be taken prior to item 4.
(NC)

4 DEPOSITED PLANS

4- 1	60028	Plot Ref :-	Type :- Full
	Applicant Name :-	Mr and Mrs Shapland	Date Received :-31/05/2016
	Location :-	Newton Farm Landkey Barnstaple EX32 0LQ	Date Returned :-

Proposal : Prior approval for a proposed change of use of agricultural building to a dwelling house (class C3) and for associated operational development

Observations : North Devon Council reported that the Town Council was wrongly consulted on this application and it was not considered.

4- 2 60952 Plot Ref :- Type :- Full
Applicant Name :- CG &SI Properties Date Received :-27/05/2016
Location :- 27 Sticklepath Terrace Date Returned :-10/06/2016
Sticklepath
Barnstaple
EX31 2AY

Proposal : Conversion of basement to form one flat

Observations : RECOMMENDS: Refusal due to the risk of flooding and the additional impact on traffic.
(4, 1 against)

4- 3 61067 Plot Ref :- Type :- Outline
Applicant Name :- Summix Developments LLP Date Received :-07/06/2016
Location :- Land off Westaway Plain Date Returned :-10/06/2016
Westaway Plain
Pilton
XXXX XXX

Proposal : Outline planning application for a residential development of up to 43 dwellings, public open space, and associated infrastructure; on land off Westaway Plain, Pilton, Barnstaple. All matters reserved, save for access off Westaway Plain.

Observations : RECOMMENDS: Refusal. General infrastructure provision, and in particular the highway infrastructure, is inadequate for development in this area. The proposed development overlooks existing properties inappropriately, particularly those on Wordsworth Avenue. The access land and junction are not wide enough for the expected additional trips. Westaway Plain does not have the capacity for the additional trips and is prone to flooding. There would be an unacceptable impact from the development on traffic flows to and from North Road, and on the nearby listed Pilton Causeway and Mermaid Walk. There would also be an unacceptable risk of impact on vehicular access to North Devon Hospital, with a potential for delayed access to Accident & Emergency. The proximity of the proposed access road to the neighbouring Youngings Drive junction is unacceptable.
(NC)

4- 4 61100 Plot Ref :- Type :- Full
Applicant Name :- North Devon Katering Date Received :-
Location :- Date Returned :-

Proposal : Erection of one unit for B1 office, B2 light industrial and B8 storage

Observations : RECOMMENDS: Refusal due to increased flood risk.
(NC)

4- 5 61101 Plot Ref :- Type :- Full
Applicant Name :- North Devon Karting Date Received :-27/05/2016
Location :- Upcott Avenue Date Returned :-10/06/2016
Pottington Business Park
Barnstaple
EX31 1HN

Proposal : Change of use of reception building to storage, office and light industrial together with alterations to karting track to accommodate new parking provisions

Observations : RECOMMENDS: Refusal due to increased flood risk. Councillors also considered that insufficient information had been provided regarding the purpose of the change of use.
(3, 2abs)

4- 6 61136 Plot Ref :- Type :- Full
Applicant Name :- Asda Stores Ltd Date Received :-16/05/2016
Location :- Land at Anchorwood Bank Date Returned :-10/06/2016
Sticklepath
Barnstaple
EX31 2AA

Proposal : Siting of Various illuminated & non-illuminated advertisements

Observations : RECOMMENDS: Refusal. The signage scheme is over-intensive, and signs BF1 to BF6 are an unnecessary distraction to traffic approaching from the Sticklepath junction. Sign L2 is a distraction, out of keeping and not required. Councillors had no objection to the fuel station canopy and totem signage.
(NC)

4- 7 61140 Plot Ref :- Type :- Full
Applicant Name :- Savillis(UK) Limited Date Received :-16/05/2016
Location :- Barnstaple Retail Park Date Returned :-10/06/2016
Station Road
Barnstaple
EX31 2AS

Proposal :

Retail development comprising of warehouse (class A1) totalling 1,589 SQM (GIA, Auto Centre (Class B2) totalling 325 SQ. M, extension of an existing retail warehouse reconfiguration and extension of existing car park, and creation of new vehicular access point

Observations : RECOMMENDS: Refusal. The Council objects due to the impact on the retail viability of the town centre. Other possibilities such as the Next store in the High Street and possibly BHS have not been considered in the sequential test. The town centre must be protected from a 'drip feed' of retailers from the centre to out of

centre locations.

