

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION meeting held on THURSDAY, 22nd November 2018 at 7.00pm in THE GUILDHALL, BUTCHERS ROW, BARNSTAPLE.

Committee Members Present :- Councillor S Upcott
Councillor F Vernon
Councillor I Roome
Councillor Mrs J Hunt
Councillor C Haywood
Councillor C Perkins-Beard
Councillor I Williams (Vice-Chairman)
Councillor A Rennles (Chairman)

Also in Attendance :- Mr R Ward (Town Clerk)

60 To receive apologies for absence

None received.

61 To receive any dispensations and declarations of interest.

Cllr I Roome & Cllr Mrs J Hunt as a North Devon District Councillor, has 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 Vernon declared an interest in 65823 as the agent is his son in law.

Cllr Mrs J Hunt declared an interest in 64776, 65633 and 65634

Cllr I Roome and Cllr Mrs J Hunt declared as interest in 65853 as they know the applicant.

62 To approve as a correct record the minutes of the meeting

RESOLVED: That the minutes held on 8th November 2018 be approved as a correct record and signed by the Chairman (5:1abs)

63 Deposited Plans

63- 1	63863A	Plot Ref :-	Type :- Full
	Applicant Name :-	MR M SALTMARSH	Date Received :-05/11/2018
	Location :-	RIVERSVALE HOUSE LITCHDON STREET BARNSTAPLE EX32 8PJ	Date Returned :-30/10/2017

Proposal : CONVERSION OF RIVERSVALE HOUSE INTO 6 APARTMENTS TOGETHER WITH ERECTION OF 6 TOWNHOUSES IN GROUNDS TO INCLUDE DEMOLITION OF RIVERSVALE CENTRE & ASSOCIATED HIGHWAY WORKS (AMENDED)

PLANS & DESCRIPTION)

Observations : RESOLVED: That applications 63863 and 63864 be considered together.
(NC)

RECOMMENDS: Approval, subject to (i) the townhouses being in keeping with Taw Vale and Union Terrace in terms of design and white/cream colour, so as to match the existing conservation area, (ii) retention of the beech tree, coppiced if necessary, and (iii) the comments of the Conservation Officer.
(4, 1abs)

22.11.18

RESOLVED: That applications 63863 and 63864 be considered together (NC). Cllr Hunt and Cllr Vernon left the room.

RECOMMENDS: Accept the application subject to the condition that by the time 50% of the new properties are completed works should be completed on the existing listed building (NC)

63- 2	63864	Plot Ref :-	Type :- Listed
	Applicant Name :-	Mr M Saltmarsh	Date Received :-16/11/2018
	Location :-	Riversvale House 21 Litchdon Street Barnstaple XXXX XXXX	Date Returned :-
	Proposal :	LISTED BUILDING APPLICATION FOR CONVERSION OF RIVERSVALE HOUSE INTO 6 APARTMENTS TOGETHER WITH ERECTION OF 6 TOWNHOUSES IN GROUNDS TO INCLUDE DEMOLITION OF RIVERSVALE CENTRE & ASSOCIATED HIGHWAY WORKS (AMENDED PLANS)	
	Observations :	RESOLVED: That applications 63863 and 63864 be considered together (NC). Cllr Hunt and Cllr Vernon left the room.	
		RECOMMENDS: Accept the application subject to the condition that by the time 50% of the new properties are completed works should be completed on the existing listed building (NC)	

63- 3	64769	Plot Ref :-	Type :- Full
	Applicant Name :-	J D Wetherspoon PLC	Date Received :-08/11/2018
	Location :-	The Watergate 7 The Strand Barnstaple EX31 1EU	Date Returned :-
	Proposal :	CHANGE OF USE OF LAND TO CREATE A BEER GARDEN	

Observations : Recommend: That the application is refused on the grounds of the loss of Public Open Space, due to the fencing in of the facility for exclusive use by the applicant. It will have a significant impact on the local amenity value of the area and the ability for this area to be used for local events and for the day to day use by members of the public and it is set between two listed premises and situated within a conservation area. It may also generate significant noise for local residents (4:1abs) - Cllr Roome wished it to be noted that he abstained.

63- 4 64776A Plot Ref :- Type :- Full
Applicant Name :- J Hall Care Ltd Date Received :-06/11/2018
Location :- Oaklands Residential Home Date Returned :-01/06/2018
Westfield Avenue
Sticklepath, Barnstaple
EX31 2DY

Proposal : EXTENSION & ALTERATIONS TO CARE HOME (AMENDED PLANS & ADDITIONAL INFORMATION)

Observations : RECOMMENDS: Approval, subject to careful examination of vehicular access to and from Westfield Avenue and Park Avenue, drainage from the site, and the intensity of the number of rooms within the proposed development.
(3, 1 against)

22.11.18

Cllr Hunt left the Room.

