

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 22<sup>nd</sup> 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: .....