

**Minutes of the Fremington Parish Council Meeting  
Held on Monday 8<sup>TH</sup> December 2014 at 7.00pm at Fremington Parish Hall,  
Higher Road, Fremington**

**Present:** Cllrs B Clifton (Chairman), C Bell, J Bell, F Biederman, D Brailey, R Cann, D Harris, Ms M Scott, B Sherborne and T Wood  
Mrs V Woodhouse, Parish Clerk, Mrs E Badcock, Services Officer  
PC N Daffern and Mr S Snooks, Regeneration Manager, North Devon Homes.

**In Attendance:** 12 Members of the public

- 1412/26      **Apologies**  
Cllrs Mrs J Flynn, Mrs S Kingdom and C Turner.
- 1412/27      **Declarations of Interest**  
Cllr J Bell declared a Personal and Prejudicial Interest in Item 1412/41 58653.  
Cllr Brailey declared a Personal Interest in Item 1412/41 58476 as a District Councillor.  
Cllr Harris declared a Personal Interest in Item 1412/37 as a tenant of NDH.  
Cllr Biederman declared a Personal Interest in Item 1412/41 58476 as a District Councillor.  
Cllr Cann declared a Personal and Prejudicial Interest in item 1412/41 58476 as a District Councillor and a member of the Executive Committee.
- 1412/28      **Chairman's Announcements**  
The Chairman highlighted the proposed changes to the new Devon CCG, it was agreed to make strong representations against the changes; the Clerk and Chairman would formulate a letter rise the at the CCG meeting.
- 1412/29      **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).
- PART A**
- 1412/30      **To receive a report from the Police**  
PC Daffern presented the Police report, a copy of which is attached to these minutes as Appendix A.
- 1412/31      **Public Participation Period**  
A member of the public asked for clarification as to why a democratic decision had been brought back for reconsideration. The Clerk explained that the item had been brought back by three Councillors in line with the Parish Council's Standing Orders.  
  
A member of the public asked if Cllr Biederman had progressed the wildflower area in Yelland. Cllr Biederman confirmed he was waiting for a response from the County Council.
- 1412/32      **To approve and sign the minutes of Fremington Parish Council meeting held on Wednesday 19<sup>th</sup> November 2014 as a correct record**  
Copies were circulated with the agenda.  
It was **resolved**, with no votes to the contrary and one abstention, to approve and sign the minutes of the meeting on the 19<sup>th</sup> November 2014 as a correct record.  
Cllr Clifton duly signed the minutes.
- 1412/33      **To receive, and to ratify the decisions therein, the minutes of the following Committee meetings**  
Copies had been circulated with the agenda.
- Parks & Playing Fields Committee held on Thursday 30<sup>th</sup> October 2014  
Cllr Cann was concerned at the resolution, contained within minute no. 1410/42, that adopting the land at Lagoon View would be an additional

liability for the Parish Council; after discussion, Cllr Cann proposed, seconded by Cllr J Bell, and it was **resolved**, with three votes against and three abstentions, that the Parish Council does not proceed with adopting the land at Lagoon View. It was further **resolved**, with no votes to the contrary, to receive and ratify the decision, except for the decisions in minute no. 1410/42 of the Parks & Playing Fields Committee held on Thursday 30<sup>th</sup> October 2014.

- Finance & Personnel Committee held on Thursday 30<sup>th</sup> October 2014  
It was **resolved** to receive and ratify the decisions therein, the minutes of the Finance and Personnel Committee held on Thursday 30<sup>th</sup> October 2014.
- Finance & Personnel Committee held on Thursday 27<sup>th</sup> November 2014  
It was **resolved** to receive and ratify the decisions therein, the minutes of the Finance and Personnel Committee held on Thursday 27<sup>th</sup> November 2014.
- Parks & Playing Fields Committee held on Thursday 27<sup>th</sup> November 2014  
It was **resolved** to receive and ratify the decisions therein, the minutes of the Parks & Playing Fields Committee held on Thursday 27<sup>th</sup> November 2014.

1412/34

#### **Highway issues – update**

Cllr Biederman reported that the Cedars and Petroc roundabouts had been discussed at the HATOC meeting, as had the use of Old School Lane and Tews Lane as rat runs; it had been agreed that traffic counts would be undertaken in these areas.

Cllr Ms Scott was concerned at the difficulty of navigating a wheelchair around Fremington.

It was noted that a response had not been received from DCC with reference to a site meeting at the Roundswell roundabout; it was agreed to follow up.

Cllr Cann reported that he had raised the issues of the closure of the A39 and the Cedars roundabout but felt there appeared to be a lack of progress with DCC Officers.

1412/35

#### **Matters to note (all held in the office unless specified as enclosed)**

- Letter from Mr Rhys Davis, DCC, re closure of A39 due to serious accident – Monday 6<sup>th</sup> October 2014 (Copy enclosed)
- Devon & Cornwall - Police Barnstaple Newsletter – November 2014
- Letter from Mr A Jones, NDC to agent, re notification of works to trees in a Conservation area to west of track to Pill Bungalow/cottage & verge Fremington Manor
- DCC Notices – (1) Temporary 10mph speed limit on B3233 – from junction with Taw Meadow Crescent in easterly direction for 310 metres – Thursday 12<sup>th</sup> February 2015 for anticipated 4 days (2) Temporary 10mph speed limit on B3233 – from a point 90 metres west of St Peters Road in westerly direction for 600 metres from Monday 16<sup>th</sup> February 2015 for anticipated 4 days (3) Temporary 10mph speed limit on B3233 – from roundabout junction with A3125 in a westerly direction for a distance of 1.8 kilometres from Monday 5<sup>th</sup> January 2015 for anticipated 12 days
- Copy correspondence from Taw Vale Quay Residents' Management Company Ltd re Planning Application 50265 – Outline application for 43 dwellings together with associated access, parking and landscaping, land south of Yelland Road, Fremington
- Letter from NHS re Care Closer to Home – urgent and necessary measures (18<sup>th</sup> November 2014) (Copy enclosed)
- Letter of thanks from CAB re Grant 2015/16
- Letter of notification of Electoral Review of Devon from the Local Government Boundary Commission
- Letter from John Hart in response to the Open Letter sent, reference Changes to Residential and Day Care Provision in Devon.
- Letter from Devon County Council, Highway Grass Cutting 2015/2016

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

1412/36 **County and District Councillors' Reports** - To receive reports from the County Councillor and District Councillors for information only.  
Cllr Biederman reported that the proposed application for 135 homes at Yelland had been deferred by NDC's planning committee for an independent landscape impact assessment.

Cllr Brailey reported that the Local Plan has not been published quick enough as NDC is tied in with Torridge District Council and TDC does not have a five year land supply. He stated that bad weather was on the way and advised people to be prepared.

Cllr Cann expanded on Cllr Brailey's report stating that NDC has now given notice to TDC that it will publish separately if necessary. Cllr Cann informed members that the new recycling lorries had arrived and have the "wow" factor, they will also start to see a £350,000 a year saving once up and running.

1412/37 **To discuss the renovation of housing stock and relocation of tenants with North Devon Homes**

The Chairman welcomed Mr Stephen Snooks, the Regeneration Manager for North Devon Homes, to the meeting. Mr Snooks explained that NDH had a regeneration programme which has been ongoing for the last five years, they are demolishing the concrete buildings (about 200) and building over 300 new homes as well as refurbishing existing stock. They have invested between 30 and 35 million pounds into new housing. NDH has the opportunity to provide more affordable housing and shared ownership. Mr Snooks confirmed that NDH has now stopped moving tenants, however, those who have moved will not necessarily have the option to move back.

Cllr Brailey thanked NDH and congratulated them on the programme of works so far, he felt that the community had been kept well informed.

Members asked if there were opportunities for NDH to support care in the community, Mr Snooks confirmed that NDH does support tenants and it is looking to extend this service into the private sector, although there would be a cost this would be minimal; NDH is also reviewing its stock for supported housing.

Cllr Harris asked for clarification on who has a priority over new houses. Mr Snooks confirmed that there would be a Section 106 tie which would be for local people in the way of a local tenancy. Locally NDH would like to improve the quality of life for existing tenants and at the same time free up family homes, they would also like to provide more bungalows.

The Parish Council thanked Mr Snooks for attending the meeting. Mr Snooks left the meeting at 8.05pm.

1412/38 **To discuss the possible purchase and provision of a defibrillator in Fremington** (item requested by Cllr Wood)

Cllr Wood explained that he felt a defibrillator would be a useful addition to the village of Fremington and suggested it should be placed close to the shopping parade. Members were informed that the TAP Fund had agreed in principle to support this project. It was **resolved**, with no votes to the contrary, to pursue the purchase and siting of a defibrillator through the TAP Fund.

1412/39 **To reconsider the decision taken in minute no 1411/15 with reference to the membership of the Fremington Quay Management Committee in accordance with Standing Order 11a)** (item requested by Cllrs Wood, Biederman and Ms Scott)

Cllr Wood reported that this item had been brought back as there were members who were not present at the last meeting that would like to sit on the committee.

It was **resolved**, with no votes to the contrary, to elect Cllrs Wood and Biederman in addition to Cllrs Cann, J Bell, Brailey, Hockin, Mrs Kingdom and Sherborne to sit on the Fremington Quay Management Committee.

1412/40

**To consider, amend or agree the draft budgets prepared by the Council's Responsible Financial Officer for the Financial Year 2015/2016**

Members considered the draft budget, copies of which had already been circulated, and the recommendation from the Finance and Personnel Committee and it was **resolved**, with no votes against, to agree the budget for the financial year 2015/2016 as detailed, a copy of which is attached to these minutes as Appendix Two with a total budgeted expenditure of £175,387 and a total budgeted income of £55,540 excluding the precept. It was further **resolved**, with no votes to the contrary, that the following should be placed in Ear Marked Reserves from anticipated savings this year: -

Dog Bags £2000  
 Election Reserves £2,000  
 Cemetery Extension £2,000  
 Bus Shelters £1,000  
 War Memorial £500  
 Beechfield Centre £1,000  
 Community Building Project £2,000  
 Griggs Field Pathways £2,000

Total £12,500

Members considered the Parish Precept and it was **resolved**, with no votes to the contrary, to increase the precept by 2% for the financial year 2015/2016 totalling £110,821, with an anticipated precept top up grant from NDC of £8,002.

Cllr C Bell left the meeting at 8.15pm.

1412/41

**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*

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: Mr L Tanner

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. There is insufficient infrastructure to support this development and highway concerns. The Parish Council felt that given the developments that have already been granted approval, local schools would be at or near capacity, it would be an intrusion into the open space and a detachment from the Local Plan. The five year land supply for the area has already been met and this area is not included in the emerging Local Plan.

58276 Proposal: Erection of garage/hobbies room  
 Location: 1 West Yelland, Yelland, Barnstaple  
 Applicant/Agent: Mr & Mrs Neil

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties.

58294 Proposal: Variation of condition 36 (restriction of dwelling height) attached to planning permission 56054 to allow for the erection of two storey houses along the southern edge of the site  
Location: Land at Allenstyle, Yelland, Barnstaple  
Applicant/Agent: Rockford Homes Ltd

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. The proposal would have a detrimental impact on the landscape and existing residents, it would also be out of keeping with the existing estate.

58304 Proposal: Extension to dwelling & erection of replacement garage  
Location: 1 Allenstyle Drive, Yelland, Barnstaple  
Applicant/Agent: Mr S Brown

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties.

58329 Proposal: Extension to dwelling  
Location: 91 Lynhurst Avenue, Sticklepath, Barnstaple  
Applicant/Agent: Mr & Mrs Quick

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties.

Cllr J Bell declared a Personal and Prejudicial Interest and left the meeting for the following application.

Residents raised concerns that notices had not been displayed and about the design of the proposal.

A representative of the applicant spoke in favour of the application.

58356 Proposal: Retrospective application for change of use of land to allow for car sales business & siting of portacabin  
Location: Former Petrol Filling Station, West Yelland, Barnstaple  
Applicant/Agent: Mr T Saye

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to an improved design of the portacabin which is of an appropriate size and scale, any vehicles remaining within the curtilage of the land owned by the applicant, no adverse impact on the neighbouring properties and any concerns of the Highway authority.

Cllr J Bell returned to the meeting.

58372 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of 1 Ash & pollarding 2 Ash  
Location: 1 Beech Park, Fremington, Barnstaple  
Applicant/Agent: Mr C Plumbley

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

58374 Proposal: Approval of details in respect of discharge of Condition 6 (construction management plan) attached to planning permission 57252, 56589, 56590, 56591  
Location: Woodville, Sticklepath, Barnstaple  
Applicant/Agent: Mr S Snooks, North Devon Homes Ltd

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

A resident raised concerns about the size and design of the proposal and the loss of privacy for the neighbouring property.

58414 Proposal: Erection of dwelling with associated works  
Location: 11 Thornlea Avenue, Fremington, Barnstaple  
Applicant/Agent: Mr J Sandwell

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. The size, scale and design of the proposal is out of character and over intensive, it will negatively impact on the amenity of neighbouring properties, the access is inadequate.

A resident raised concerns over the size, design and access to the proposal.

58421 Proposal: Erection of one dwelling  
Location: Land at rear of Home Farm, Fremington, Barnstaple  
Applicant/Agent: Mr D Goodwin

The Parish Council is commenting on this application as a neighbouring property owner, the Parish Council has a Right of Way over this land which is at all times and for all purposes with or without vehicles; this Right of Way needs to be protected, the Parish Council also has concerns that the access road is not suitable for an increase in traffic and it would be over intensification of the site.

Cllr Harris left the meeting.

58433 Proposal: Extensions to dwelling  
Location: 98 Lower Cross Road, Bickington, Barnstaple  
Applicant/Agent: Mr K St John

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbours.

58455 Proposal: Erection of dwelling  
Location: land off Beards Road, Fremington, Barnstaple  
Applicant/Agent: Mazzard Investments Ltd

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties and safe access to the dwelling.

Cllr Harris returned to the meeting.

58459 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of removal of three Oak trees & two Ash trees  
Location: 73 Lagoon View, Yelland, Barnstaple  
Applicant/Agent: Mrs J Waters

Cllr Ms Scott left the meeting.

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. This tree is a valuable part of the landscape, the Parish Council would not like to see any works to the tree unless it is the interests of good tree management.

58461 Proposal: Erection of garage  
Location: 12 Swallow Field, Roundswell, Barnstaple  
Applicant/Agent: Mr D Dayman

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

Cllr Ms Scott returned to the meeting.

58475 Proposal: Demolition of partially collapsed farm building & formation of new vehicle parking area together with associated tree & boundary hedge planting  
Location: Browns Engineering, Lower Yelland Farm, Yelland, Barnstaple  
Applicant/Agent: Brown Mechanical Engineering

The Parish Council felt that any development should respect the character of the Tarka Trail and Biosphere and should enhance the area.

Cllr Cann declared an interest and left the meeting for the following item.

Cllr Brailey left the meeting and did not return.

58476 Proposal: Erection of a 2 storey modular building for additional office space  
Location: Brynsworthy Environment Centre, Roundswell, Barnstaple  
Applicant/Agent: Mrs D Hill, North Devon Council

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the landscape.

Cllr Cann returned to the meeting.

1412/42

**Councillors Questions**

The Chairman wished everyone a Merry Christmas.

1412/43

**Close**

There being no further business the meeting closed at 9.10pm.

Signed ..... Dated .....