



Public Document Pack

Barnstaple Town Council

Barum House, The Square, Barnstaple EX32 8LS

Telephone: 01271 373311

Email: admin@barnstapletowncouncil.gov.uk

Web: <https://barnstapletowncouncil.gov.uk>

Mr Robert Ward, Town Clerk

There will be a meeting of **PLANNING AND TRANSPORTATION COMMITTEE** on **Thursday 18th April 2024 at 7.00 pm** at the The Guildhall, Butchers Row, Barnstaple to which you are summoned for the transaction of the undermentioned business.

Questions by the public

There will be a period for questions by the public at a time to be determined by the Chairman. Anyone wishing to ask questions is requested to notify the Town Clerk by 12 noon on the day of the meeting.

Recording, photographs and filming

In accordance with the Council's Protocol for the Recording or Reporting of Council and Committee Meetings, the press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such, members of the public may be recorded or photographed during the meeting. Anyone wishing to record or photograph the meeting must notify the Town Clerk before the commencement of the meeting.

Mr Robert Ward
Town Clerk
Friday 12 April 2024

Committee Members:

Councillors L York, A Shah, J Coates, G Marchewka, I Williams, L Dawson (Chair), J Challis, C Brown, C Horrell and M Pullen (Vice-Chair).

AGENDA

1. To receive and approve apologies for absence

All apologies must be notified to the Town Council offices by 5pm on the day of the meeting.

2. To receive any dispensations and disclosable pecuniary or other interests

3. To approve as a correct record the minutes of the Planning & Transportation Committee held on 21st March 2024 (Pages 3 - 5)

4. Deposited Plans:

4.1 78140 - 10 Hughes Avenue Barnstaple Devon EX32 9LN

Full Application. Retrospective erection of fencing to disused land to the side of the dwelling. Applicant name: Mr Daniel Betts.

4.2 78313 - The Haven Littabourne Barnstaple Devon EX31 1PX

Full Application. Conversion of a semi-detached barn to a dwelling (amended

description). Applicant name: Mr James Roulston.

BTC Response 22/03/4:

RECOMMENDATION: Refusal. On the grounds of the size of the building and the lack of space. The policy goes against policies DM01, DM04, and DM06. The committee question whether this space will be rented out as a dwelling in which case they believe the space is far too small for living in, it is questionable as to whether national minimum space standards will be achieved. (NC).

4.3 78330 - 17 Joy Street Barnstaple Devon EX31 1HE

Full Application. Conversion of part of commercial premises to two flats. Applicant name: Philip J Milton & Company PLC.

4.4 78466 - 75 Boutport Street Barnstaple Devon EX31 1SR

Full Application. Change of use of building to Dental Practice with external and internal alterations. Applicant name: Dr Mateusz Kolonko.

4.5 78468 - 75 Boutport Street Barnstaple Devon

Listed Building Consent. Listed building consent for change of use of building to Dental Practice with external and internal alterations. Applicant name: Stardent Ltd.

4.6 78484 - Reel Amusements 17 Bear Street Barnstaple Devon EX32 7BX

Removal of Condition. Removal of condition 4 (time restriction) attached to planning permission 72775 (change of use from tattoo parlour to Adult Gaming Centre) to allow for unrestricted opening times. Applicant name: LECHJOKE ltd.

4.7 78531 - Harwood Park Lane Barnstaple Devon EX32 9AL

Variation of Condition(s). Variation of condition 2 (approved plans) attached to planning permission 76791 (extensions to dwelling to include erection of a dormer) to allow various design alterations to include roof design. Applicant name: Mrs Siobhan Black.

4.8 78539 - Dripping Well 26A Cleave Close Sticklepath Barnstaple Devon EX31 2DX

Trees with Tree Preservation Order. Application for consent for works to trees covered by a tree preservation order in respect of crown reduction of 1x Ash tree (T1). Applicant name: North Devon Council.

4.9 78518 - 20 - 21 St Georges Road Barnstaple Devon EX32 7AU

DCC Regulation 3. Application under Regulation 3 of the T&CP General Regulations 1992 notification by Devon County Council in respect of Prior Approval application for the demolition of 2 No. two storey blocks and 1 No. single storey block - ABX/DCC/4393/2024. Applicant name: Devon County Council.

5. Reported Concerns

To receive reported concerns falling within the remit of the committee and to agree any actions arising.

BARNSTAPLE TOWN COUNCIL

Minutes of Planning and Transportation Committee

Thursday 21st March 2024 at 7.00 pm at The Guildhall, Butchers Row, Barnstaple

Present: Councillors: L York, I Williams, L Dawson (Chair), J Challis, C Brown, C Horrell and M Pullen (Vice-Chair).

