

BARNSTAPLE TOWN COUNCIL

Minutes of Planning and Transportation Committee

Thursday 18th August 2022 at 7.00 pm at The Guildhall, Butchers Row, Barnstaple

Present: Councillors: J Carter, A Rennles (Chair), L York, P Leaver and J Coates.

In attendance: M Sanders Assistant Town Clerk (Community) (Clerk to meeting)  
R Ward Town Clerk  
12 Members of the public

Apologies: V Monk, I Roome and J Phillips.

**30 Apologies for absence**

Apologies and reasons for absence were received and approved from Cllr V Monk (Health), I Roome (Health) and J Phillips (Business).  
Approved (NC)

**31 Dispensations and disclosable pecuniary or other interests**

Cllr L York as members of North Devon Council have 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 York declared a personal interest in applications 75504, 75644, 75690 & 75691

Cllr Leaver declared a business interest in applications 75504 & 75551

**32 Minutes of the Planning & Transportation Committee held on 21st July 2022**

It was RESOLVED: that the minutes from the meeting held on Thursday 21<sup>st</sup> July 2022 be confirmed as a correct record, signed by the Chairperson. (NC).

**33 Deposited Plans:**

A representative from a group of 12 residents from the Barbican Close, Summerland Place and Summerland Street area spoke to councillors regarding the ongoing issues being caused by large vehicles using the industrial estate. They reported that the very large lorries and HGVs are causing damage to not only the curb stones but are damaging resident's vehicles resulting in some being written off. The traffic coming from the industrial estate is starting from the site from as early as 4.30 am waking residents. Sat Nav's often send delivery drivers down the narrow streets incorrectly, resulting in them having to reverse out for distances as much as 150yds. They have spoken to DCC highways who recommended NDC was contacted. They have spoken to the Environmental Health Officer due to the noise levels and were

told to record the vehicles. The NDC planning department are looking into the original site restrictions put in place when the industrial estate was built. Another resident raised concerns regarding the structural damage being done to properties. There has been damage to brickwork, which has had to be replaced and cracks forming on the inside and outside of the buildings.

Councillors thanked the members of the public for attending and raising their concerns.

\*\*The members of the public left the meeting and did not return. \*\*

**34 75349 - Former SW Highways Signs Site, Upcott Ave, Pottington Business Pk, Barnstaple EX31 1HN**

RECOMMEND: Approval (NC)

**35 75411 - Vacant Former Nightclub The Strand Barnstaple Devon EX31 1EU**

RECOMMEND: Approval (NC)

**36 75504 - Pear Tree Cottage 2 Whiddon Park, Landkey Road, Barnstaple Devon EX32 9LA**

\*\*Cllr Leaver declared a business interest in application 75504 and 75551 and left the meeting while these items were discussed. \*\*

RECOMMEND: Approval (NC)

**37 75551 - Church Of The Immaculate Conception Higher Church Street Barnstaple Devon EX32 8JE**

RECOMMEND: Approval (NC)

\*\*Cllr Leaver re-entered the meeting \*\*

**38 75613 - Long Bridge The Square, Barnstaple, Devon EX32 8LN**

RECOMMEND: Approval (NC)

**39 75629 - Greendale Farm, Pill Lane, Barnstaple, Devon EX32 9EQ**

Cllrs voted that item 4.7 and 4.8 be taken together. Approved (NC)

Councillors raised concerns for the potential flood risk and noise levels to neighbouring properties.

RECOMMEND: Approval (NC) subject to the above concerns being considered.

**40 75618 - 4 Salem Street, Barnstaple, Devon EX32 8JF**

RECOMMEND: Approval (NC)

**41 75631 - Greendale Farm, Pill Lane, Barnstaple, Devon EX32 9EQ**

Cllrs voted that item 4.7 and 4.8 be taken together. Approved (NC)

Councillors raised concerns for the potential flood risk and noise levels to neighbouring properties.

RECOMMEND: Approval (NC) subject to the above concerns being considered.

**42 75636 - 5 Campion Drive, Barnstaple, Devon EX32 8RB**

RECOMMEND: Approval (NC)

**43 75644 - Lampard Community School, St Johns Lane, Barnstaple Devon EX32 9DD**

RECOMMEND: Approval (NC) subject to the fence being painted green fit in with existing properties.

**44 75690 - The Pannier Market, High Street, Barnstaple Devon EX31 1BL**

Cllrs voted that item 4.11 and 4.12 be taken together. Approved (NC)

After much discussion concerning the unspecified detailing of certain proposals in the planning application, the committee therefore:

RECOMMED: Approval (4 For, 1 Abs), subject to the following concerns being addressed. The committee have fundamental concerns that this proposal could allow for the unregulated closing of the market and asked a condition be proposed to stipulate minimum opening hours for public access. They also have concerns about the design of the internal gates and proposed planters and ask that these designs are presented for approval when available.

Cllr L York abstained from voting on this item.

**45 75691 - The Pannier Market, High Street, Barnstaple Devon EX31 1BL**

Cllrs voted that item 4.11 and 4.12 be taken together. Approved (NC)

After much discussion concerning the unspecified detailing of certain proposals in the planning application, the committee therefore:

RECOMMED: Approval (4 For, 1 Abs), subject to the following concerns being addressed. The committee have fundamental concerns that this proposal could allow for the unregulated closing of the market and asked a condition be proposed to stipulate minimum opening hours for public access. They also have concerns about the design of the internal gates and proposed planters and ask that these designs are presented for approval when available.

Cllr L York abstained from voting on this item.

**46 75718 - 5 Convent Close, Barnstaple, Devon EX32 9DR**

RECOMMEND: Approval (NC)

**47 Reported Concerns**

Cllr J Carter reported a pothole along Eastern Avenue towards Taw Garages.

48

**Barbican Close Industrial Estate**

The committee discussed the issues raised regarding Barbican Close and were concerned for the ongoing distress to residents. They therefore

RESOLVED: To send letters to the head of the Devon County Council Highways Department, the police, North Devon Council and the MP, to help raise awareness of the ongoing issues. (NC)

Meeting closed at 8.15 pm.

Chairman.

Signed: .....

Dated: .....