

**Minutes of the Fremington Parish Council Meeting
Held on Monday 5th February 2018 at 7pm at Fremington Parish Hall,
Higher Road, Fremington**

Present: Cllrs Mrs S Kingdom (Chairman), F Biederman, D Brailey, R Cann, Miss L Goodger, Mrs C McCormack-Hole, A Rennles, Ms M Scott, B Sherborne, G Turner and T Wood
Mrs V Woodhouse, Parish Clerk and Mrs E Badcock, Services Officer.

In Attendance: 6 members of the public

1802/23 **Apologies**
Cllrs Mrs F Flynn, Mrs J Dyson, D Chalmers and A Rennles.

1802/24 **Declarations of Interest**
Cllr Ms Scott declared a Personal and Prejudicial Interest in Item 1802/07 Planning Application 64322 as her parents live at the Quay.

Cllr Cann declared a Personal Interest in Item 1802/07 Planning Application 64322 as a member of the North Devon Council.

Cllr Brailey declared a Personal Interest in Item 1802/07 Planning Application 64322 as a member of the North Devon Council.

Cllr Biederman declared a Personal Interest in Item 1802/07 Planning Application 64322 as a member of the North Devon Council and because friends live at the Quay and Item 1802/12 as Chairman of the Fremington Parish Hall Management Committee.

Cllr Mrs Kingdom declared a Personal Interest in Item 1802/12 as Treasurer of the Fremington Parish Hall Management Committee.

1802/25 **Chairman's Announcements**
None.

1802/26 **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).

1802/27 **To receive a report from the Police**
None.

1802/28 **Public Participation Period**
Members of the public indicated that they would like to make representations on Planning Applications.

Cllr Biederman proposed and it was unanimously agreed to move Item 18 on the Agenda forward to this point.

1802/29 **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

63972 Proposal: Extension & alterations to dwelling
Location: 31 Elmlea Avenue, Fremington, Barnstaple
Applicant/Agent: Mr & Mrs Chapple

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the proposal not being an over development of the site, no adverse impact on the amenity of neighbouring properties and there being adequate parking and access to the site.

64124 Proposal: Conversion of outbuilding to form one dwelling, erection of detached garage & extension to dwelling
Location: Woolmers House, North Lane, Bickington, Barnstaple
Applicant/Agent: Mr M & Mrs L Binns

It was **resolved**, with no votes to the contrary, that the Parish Council would support the proposal in principle as long as the Planning Officers are satisfied that the building is suitable for conversion.

64300 Proposal: Erection of 31 commercial units comprising 27 use Class B1 (business) units & 4 use Class B8 (storage & distribution) units together with associated access, parking & landscaping
Location: Land off Fishleigh Road, Roundswell, Barnstaple
Applicant/Agent: Mr A Sealey, Arla Holdings

It was **resolved**, with no votes to the contrary, any approval should ensure there is adequate provision for servicing and HGV parking.

Cllr Biederman proposed and it was unanimously agreed to suspend Standing Orders to allow members of the public to speak on the following application.

Members of the public raised concerns about the size of the non-native tree and the damage it could cause to surrounding properties should it fall. It was noted that the Tree Preservation Order was for the area and not this specific tree and residents were in favour of the tree being removed. It was felt that being a non-native tree it did not have amenity value and the roots would be shallow.

Cllr Wood, as the Parish Council's Tree Warden, passed comment that the tree was healthy, firmly in the ground with good roots.

It was unanimously agreed to reinstate Standing Orders.

64319 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of 1 Spruce tree
Location: The Vicarage, Fremington, Barnstaple
Applicant/Agent: Mr G Davies

It was **resolved**, with two votes to the contrary and two abstentions, to recommend APPROVAL.

Cllr Biederman proposed and it was unanimously agreed to suspend Standing Orders to allow members of the public to speak on the following application.

Cllr Ms Scott declared a Personal and Prejudicial Interest and left the meeting for the following item.

Members of the public raised concerns about issues that they feel need addressing prior to any planning permission being granted such as the disposal of foul water, parking and the limitations of the access road. No details had been given about the kiln(s) that would be installed and concerns were raised about the elevated height of the garden of No.3, and how the emissions could impact on the resident.

Members of the public asked if the construction should be of modern materials in the Conservation Area and where deliveries to the site would park. Members asked the Parish Council to consider not making any recommendations until these points have been addressed.

Another member of the public stated that the building in question was actually the lamp shed and not the former water tower, they were concerned about parking and felt there had been no thought for the people that live on the Quay.

A member of the public raised concerns about the smell that could emanate from the development.

It was unanimously agreed to reinstate Standing Orders.

64322 Proposal: Application under Regulation 3 of the T&CP General Regulations 1992 for extension to & conversion of water tower to form a potter's studio & retail outlet
Location: Water Tower, Fremington Quay, Fremington, Barnstaple
Applicant/Agent: North Devon Council

It was **resolved**, with no votes to the contrary, to pass no comment on this Planning Application, the Parish Council leases the land from the North Devon Council and has a Pecuniary Interest in the site, and therefore, it would not be appropriate for the Parish Council to make a recommendation.

Cllr Ms Scott returned to the meeting.

64324 Proposal: Extension to dwelling
Location: 30 Lagoon View, Yelland, Barnstaple
Applicant/Agent: Mr & Mrs Adams

It was **resolved**, with no votes to the contrary that the Parish Council is concerned that the development would be over intensification of the site and could have an adverse impact on the amenity of the neighbouring property. If the North Devon Council is mindful to approve then obscure glass should be installed for any overlooking windows.

64333 Proposal: Siting of 1 x internally illuminated free standing sign on a 5m pole
Location: McDonalds Restaurant, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: McDonald's Restaurants Ltd

It was **resolved**, with no votes to the contrary, that the Parish Council is concerned that the proposals will constitute over intensification of the site.

64334 Proposal: Siting of 6 x internally illuminated totem free-standing signs, 1 x non-illuminated banner sign & 1 x side by side internally illuminated sign
Location: McDonalds Restaurant, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: McDonald's Restaurants Ltd

It was **resolved**, with no votes to the contrary, that the Parish Council is concerned that the proposals will constitute over-intensification of the site.

64345 Proposal: Extension & alterations to building, reconfiguration of drive thru lane, car park & patio area together with associated works
Location: McDonalds Restaurant, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: McDonald's Restaurants Ltd

It was **resolved**, with one vote to the contrary, no objections in principle subject to an appropriate design which meets safety regulations.

64363 Proposal: Siting of 2 customer order displays with associated overhead canopies & goal post height restrictor together with relocation of existing & installation of new internally illuminated fascia signs
Location: McDonalds Restaurant, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: McDonald's Restaurants Ltd

It was **resolved**, with one vote to the contrary, no objections in principle subject to an appropriate design which meets safety regulations.

64378 Proposal: Reserved matters application for erection of 61 dwellings (outline planning permission 63356)
Location: Land west of Mead Park, Bickington, Barnstaple
Applicant/Agent: Cavanna Homes (South West) Ltd

The Parish Council notes with regret that the development was given permission by the Planning Inspector, it was **resolved**, with one vote against, to accept the application as long as the visual impact on the B3232 is minimised with appropriate screening and there is no visual impact on the estuary.

1802/30 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 5th February 2018**

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 5th February 2018 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

1802/31 **Highways issues – update**

Cllr Biederman reported that DCC's Highway Budget would be reduced by 2.7% next year in the proposed budgets.

1802/32 **Matters to Note** (all held in the office unless specified as enclosed)

- Baker Estates – Newsletter relating to the redevelopment of Oakwell House, Bickington, Barnstaple (Copy enclosed for Cllrs)
- DCC Temporary Prohibition of Through Traffic – Monday 5th March until Monday 19th March 2018 – Tews Lane, Bickington, between the rear of 10 & 15 Lark Rise (Copy enclosed for Cllrs)
- Email from the office of the Police and Crime Commissioner for Devon, Cornwall & the Isles of Scilly re Councillor Advocate Scheme (Copy enclosed for Cllrs)
- DCC Temporary Prohibition of Through Traffic & Parking – 7th – 9th February 2018 – North Lane, Bickington both sides from junction with B3233 Bickington Road for a distance of 200 metres in a northerly direction (Copy enclosed for Cllrs)
- Healthwatch Voices – Winter 2018
- Correspondence received from resident relating to the Eilerslie Road restricted entrance (Copy enclosed for Cllrs)
- Correspondence received from resident relating to vehicles blocking access in Beards Road (Copy enclosed for Cllrs)
- Change to Stagecoach Services following consultation (Copy enclosed for Cllrs)
- Email from Mr D Beechey relating to Planning Application 64319 – works to trees covered by a Tree Preservation Order in respect of 1 Spruce tree located at The Vicarage, Fremington (Copy enclosed for Cllrs)

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

Cllr Ms Scott raised concerns about the further reduction on Stagecoach Bus Services and the school buses not arriving correctly to collect children for school. Cllr Ms Scott asked if the bus drivers know how many children are getting on the bus and how many are standing and sitting.

