

**Minutes of the Fremington Parish Council Meeting  
Held on Monday 5<sup>th</sup> June 2017 at 7.00pm at Fremington Parish Hall,  
Higher Road, Fremington**

**Present:** Cllrs Mrs S Kingdom (Chairman), F Biederman, D Brailey, R Cann, Mrs J Dyson, Miss L Goodger, K Groves, 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:** 3 Members of the public

1706/01

**Apologies**

Cllrs Mrs J Flynn and D Chalmers.

1706/02

**Declarations of Interest**

Cllr Mrs Dyson declared a Personal Interest in Item 1706/19 applications 62194 and 62924 as it is close to her home.

Cllrs Mrs McCormack-Hole declared an Interest in Item 1706/13 as she holds a Deed of Grant for the Cemetery.

Cllr Cann declared a Personal Interest in Item 1706/13 as his parents are buried in the Cemetery.

1706/03

**Chairman's Announcements**

The Chairman reminded members that from the 3<sup>rd</sup> July 2017 the North Devon Council will no longer be sending paper copies of planning applications, therefore, members will have to view the plans online ahead of Parish Council meetings. Members were informed that if they do not have access to the internet they can view the plans online in the Office. Members were asked to make an appointment to ensure a computer can be made available.

The Chairman explained that the North Devon Council will shortly be opening a consultation on a Playing Pitch Strategy for the area. The Strategy will sit alongside the emerging Local Plan and will be used as an evidence base to ensure we are able to draw down appropriate funding from developers as well as local and national funders to be used to improve the playing pitch provision across the two authorities into the future. The document(s) will be available to view online on the North Devon Council consultation portal.

1706/04

**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).

1706/05

**To receive a report from the Police**

None received.

Cllr Ms Scott reported that the Muddlebridge Allotments had been broken into several times, it was noted that the Police were aware.

1706/06

**Public Participation Period**

A member of the public asked why there was a 10mph sign along Military Road, the Parish Council was unaware. The member of the public raised concerns about the double yellow lines that were due to be introduced in Higher Road and explained that it would just push the problem elsewhere. It was noted that the proposal had been publicly advertised and members of the public could have raised concerns at that stage.

Representatives from Baker Developments addressed the Council on the proposed development at Oakwell House in Bickington. The representatives outlined the

development which was for 21 dwellings and a low density scheme and explained that several public consultations had been held they would like to consult and work with the Parish Council but understood the Parish Council's policy on meeting with developers.

Cllr Cann proposed that the Parish Council suspends Standing Orders to allow the Developers to outline the concerns raised by residents. Cllr Brailey seconded and it was **resolved**, with four votes against and one abstention, to suspend Standing Orders.

The representative explained that three issues had been highlighted throughout the public consultations and these were: -

1. Creating a rat-run through Lyddicleave
2. They would have preferred Oakwell had not closed
3. Robust landscaping scheme

All of the consultations also identified the same solution for the rat-run and the developers will be looking to progress a timed traffic restriction with Devon County Council. The developers would also be sensitively landscaping the area to provide it with amenity value.

It was **resolved**, with no votes to the contrary, to reinstate Standing Orders.

1706/07 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 8<sup>th</sup> May 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 8<sup>th</sup> May 2017 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

1706/08 **To receive, and to ratify the decisions therein, the minutes of the following Committee meetings**

- Parks & Playing Fields Committee meeting held on Thursday 25<sup>th</sup> May 2017  
It was **resolved** to receive and ratify the decisions therein, the minutes of the Parks and Playing Fields Committee meeting held on Thursday 25<sup>th</sup> May 2017.
- Finance & Personnel Committee meeting held on Thursday 25<sup>th</sup> May 2017  
It was **resolved** to receive and ratify the decisions therein, the minutes of the Finance & Personnel Committee meeting held on Thursday 25<sup>th</sup> May 2017.

1706/09 **Highways issues – update**

Cllr Biederman reported that the double yellow lines around Fremington were in the process of being painted.

1706/10 **Matters to Note** (all held in the office unless specified as enclosed)

- Letter from NDC re further information received on Planning Application 61119 – Erection of 244 dwellings, access off Old Torrington Road & associated works (amended plans & documentation) at Larkbear, Tawstock, Barnstaple
- DCC – Temporary prohibition of through traffic & parking - Barnstaple Bypass (A39) from junction with the B3233 to the junction with the A3125 - night closures from 6<sup>th</sup> February to 31<sup>st</sup> August 2017 – construction of new cycle bridge
- Letter from Age Concern Barnstaple re-funding (Copy enclosed for Cllrs)
- Letter from NDC re prior approval requirement for the proposed development by Telecommunications Code System operators in respect of installation of a 15m shrouded monopole mast with 3 antennas & 2 microwave dishes, 2 equipment cables & ancillary development (amended site address) at adj bus shelter Redlands Road & Broady Strap, Fremington, Barnstaple

- NDC – Update on the Recycle More project from Cllr Cann (Copy enclosed for Cllrs)
- Email from DCC re North Devon Link Road Consultation Start Date and Exhibition Dates

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

1706/11

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

Cllr Cann reported that the new waste and recycling collections were beginning, with such a large scheme to roll out over 43,000 households they have anticipated problems but the end result will be significant savings for NDC and an increase in recycling.