In attendance: R Mahoney, Community Developer
G Townsend, Planning Partnership Ltd
M Kelly, Planning Partnership Ltd

Apologies: Councillors: J Coates and G Marchewka.

153 To receive and approve apologies for absence

Apologies and reasons for absence were received and approved (NC)

154 To receive any dispensations and disclosable pecuniary or other interests

Cllr L York as a member of North Devon Council has a dispensation under SO66 to discuss and vote on all items on the agenda unless the item refers to a financial or legal agreement or dispute between the two.

Cllr L York and Cllr J Challis declared a personal interest on application 78385 and abstained from voting on this application.

155 To approve as a correct record the minutes of the Planning & Transportation Committee held on 22nd February 2024

It was RESOLVED: that the minutes from the meeting held on 22nd February 2024 be confirmed as a correct record, signed by the Chairperson. (6 for 1 abstention).

156 Rail Future

Roger Blake from Rail Future spoke to the committee regarding the developing campaign to restore the rail link between Barnstaple and Bideford. He explained how in the past groups in different parts of the country have been successful in their campaigns for restoring lines that better connect communities and these are acting as blueprints for what is currently being worked on for Northern Devon. He also went into detail about how they are planning on securing further funding from Great Western Railway to carry out studies on how an extension to the Tarka Line services to Bideford would work and the benefits of this.

The committee thanked Roger for his time.

Two members of the public left the meeting and did not return at 19:24.

157 Deposited Plans:

RECOMMEND: Approval Refusal (NC)

- 158 78309 - 12B Trinity Street Barnstaple Devon EX32 8HX**
 RECOMMENDATION: Approval. The committee are pleased to support the growth of an existing business that will further promote town centre working. (NC).
- 159 78313 - The Haven Littabourne Barnstaple Devon EX31 1PX**
 RECOMMENDATION: Refusal. On the grounds of the size of the building and the lack of space. The policy goes against policies DM01, DM04, and DM06. The committee question whether this space will be rented out as a dwelling in which case they believe the space is far too small for living in, it is questionable as to whether national minimum space standards will be achieved. (NC).
- 160 78358 - Barnstaple Retail Park Station Road Barnstaple Devon EX31 2AU**
 RECOMMENDATION: Approval (NC).
- 161 78359 - 27 Hawthorn Road Barnstaple Devon EX32 8PU**
 RECOMMENDATION: To approve on the basis that consideration is made to remove the window on the north elevation thus mitigating the concerns raised by neighbouring properties and suggest a roof window instead. (NC).
- 162 78365 - 57A Vicarage Street Barnstaple Devon EX32 7BT**
 RESOLUTION: Support the application in principle subject to a review of the waste provision and suggest a review of the entrance way to form a waste compound to form a waste compound within a shared lobby. Access and waste storage facilities require further consideration. (NC).
- 163 78385 - Former Shopmobility Centre Albert Lane Barnstaple Devon EX32 8RL**
 RECOMMENDATION: To approve but that consideration should be taken over the robustness and suitability of the materials being used to the extension to prevent anti-social behaviour and fire risk. Suggesting a brick facade to match the existing building. (4 for, 3 abstain).
- 164 78412 - 4 Rumsam Close Barnstaple Devon EX32 9ES**
 RECOMMENDATION: Approval but the committee would like to draw the case officer's attention to the planning history of the property, as on the left of the gate there is a shed that has not had planning permission. (6 for, 1 abstain).
- 165 To consider and approve a letter on behalf of the residents of Barbican Close and Summerland Street**
 RESOLUTION: That the letter be amended on the last section: instead of saying "perhaps we can all work together with the residents to see if a solution can be found that suits all parties." To now say "as we proceed, we can all work together to seek to find a solution."

The letter was approved with this amendment. (NC).

166

Reported Concerns

Cllr I Williams has asked for Devon County Council to be contacted regarding the white lines that have faded along Taw Vale that separate the cycle and pedestrian pathway.

Cllr I Williams brought the committee's attention to the Riversvale development on Taw Vale. He has asked that it be investigated as to whether the wooden fencing and decking that is dividing the properties was part of the approved planning application.

Cllr M Pullen said that he would investigate the application and see if the built product differs from the agreed plan.

Cllr C Horrell has asked for the authority responsible for the road markings at the Roundswell Roundabout to be contacted as the markings have faded and are causing confusion.

Cllr C Horrell left the room at 20:31 and returned at 20:34.

Meeting closed at 8.36 pm.

Chairperson.

Signed:

Dated: