

Minutes of the Fremington Parish Council Meeting
Held on Wednesday 19th November 2014 at 7.00pm at Fremington Parish Hall Annex,
Higher Road, Fremington

Present: Cllrs B Clifton (Chairman), J Bell, F Biederman, R Cann, Mrs J Flynn, C Turner and T Wood

Mrs V Woodhouse, Parish Clerk, Mrs E Badcock, Services Officer

In Attendance: 20 Members of the public

- 1411/23 **Apologies**
 Cllrs D Brailey, Ms M Scott, B Hockin, C Bell, D Harris, Mrs S Kingdom, B Sherborne.
- 1411/24 **Declarations of Interest**
 Cllr C Turner declared a Pecuniary Interest in Item 1411/29 58362 as he owns a property opposite the proposed location.

 Cllr T Wood declared a Personal Interest in Item 1411/29 58192.
- 1411/25 **Chairman's Announcements**
 The Chairman announced the following: -

 The Remembrance Service which took place on Sunday 9th November 2014 was a very good service which brought lots of people together.
- 1411/26 **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).
- PART A**
- 1411/27 **Public Participation Period**
 A member of the public asked County Cllr Biederman for an update on the creation of the wildflower meadow at Yelland. Cllr Biederman confirmed that he would progress the matter as originally agreed.
- 1411/28 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday, 3rd November 2014 as a correct record**
 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 3rd November 2014 as a correct record. Cllr Clifton duly signed the minutes.
- 1411/29 **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

 Members of the public raised concerns about the access to the development.
- 58192 Proposal: Erection of 14 bungalows including landscaping, provision of parking & a vehicular & pedestrian access
 Location: The Green, Chilpark, Fremington
 Applicant/Agent: Mr R Alford, Strongvox Homes

 Cllr Biederman proposed, seconded by Cllr Turner to recommend approval, it is

within the development boundary, however the amount of affordable housing should be brought up to five to meet policy and they should be one and two bedroom bungalows which will hopefully encourage people to move and free up larger family homes. The amenity of residents especially 1 – 3 The Green needs to be protected and there should be substantial screening.

Cllr Cann, seconded by Cllr Mrs Flynn moved an amendment to the proposition to recommend refusal, the access is not adequate, the development would result in the loss of a substantial green space and it would adversely impact on the amenity of neighbouring properties.

When put to the vote the amendment was won with one abstention and it was **resolved**, with no votes to the contrary, and one abstention from Cllr Wood, to recommend REFUSAL; the access is not adequate, the development would result in the loss of a substantial green space and it would adversely impact on the amenity of neighbouring properties. It was further agreed that the application would be called in to be discussed by the District's Planning Committee.

Cllr Wood declared a Personal Interest in the application above.

Members of the public asked why the number had been increased, they were informed that this is a brand new application and must be treated as such. There were concerns about the loss of natural drainage and the existing pitch fibre sewers not being adequate. They felt the development would not be in keeping with anything in Yelland, there were concerns over the height and design of the development, the proposed affordable housing is all in one corner and should be integrated throughout the site, there are protected species such as Slowworms and Orchids on the site, the green buffer between existing properties and the proposed development has been removed, the development would increase the volume of traffic and there is insufficient infrastructure to deal with the development.

58335 Proposal: Residential development for 70 dwellings (including 21 affordable units) and associated infrastructure
Location: Land at Allenstyle Road, Yelland
Applicant/Agent: Mr G Greenfield, Allenstyle Limited

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the development would be over-intensification of the site, the design is completely out of keeping with the area and Yelland, the character of the development is inappropriate and a visual intrusion on the landscape and that of the Tarka Trail and the Biosphere. The development would not be sustainable under the NPPF, it is divorced from community facilities such as shops, schools or jobs and, therefore, there would be insufficient infrastructure to support the development. No development should take place until DCC has produce and implemented a scheme to improve the congestion at the Cedars and Petroc roundabouts, and there should be no additional vehicular or pedestrian access onto Allenstyle Road. The development would exacerbate the water runoff in the area and into the estuary. The existing sewers are not adequate to cope with the extra intake. The loss of landscaping proposed in the new development would negatively impact on the amenity of neighbouring properties. The affordable houses should be integrated throughout the site. It was agreed that the application would be called in to be considered by the District's Planning Committee.

Cllr Turner declared a Pecuniary Interest, left the meeting and did not return.

Members of the public raised concerns about the access to the site not being adequate, this is currently being considered by the LPA if it is approved the access group will be taking legal action and challenging the decision, the Parish Council was asked if it would financially support the action through its precept. The member of the public was informed that this would need to be submitted to

the Council in writing so that appropriate advice could be sought and in depth consideration given to the request. Members of the public felt that the scheme, as agreed by the Planning Inspectorate, is unachievable. Members also raised concerns regarding asbestos being buried on site.

58362 Proposal: Application for approval of details reserved by condition in respect of discharging of Conditions 3 (phasing), 4 (construction management plan), 6 (ground investigation), 21 (lap & leap), 23 (lighting strategy), 25 (engineering works), 26 (construction details) attached to planning permission 57519
Location: Former Fremington Training Camp, Fremington, Barnstaple
Applicant/Agent: Mr B Howells, Barratt David Wilson Homes

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the scheme, as approved by the Planning Inspectorate, is unachievable the Inspectorate has stated many conditions such as the retention of the footpath which cannot be met, members of the public have made serious allegations that the site has not been decontaminated from asbestos, Cllr Biederman reported that he had reported this to the HSE and he would chase a response.

1411/30 **Councillors Questions**
None.

1411/31 **Close**
There being no further business the meeting closed at 7.45pm.

Signed Dated