The increase in vehicular (and pedestrian) traffic has not been catered for, and puts unacceptable additional pressure on an already congested area, with further vehicle movements inevitably arising from the agreed developments at Anchorwood Bank.
(4, 1 against)

4- 8 61151 Plot Ref :- Type :- Full
Applicant Name :- Miss Vicky Riseley Date Received :-18/05/2016
Location :- 21 Lane End Park Date Returned :-10/06/2016
Barnstaple
EX32 8PP

Proposal : Extensions and alterations to dwelling

Observations : RECOMMENDS: Approval subject to neighbour comments.
(NC)

4- 9 61154 Plot Ref :- Type :- Listed
Applicant Name :- Mr Gary Potts Date Received :-18/05/2016
Location :- Bakers Yard Date Returned :-10/06/2016
Pilton Quay
Devon
EX31 1PB

Proposal : Listed building application to replace existing upvc windows and doors with timber

Observations : RECOMMENDS: Approval. Councillors also requested that the advertisement sign above the building entrance be removed.
(NC)

4- 10 61155 Plot Ref :- Type :- Full
Applicant Name :- Tree Beech Ltd Date Received :-20/05/2016
Location :- 46 Bear Street Date Returned :-10/06/2016
Barnstaple
Barnstaple
EX32 7DB

Proposal : Conversion of redundant storage area on first floor to form 2 one bedroom apartments

Observations : ***Cllrs Rennles and L Dawson had declared Disclosable Pecuniary Interests in this application and left the meeting for the duration of the discussion and decision***

RESOLVED: That in the absence of both Chairman and Vice-Chairman, Cllr Upcott assume the chair for consideration of this application.
(NC)

RECOMMENDS: Approval.

(NC)

Cllrs Rennles and L Dawson returned to the meeting at this point, and Cllr Rennles assumed the chair

4- 11 61160 Plot Ref :- Type :- Full
Applicant Name :- RBS Gogarburn Date Received :-20/05/2016
Location :- Green Lanes Shopping Centre Date Returned :-10/06/2016
Barnstaple
EX31 1UL

Proposal : Installation of condenser units above shop unit on roof
Observations : RECOMMENDS: Approval.
(NC)

4- 12 61167 Plot Ref :- Type :- Full
Applicant Name :- Mr Davey Date Received :-20/05/2016
Location :- 19 Lane End Park Date Returned :-10/06/2016
Barnstaple
EX32 8PP

Proposal : Extension to dwelling
Observations : RECOMMENDS: Approval.
(NC)

4- 13 61178 Plot Ref :- Type :- Full
Applicant Name :- Mr a& Mrs D Everest Date Received :-03/06/2016
Location :- Charles Dart Crescent Date Returned :-10/06/2016
Barnstaple
EX32 7ED

Proposal : Erection of dwelling
Observations : RECOMMENDS: Approval subject to neighbour comments.
(NC)

4- 14 61179 Plot Ref :- Type :- Full
Applicant Name :- Mr Atkins Date Received :-03/06/2016
Location :- 31 Otter Way Date Returned :-10/06/2016
Barnstaple
EX32 8PS

Proposal : retrospective application for erection of conservatory
Observations : RECOMMENDS: Approval subject to obscured windows as proposed.
(NC)

4- 15 61204

Plot Ref :-

Type :- Full

Applicant Name :- Mr Thomas

Date Received :-31/05/2016

Location :- 40, Westaway Close
Barnstaple
EX31 1RU

Date Returned :-10/06/2016

Proposal : Extension to dwelling

Observations : RECOMMENDS: Approval.
(NC)

5 REPORTED CONCERNS

Councillors considered a submission by Mr S Harvey in respect of parking on the pavement.

RESOLVED: That Mr Harvey's comments and the involvement of the Police and Crime Commissioner be noted.
(NC)

The Meeting closed at : 8.46pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council