

Barnstaple Town Council

Planning and Transportation Committee

MINUTES of a PLANNING AND TRANSPORTATION COMMITTEE meeting held on THURSDAY 29TH MARCH 2018 at 7.00pm in the Main Hall, The Guildhall, Butchers Row, Barnstaple.

Committee Members Present :- Councillor S Upcott
Councillor F Vernon
Councillor C Haywood
Councillor I Williams (Vice-Chairman)

Also in Attendance :- W Austin, Town Clerk

91 APOLOGIES

Apologies for absence were received from Cllrs I Roome, Mrs J Hunt, C Perkins-Beard and A Rennles.

In the absence of the Chairman, Vice-Chairman Cllr I Williams assumed the chair.

92 DECLARATIONS OF INTEREST AND DISPENSATIONS GRANTED

Cllr F Vernon declared a disclosable pecuniary interest in agenda item 4, planning application 64520, as a relative of the agent for the application.

93 MINUTES

RESOLVED: That the minutes of the meeting held on 15th March 2018 be approved as a correct record and signed by the Chairman.
(3, 1abs)

94 DEPOSITED PLANS

Councillors considered planning applications received for consultation, and commented as follows:

94- 1	58739	Plot Ref :-	Type :- Full
	Applicant Name :-	North Devon Homes Ltd	Date Received :-21/03/2018
	Location :-	Derby Road Derby Road Barnstaple EX32 7HR	Date Returned :-03/04/2018

Proposal : DEMOLITION OF EXISTING DWELLINGS & CAR PARKING AREAS & ERECTION OF 27 DWELLINGS, COMMUNITY CENTRE & ASSOCIATED AMENITY SPACE, LANDSCAPING & PARKING (AMENDED PLANS) (AMENDED DESCRIPTION & PLANS)

Observations : RECOMMENDS: Approval, subject to an appropriate proportion of disabled parking bays, particularly in the area of the community centre.
(NC)

Previous comments 6th March 2015:

RECOMMENDS: Approval
(NC)

94- 2 64520 Plot Ref :- Type :- Full
Applicant Name :- Mr & Mrs Mew Date Received :-20/03/2018
Location :- South Lodge Date Returned :-03/04/2018
Sowden Lane
Barnstaple
EX32 8BU

Proposal : DEMOLITION OF EXISTING DWELLING & ERECTION OF NEW
DWELLING TOGETHER WITH GARAGE & PARKING
(AMENDED PLANS)

Observations : ***Cllr Vernon left the meeting for the duration of discussion and
decision-making on this application.***

RECOMMENDS: Approval.
(NC)

Cllr Vernon returned to the meeting at this point.

94- 3 64622 Plot Ref :- Type :- Full
Applicant Name :- Mr R Braund Date Received :-21/03/2018
Location :- 1 Kingsleys Date Returned :-03/04/2018
Landkey Road
Barnstaple
EX32 9BT

Proposal : EXTENSION & ALTERATIONS TO EXISTING ANCILLARY
ACCOMMODATION

Observations : RECOMMENDS: Refusal. The proposed development is
overintensive, overlooking the neighbouring property via the
upstairs balcony, with potential for disruptive noise. The
development also has significant potential for future use as a
separate dwelling or commercial use.
(NC)

94- 4 64635 Plot Ref :- Type :- Full
Applicant Name :- Mr Robert James Date Received :-20/03/2018
Location :- County Motors Date Returned :-03/04/2018
Coney Avenue
Barnstaple
EX32 8QL

Proposal : SITING OF 4 INTERNALLY ILLUMINATED FASCIA SIGNS, 1 NON

ILLUMINATED DOOR MARKER, 1 ILLUMINATED TOTEM SIGN,
1 INTERNALLY ILLUMINATED DIRECTIONAL SIGN & 1
INTERNALLY ILLUMINATED ENTRANCE PANEL

Observations : RECOMMENDS: Approval, subject to (i) the vehicle brand names being smaller than and subservient to the business name, (ii) the height of the totem sign being reduced to a maximum of 4m, and (iii) there being no illumination of the podium as this would be a distraction to road and footpath users on Coney Avenue.
(NC)

94- 5 64647 Plot Ref :- Type :- Full
Applicant Name :- J P Mcdougall & Co Ltd Date Received :-22/03/2018
Location :- Unit 1C Pilland Way Date Returned :-03/04/2018
Pottington Business Park
Barnstaple
EX31 1LQ

Proposal : CHANGE OF USE TO PROVIDE B1, B2, B8 & TRADE
COUNTER USES TOGETHER WITH INSERTION OF EXTERNAL
RAMP

Observations : RECOMMENDS: Approval.
(NC)

94- 6 64648 Plot Ref :- Type :- Full
Applicant Name :- Mr R Manek Date Received :-14/03/2018
Location :- 19-20 Date Returned :-03/04/2018
Green Lanes Shopping
Centre
Barnstaple
EX31 1UH

Proposal : INSTALLATION OF MECHANICAL EXTRACTION & AIR INTAKE
EQUIPMENT

Observations : RECOMMENDS: Approval, subject to the incorporation of soundproofing to prevent noise nuisance at night, in particular to town centre residential properties.
(NC)

94- 7 64649 Plot Ref :- Type :- Full
Applicant Name :- Mr R Manek Date Received :-14/03/2018
Location :- 19-20 Date Returned :-03/04/2018
Green Lanes Shopping
Centre
Barnstaple
EX31 1UH

Proposal : SITING OF 3 INTERNALLY ILLUMINATED FASCIA SIGNS & 1

EXTERNALLY ILLUMINATED HANGING SIGN

Observations : RECOMMENDS: Refusal. No other signs in Joy Street are illuminated, the illumination in both High Street and Joy Street would have an adverse impact on the conservation area, and the hanging sign is superfluous to the street scene.

If the Planning Authority is minded to approve this application, illumination should only be during operating hours.
(NC)

95 REPORTED CONCERNS

Cllr Upcott reported the following issues:

- St Georges Road was subsiding in places due to potholes, especially at the Pilton Causeway end of the road;
- The drains on St Georges Road were obstructed and overflowing;
- Pilton Causeway was flooding due to blocked drains;
- A repair to a flagstone outside Twigs Florists in Pilton Street had been carried out using tarmac. This was detrimental to the conservation area and should have been repaired using a replacement flagstone;
- A damaged lamppost outside 26 Pilton Street had not yet been replaced;
- The paving outside Poundland in the High Street was giving way. This was detrimental to disabled and other pedestrians, and to the conservation area.

RESOLVED: That the Clerk report these issues to the appropriate bodies.
(NC)

The Meeting closed at : 8.04pm

Signed : _____ Chairman Date: _____

On behalf of :- Barnstaple Town Council