RECOMMEND: Approval (NC)

A prior motion to refuse the application due to the impact on the surrounding area, access, traffic and parking concerns fell (2, 2 against, fell on the casting vote of the Chairman).

63- 5 65322 Plot Ref :- Type :- Listed
Applicant Name :- Mr & Mrs Drew Date Received :-14/11/2018
Location :- 1 Cot Manor Date Returned :-
Landkey Road
Barnstaple
EX32 9BL

Proposal : LISTED BUILDING APPLICATION FOR REMOVAL OF INTERNAL KITCHEN WALL

Observations : RECOMMENDS: Approval (NC)

63- 6 65414A Plot Ref :- Type :- Full
Applicant Name :- Loosemore Chartered Building C Date Received :-12/11/2018
Location :- Mount Date Returned :-
Stanford Green
Barnstaple
XXXX XXX

Proposal : RESERVED MATTERS APPLICATION FOR ERECTION OF 92 DWELLINGS (PHASE 2 - THE GARDENS, THE GREEN, MOUNT SANDFORD GREEN & THE WOODS) (OUTLINE PLANNING PERMISSION 60487 - MIXED USE DEVELOPMENT COMPRISING OF 250 DWELLINGS TOGETHER WITH 2.8 HA INNOVATION PARK) (AMENDED PLANS & ADDITIONAL INFORMATION)

Observations : RECOMMENDS: Approval, subject to the application being within the Town Council's boundaries.
(2.1.3abs)

22.11.18

RECOMMENDS: Approval (NC)

63- 7 65567A Plot Ref :- Type :- Full
Applicant Name :- Mr Matt Prosser Date Received :-08/11/2018
Location :- Land to the Rear of 47 Date Returned :-
Newport Road
Barnstaple
EX32 9FQ

Proposal : DEMOLITION OF WORKSHOP, ERECTION OF ONE DWELLING & CREATION OF THREE OFF-ROAD PARKING SPACES (AMENDED PLANS)

Observations : RECOMMENDS: Defer as the map is incorrect. (NC)

22.11.18

RECOMMENDS: Approval subject to comments from Highways and Conservation (NC)

63- 8 65633 Plot Ref :- Type :- Full
Applicant Name :- Combe Fisheries Ltd Date Received :-08/11/2018
Location :- 127 Date Returned :-
Boutport Street
Barnstaple
EX31 1TD

Proposal : CONVERSION OF GROUND FLOOR SHOP INTO ADDITIONAL RESIDENTIAL ACCOMMODATION TOGETHER WITH INTERNAL ALTERATIONS

Observations : 65633 & 65634 - The committee agreed to take both applications together (NC) - Cllr Hunt left the room.

RECOMMENDS: Approval (NC)

63- 9 65634 Plot Ref :- Type :- Listed
Applicant Name :- Combe Fisheries Ltd Date Received :-08/11/2018
Location :- 127 Date Returned :-
Boutport Street
Barnstaple
EX31 1TD

Proposal : LISTED BUILDING APPLICATION FOR CONVERSION OF
GROUND FLOOR SHOP INTO ADDITIONAL RESIDENTIAL
ACCOMMODATION TOGETHER WITH INTERNAL
ALTERATIONS

Observations : 65633 & 65634 - The committee agreed to take both applications together (NC) - Cllr Hunt left the room.

RECOMMENDS: Approval (NC)

63- 10 65804 Plot Ref :- Type :- Full
Applicant Name :- Corinum Gym Ventures 4 Ltd Date Received :-07/11/2018
Location :- Units 1-3 Date Returned :-
Northgate Highstreet
Barnstaple
EX31 1TP

Proposal : SITING OF 2 EXTERNALLY ILLUMINATED FASCIA SIGNS & 1
EXTERNALLY ILLUMINATED PROJECTING SIGN

Observations : RECOMMENDS: : Refusal due to the proposed height of the signs and that they should be non-illuminated. (NC)

63- 11 65823 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Manley Date Received :-08/11/2018
Location :- 76 Date Returned :-
Woodland Close
Barnstaple
EX32 0EG

Proposal : EXTENSION TO DWELLING TOGETHER WITH RAISED PATIO

Observations : *Cllr Vernon left the Room *

RECOMMENDS: Approval (NC)

63- 12 65853

Plot Ref :-

Type :- Full

Applicant Name :- Mr Matthew Brend

Date Received :-15/11/2018

Location :- 38

Date Returned :-

Fairview Avenue
Barnstaple
EX32 9DF

Proposal : EXTENSION TO DWELLING OVER EXISTING GARAGE

Observations : RECOMMENDS: Approval (NC)

64 Others, received to date

None received.

65 Reported Concerns

Sign on Padfields Funerals is a distraction to Highways, Town Clerk to report to Planning Officer

It has been requested that the Town Clerk produce a list of previous concerns raised so that progress can be checked.

The Meeting closed at : 8:00PM

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council