Cllr Biederman confirmed that, as safeguarding issues have been raised and DCC is responsible for school transport, he would raise with DCC, Cllr Ms Scott confirmed that she would contact Cllr Biederman regarding the issue.

1802/33 **County and District Councillors' Reports** - To receive reports from the County Councillor and District Councillors for information only.

Cllr Brailey reported that the Pannier Market would now be closed from 6pm until 5am every night as a result of anti-social behaviour and to reduce vandalism. Cllr Brailey further reported that NDC had committed £8,500 towards improvements in the NDC owned car park by the medical centre in Fremington.

Cllr Biederman reported that the proposed budgets for both DCC and NDC would be looking to increase by the full 2.99% and the fire authority had indicated the same increase. NDC had made some Council housing available for temporary accommodation and is investigating the purchase of further temporary accommodation.

Cllr Biederman left the meeting.

Cllr Mrs Kingdom declared a Personal Interest in the following item.

1802/34 **To receive response from the Fremington Parish Hall Management Committee following request to use the Annex as a temporary office during the Replacement of the Beechfield Centre Project**

Correspondence from the Management Committee was circulated prior to the meeting. It was noted that the Committee would not be able to accommodate the Parish Council Offices within the Annex due to regular bookings and it was **resolved**, with no votes to the contrary, to note the information.

Cllr Biederman returned to the meeting.

1802/35 **To receive response from the Department for Transport following the Parish Council's representations on highway issues**

Correspondence was circulated prior to the meeting, members felt the response was inadequate. Members felt that the Parish had been let down time and time again by DCC which undermines the planning process by recommending approval as the Highway Authority to planning applications and it was **resolved**, with no votes to the contrary, to make strong representations to DCC on the difficulties the parish is experiencing with its highway and transportation network.

1802/36 **To consider Street Naming and Numbering for:**
a) 59 dwellings at Roundswell

It was **resolved**, with no votes to the contrary, to accept the proposed names of:

1-4 Corvid Close, Roundswell
1-4 Clamour Court, Roundswell
1-32 Rookery Grove, Roundswell

b) 135 dwellings at Yelland

It was **resolved**, with no votes to the contrary, to accept the proposed name of:

1-49 Turnstone Lane, Yelland
1-45 Lapwing Grove, Yelland
1-41 Dunline Drive, Yelland

c) 44 dwellings land West of Mead Park

It was **resolved**, with no votes to the contrary, to accept support the extending number of Sea King Close.

1802/37

To consider further information relating to the Highway Grass Cutting 2018/2019

Members were informed that the maps and allocation had included an area of Tawstock Parish. It was noted that the Parish Council's Grass Cutting Contractor was not prepared to include these areas for the same amount of money (or in fact less money as DCC was proposing), the contractor had informed the Council that it is at least an extra mornings work for two men.

There was concern that the allocation from DCC would be reduced further if the areas of Tawstock were removed from the contract with the Parish Council, however, DCC had since confirmed that the areas of Tawstock would be removed and the allocation held. It was **resolved**, with no votes to the contrary, to note the information.

1802/38

To note agreed action for works to trees in Griggs Field as per planning application 62094

Members were informed that the Clerk, Cllrs Mrs Kingdom, Cann and Wood had met with the applicants on site. The applicants had requested to coppice to ground level 1 x willow tree and 1 x elm tree. The willow was blocking light to the garden and solar panels and there were concerns that the elm could contract Dutch Elm Disease. The Tree Surgeon employed by the applicants had confirmed that the best way to manage an elm tree and prevent disease is to coppice to ground level. Having looked on site it was unanimously agreed that the trees formed part of the landscaping between the houses and Griggs Field and would set a precedent for the rest of the trees along this boundary. The Clerk had spoken with the Tree Surgeon that had undertaken the Parish Council's Tree Survey on Griggs Field and whilst they were not prepared to criticise the advice of another contractor they did not necessarily agree that it was the correct course of action and management for the tree. If there were a number of elms in the same area then you might consider coppicing if the other elms had Dutch Elm Disease to prevent it spreading. However, if you took the opinion that a tree should be coppiced to ground level to prevent disease there are a number of species of trees this principle could be applied to and most of our trees would be coppiced. The Parish Council's Tree Surgeon also confirmed that, at the time of inspection, there were not any safety issues identified with the willow or elm in question. It was therefore agreed that the Parish Council would only support works to the trees that were as a result of safety, it was noted that the applicants could trim any branches overhanging their property.

It was **resolved**, with no votes to the contrary, to note the information and course of action.

1802/39

North Devon Council – Planning Appeal Decision

The Planning Inspectorate has advised that the following Appeal has been DISMISSED:

Appeal Ref: APP/X1118/W/17/3175093

Appeal by: Manor Farms (Yelland) Ltd

Application Ref: 61166

Proposal: Erection of two dwellings plus associated development

Location: Land at Lower Yelland Farm, Yelland, Barnstaple

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

1802/40

Devon County Council – Planning Decision

Devon County Council has advised that the following planning application has been APPROVED with conditions as filed:

Application Number: PD/RB/JA/64097

Proposal: Erection of single storey building to provide 2 No. additional classrooms for early years to include toilets, entrance lobby and storage with external canopy and play area. Construction of an extension to the existing nursery unit

Location: Fremington Community Primary School, Beechfield Road, Fremington, Barnstaple

Applicant/Agent: Devon County Council

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

1802/41

North Devon Council – Planning Decisions

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

50265 Proposal: Outline application for up to 37 dwellings together with associated amended access (amended description & drawing)
Location: Land south of Yelland Road, Fremington, Barnstaple
Applicant/Agent: Maria Bailey Planning

62616 Proposal: Temporary use of land at Yelland Sewage Works as a logistics depot, to include the provision of necessary structures including office & welfare facilities (amended drawings & documents)
Location: Yelland Sewage Works, Yelland, Barnstaple
Applicant/Agent: Hendeca Ltd

64009 Proposal: Extension & alterations to dwelling
Location: 6 Deptford Villas, Sticklepath, Barnstaple
Applicant/Agent: RGP Architects Ltd

64017 Proposal: Replacement of Velux window with dormer window
Location: 22 Ballards Crescent, Yelland, Barnstaple
Applicant/Agent: Ms J Sweetman

64136 Proposal: Siting of 1 internally illuminated totem sign, 3 non-illuminated pedestrian totem signs & 1 non-illuminated welcome wall sign
Location: Sainsbury's Supermarket, Gratton Way, Roundswell, Barnstaple
Applicant/Agent: WYG

64143 Proposal: Extension to dwelling
Location: 22 Becklake Close, Roundswell, Barnstaple
Applicant/Agent: John A Stromski & Associates

64159 Proposal: Approval of details in respect of discharge of Condition 3 (soft landscaping details) attached to planning permission 63540
Location: Sainsbury's Supermarket, Gratton Way, Roundswell, Barnstaple
Applicant/Agent: WYG

64163 Proposal: Conversion of garage to form additional living accommodation
Location: The Old Livery, Old School Lane, Fremington, Barnstaple
Applicant/Agent: Mr C Walker

To note that the following application has been WITHDRAWN and will no longer be considered:

62977 Proposal: Application for a non-material amendment to planning permission 61541 in respect of changes to adopted highway surface specification from block pavers to tarmac
Location: Land west of Tews Lane, Bickington, Barnstaple
Applicant/Agent: Cavanna Homes (South West) Ltd

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

1802/42

Councillors Questions

Cllr Groves had been speaking to the Fremington Environment Group which was disbanding and had some funds left and asked if anyone had any ideas on what the money could be spent on, it was agreed to pass this item to the Parks and Playing Fields Committee for consideration.

Cllr Ms Scott passed comment on how nice the kitchen in the hall looked following recent works.

Cllr Mrs McCormack-Hole was impressed with how professional the report for the Householder Survey looked.

Cllr Biederman asked if any member had any ideas for NCS projects to let him know.

1802/43

Close

There being no further business the meeting closed at 8.07pm.

Signed Dated