

**Minutes of the Extraordinary Fremington Parish Council Meeting  
Held on Monday 20<sup>th</sup> November 2017 at 7pm at Fremington Parish Hall,  
Higher Road, Fremington**

**Present:** Cllrs Mrs S Kingdom (Chairman), R Cann, D Chalmers, Mrs J Dyson, K Groves, Mrs C McCormack-Hole, A Rennles, Ms M Scott (from Minute No.1711/28), B Sherborne, and T Wood  
Mrs V Woodhouse, Parish Clerk and Mrs E Badcock, Services Officer.

**In Attendance:** 3 Members of the public  
Mr Andrew Cattermole and Miss Alice Jenkins on behalf of  
Barratt David Wilson Homes

1711/22 **Apologies**  
Cllrs Mrs J Flynn, F Biederman, D Brailey, Miss L Goodger and G Turner.

1711/23 **Declarations of Interest**  
Cllr Mrs Dyson declared a Personal and Prejudicial Interest in Item 1711/28 Planning Application 63468 as the development is opposite her house.

1711/24 **Chairman's Announcements**  
None.

1711/25 **To agree the agenda between Part A and Part B (Confidential)**  
It was **resolved** to agree the agenda between Part A and Part B (Confidential).

1711/26 **Public Participation Period**  
A member of the public made representations against planning application 63468, although the plans had been amended there would still be an adverse impact on the view and would set a precedent for the rest of West Yelland and future development, they did not believe that two storey properties should be allowed in this area.

A member of the public raised concerns about vehicles entering Ellerslie Road during the restricted hours. It was noted that the Police did not see this as a priority and had asked DCC to consider removing the restriction. Cllr Cann felt this had been a problem for many years and was dismayed by the reaction of the Police. It was agreed to write to the Police Commissioner to express the concerns.

Mr Cattermole explained that changes had been made to planning application 63468 the Planning Inspectorate designated a certain area that had to be one storey and the two storey properties are outside of this area; due to the topography of the area the two storey houses won't appear two storey.

1711/27 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 6<sup>th</sup> November 2017**  
Copies were circulated with the agenda.  
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting on the 6<sup>th</sup> November 2017 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

Cllr Ms Scott entered the meeting.



1711/28

**North Devon Council – Planning Applications**

North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

*It was formally noted that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the above, were preliminary taking account of the information matters) was on the basis that the views expressed made available at the time to the Parish Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against*

Cllr Mrs Dyson declared a Personal and Prejudicial Interest and left the meeting for the following item.

63468 Proposal: Reserved matters application following outline planning consent 57663 & S73 permission 62914 (variation of conditions 4 (access) & 5 (development parameters) attached to planning permission 57663 to allow the substitution of plans 0692-PHL-01 rev E (access arrangement), 6525-00-022 (built land use plan), 6525-00-019 (illustrative masterplan) & 6252-00-028 (concept masterplan) with 16022-100-C (access arrangement), 1759-1022 (built land use plan) & 1759-1028 (indicative masterplan) (outline planning permission 57663 is for up to 135 dwellings plus infrastructure including the creation of a vehicular access to B3233, provision of open space, landscaping, allotments, ponds & other associated development – all matters reserved except access) in respect of erection of 135 dwellings, public open space, allotments, landscape planting, pedestrian, cycle & vehicular links & associated furniture together with discharge of conditions 1,5 & 6 (amended plans)  
Location: Land adj B3233, West Yelland, Yelland, Barnstaple  
Applicant/Agent: David Wilson Homes

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. The Parish Council has concerns about the two storey dwellings which they feel will adversely affect the area and amenity of the residents, although the amendments that have been made are an improvement the Council still feels they are contrary to the Planning Inspectors aspirations of an open view. If the North Devon Council is minded to approve the Parish Council would request a site meeting is undertaken.


Two members of the public and Mr Cattermole and Miss Jenkins left the meeting.

Cllr Mrs Dyson returned to the meeting.

63955 Proposal: Variation of Condition 2 (approved plans) to planning permission 57727 to allow amended housing designs on plots 1-4 & 7-8 (8 plots replaced with 6 plots)  
Location: Agricultural land 529242 31354, (Glenwood Park), Roundswell, Barnstaple  
Applicant/Agent: Miss S Fenner, Redrow Homes West Country

It was **resolved**, with no votes to the contrary, to recommend APPROVAL. The Parish Council would like to express concern at the close proximity of phase one to the A39 which will cause an unacceptable nuisance and would like to ensure that the proposal does not adversely impact on the amenity of the residents.

64029 Proposal: Retrospective application for change of use from offices (B1) to mixed use of offices (B1) & teaching classrooms (D1)  
Location: Narita House, Fishleigh Road, Roundswell Business Park, Barnstaple  
Applicant/Agent: Mr J Lisle

It was **resolved**, with no votes to the contrary, to recommend APPROVAL. 

1711/29

**North Devon Council – Planning Decisions**

North Devon Council, the determining Authority, has APPROVED the following applications with conditions as filed:

63135 Proposal: Erection of 21 dwellings together with associated roads, drainage, garages, parking & landscaping (amended landscaping details, ecological information & shadow path survey)

Location: Oakwell residential Home, Lyddicleave, Bickington, Barnstaple  
Applicant/Agent: Focus on Design

63314 Proposal: Removal of pre-commencement Conditions 3 (arboricultural method statement & tree protection plan) & 4 (flood mitigation measures) attached to planning permission 57301 (extension & alterations to dwelling) to enable arboricultural method statement, tree protection plan & flood mitigation measures to be approved after works have started

Location: 13 Lyddicleave, Bickington, Barnstaple  
Applicant/Agent: NPAS Devon Ltd

63535 Proposal: Demolition of existing & erection of new community building with Parish Council offices

Location: Beechfield Centre, Beechfield Road, Fremington, Barnstaple  
Applicant/Agent: John A Stromski & Associates

It was **resolved**, with no votes to the contrary, to note the information.

1711/30

**Councillors Questions**

Cllr Wood explained that the Planning Inspector does not approve of the proposed land supply that has been put forward in the Local Plan and would like to see more especially in West Yelland.

Cllr Cann explained that the Planning Inspector does not believe the 5 year land supply put forward plus a 10% buffer is deliverable within the 5 years.

Cllr Ms Scott made comments about the bad planning in this area, especially with the highways, and the knock on effect on missed appointments and travelling to school.

Cllr Cann explained that the highway network is the responsibility of Devon County Council and as the highway authority DCC quite often undermines the District Council and approves proposals included with developments.

Discussions centred on these comments.

Cllr Cann left the meeting.

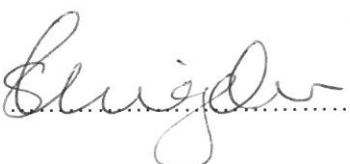
Cllr Chalmers explained that the Planning Inspector for Mead Park actually requested that DCC attends the enquiry to support its view.

It was agreed to ask the Clerk to place an item on the next Agenda to consider representations to the Government on highway issues.

1711/31

**Close**

There being no further business the meeting closed at 7.40pm.

Signed  Dated 4.12.17