

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 18TH JANUARY 2018 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

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

Also in Attendance :- W Austin, Town Clerk

69 APOLOGIES

Cllr C Haywood had been granted a six-month leave of absence by the Full Council, expiring on 25th March 2018.

70 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllrs I Roome and Mrs J Hunt, as District Councillors, have 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.

71 MINUTES

RESOLVED: That the minutes of the meeting held on 4th January 2018 be approved as a correct record and signed by the Chairman.
(NC)

72 DEPOSITED PLANS

72- 1	64311	Plot Ref :-	Type :- Full
	Applicant Name :-	LASTING PROPERTIES LTD	Date Received :-05/01/2018
	Location :-	LEADERFLUSH & SHAPLAND LTD TAW WHARF STICKLEPATH BARNSTAPLE EX31 2AA	Date Returned :-19/01/2018

Proposal : VARIATION OF CONDITION 7 (NON-FOOD COMPARISON GOODS ONLY) ATTACHED TO PLANNING PERMISSION 60370 (ERECTION OF UP TO 7154 SQ.M OF A1 RETAIL FLOORSPACE & UP TO 1116 SQ.M OF A3 RESTAURANT/CAFÉ FLOORSPACE TOGETHER WITH ACCESS PARKING, LANDSCAPING & ASSOCIATED WORKS (ANCHORWOOD BANK PHASE II) TO ALLOW FOR THE SALE OF CONVENIENCE GOODS FROM UNIT 3

Observations : RECOMMENDS: Refusal. The sequential test has not been satisfied as there are vacant available town centre properties. The current Iceland store in the High Street, if combined with the neighbouring vacant former Argos and former Blockbuster stores would provide the required floor space and associated parking. The former BHS store in Green Lanes Shopping Centre is also vacant and would provide the required floor space/parking.

The change of use, if agreed, would have an unacceptable adverse impact on the vitality and viability of the town centre.
(NC)

72- 2 64317 Plot Ref :- Type :- Full
Applicant Name :- MR & MRS P RHODES Date Received :-05/01/2018
Location :- FORMER HERITAGE Date Returned :-19/01/2018
CENTRE
QUEEN ANNES WALK THE
STRAND
BARNSTAPLE
EX31 1EU

Proposal : CHANGE OF USE OF BUILDING TO FORM RESTAURANT TOGETHER WITH INTERNAL & EXTERNAL ALTERATIONS

Observations : Cllr Mrs J Hunt declared a disclosable pecuniary interest in this application as a close acquaintance of the agent for the application.

Cllr Mrs J Hunt left the meeting for the duration of the discussion and decision on this application

RECOMMENDS: Approval, subject to the comments of the Conservation Officer. The Town Council considers this a welcome revitalisation of this area of the town.
(NC)

72- 3 64318 Plot Ref :- Type :- Listed
Applicant Name :- MR & MRS P RHODES Date Received :-05/01/2018
Location :- FORMER HERITAGE Date Returned :-19/01/2018
CENTRE
QUEENS ANNES WALK
THE STRAND
BARNSTAPLE
EX31 1EU

Proposal : LISTED BUILDING APPLICATION FOR CHANGE OF USE OF BUILDING TO FORM RESTAURANT TOGETHER WITH INTERNAL & EXTERNAL ALTERATIONS

Observations : Cllr Mrs J Hunt declared a disclosable pecuniary interest in this application as a close acquaintance of the agent for the application.

***Cllr Mrs J Hunt left the meeting for the duration of the discussion

and decision on this application***

RECOMMENDS: Approval, subject to the comments of the Conservation Officer. The Town Council considers this a welcome revitalisation of this area of the town.

(NC)

RESOLVED: That the Clerk should write to North Devon District Council to remind them of a prior commitment to the cleaning of the exterior Queen Anne's Walk building once the traffic restriction in The Strand had reduced the flow of traffic. These works should be carried out prior to occupation of the building. This request should not be considered a comment on planning applications 64317 or 64318.

(NC)

Cllr Mrs Hunt returned to the meeting at this point

72- 4	64329	Plot Ref :-	Type :- Full
	Applicant Name :-	MRS EMMA COLLETT	Date Received :-04/01/2018
	Location :-	LAND TO THE REAR OF 10 PRIMROSE AVENUE BARNSTAPLE EX32 8RG	Date Returned :-19/01/2018

Proposal : APPLICATION FOR CONSENT FOR WORKS TO TREES COVERED BY A TREE PRESERVATION ORDER IN RESPECT OF COPPING OF ALDER TREES

Observations : RECOMMENDS: Approval.
(6, 1 against)

RESOLVED: That the Clerk should write to North Devon District Council to request that a survey be carried out of all trees in the woodland at the Westacott Estate, so that the tree management requirements are clear, and so that information can be provided advising what works are acceptable in terms of coppicing, etc. This request does not affect the Town Council's recommendation in respect of planning application 64329.
(6, 1abs)

73 REPORTED CONCERNS

Cllr Williams reported that he had attended an exhibition in respect of the possible redevelopment of the former Lace Works. The agent had been purely canvassing opinion and there were no specific proposals. These could come forward in May.

Cllr Mrs Hunt reported that she had been told that a lift shaft was to be removed in the former Top Shop store in Green Lanes Shopping Centre. She asked whether this required planning permission. The Clerk advised that he would investigate this.

Cllr Rennles thanked the Clerk for his communication with Devon County Council regarding programmed drain cleaning.

Cllr Upcott reported that some drains had been unblocked and cleaned in St Georges Road, but that the detritus had been left on the roadside and was washing back into the drains, making it more likely that the drains would block again. The Clerk advised that he would write to Devon County Council and North Devon District Council to co-ordinate works to clear the drains and the roadside gutters at the same time.

RESOLVED: That the Clerk proceeds with the actions identified.
(NC)

The Meeting closed at : 7.55pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council