Cllr Brailey thanked the Parish Council for the work it was undertaking to maintain the open space at Maple Grove, there is some weeding required but he noted that this was in hand. Cllr Brailey explained that NDC is investigating new software options which will be used across the whole Council including planning to enhance the service. WIFI would shortly be installed in Brynsworthy and also limited WIFI in the Leisure Centre for the General Election.

Cllr Mrs Kingdom asked if paper copies of the planning applications could continue to be sent until the new software is in operation. Cllr Brailey confirmed he would investigate.

Cllr Biederman explained that DCC has gone online and all correspondence is now sent to Councillors online and this has significantly reduced paper. DCC has held its Annual Meeting and Cllr Biederman has been elected to Committees. Cllr Biederman reported that he has concerns over the proposed location for the telephone mast in Redlands Road.

1706/12

**To receive update on the Neighbourhood Plan** (Cllr Rennles to report)

Cllr Rennles explained that as the Householder Survey had been delayed due to the General Election the last meeting of the Steering Group was cancelled.

Cllr Mrs McCormack-Hole declared an Interest in the following item and left the meeting.

Cllr Cann declared a Personal Interest in the following item.

1706/13

**To consider a request for a headstone in Fremington Cemetery**

Members received a request for a headstone that exceeded the permitted size. Members were concerned about the width of the proposed headstone and was to be placed in the middle of a group of seven reserved plots and the precedent this would set. It was **resolved**, with four votes to the contrary, to regretfully refuse the proposed headstone due to the proposed width.

Cllr Mrs McCormack-Hole returned to the meeting.

1706/14

**To receive and agree the Internal Audited Accounts for the Financial Year 2016/2017 together with the Parish Council's Internal Auditor's Report**

Copies of the documentation had been circulated with the agenda. It was **resolved** to agree, with no votes to the contrary, the Internal Audited Accounts for the Financial Year 2016/17 together with the Parish Council's Internal Auditor's Report.

1706/15

**To discuss and agree the Annual Governance Statement Detailed in the Audit Commission's Annual Return for the Year Ended 31<sup>st</sup> March 2017**

Copies of the documentation had been circulated with the agenda. It was **resolved**, with no votes to the contrary, to agree the Annual Governance Statement for the year ended 31<sup>st</sup> March 2017.

1706/16 **To consider and agree the Audit Commission's Annual Return for the Year Ended 31<sup>st</sup> March 2017**  
Copies of the documentation had been circulated with the agenda. It was **resolved**, with no votes to the contrary, to note and agree the Audit Commission's Annual Return for the year ended 31<sup>st</sup> March 2017.

1706/17 **To Review the Council's Statement of Internal Control for the financial year 2016-2017 in accordance with the Local Government Act 2003**  
Copies of the documentation had been circulated with the agenda. It was **resolved**, with no votes to the contrary, to note and agree the Statement of Internal Control.

1706/18 **To consider potential sites for Devon Air Ambulance Community Landing Sites**  
Members considered the need for a community landing site in a community that was close to an Ambulance Station and it was **resolved**, with no votes to the contrary, to create a Working Party to identify possible sites and report back to the next Full Council meeting. It was further **resolved**, with no votes to the contrary, to appoint Cllrs Biederman, Ms Scott, Miss Goodger and Groves to the Working Party.

1706/19 **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 Interest in the following two items and left the meeting.

62914 Proposal: Variation of Conditions 4 (access) & 5 (development parameters)  
Location: Land adjacent to the B3233, Yelland, Barnstaple  
Applicant/Agent: David Wilson Homes  
(Letter from NDC enclosed for Cllrs)

It was noted that this would be going to NDC's Planning Committee. The Parish Council is not entirely convinced that the proposal follows the direction of the Planning Inspector's decision and the Parish Council would seek reassurance that it does.

62924 Proposal: Variation of Condition 5 (development parameters)  
Location: Land adjacent to the B3233, Yelland, Barnstaple  
Applicant/Agent: David Wilson Homes  
(Letter from NDC enclosed for Cllrs)

It was noted that this would be going to NDC's Planning Committee. The Parish Council is not entirely convinced that the proposal follows the direction of the Planning Inspector's decision and the Parish Council would seek reassurance that it does.

Cllr Mrs Dyson returned to the meeting.



62958 Proposal: Erection of replacement conservatory  
Location: 1 The Laurels, Roundswell, Barnstaple  
Applicant/Agent: Mr & Mrs Menear

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

62963 Proposal: Extension & alterations to dwelling  
Location: 29 Higher Road, Fremington, Barnstaple  
Applicant/Agent: Mr & Mrs J Kuczer

It was **resolved**, with no votes to the contrary, to recommend APPROVAL, subject to the proposed being in keeping with the Conservation Area and no adverse impact on the amenity of neighbouring properties.

62978 Proposal: Change of use of land to allow formation of a manege  
Location: Great Knightacott Farm, Lydacott, Barnstaple  
Applicant/Agent: Mr A G Lipscomb

In principle the Parish Council would support the application, however, it does have concerns about the visibility of the site and if the North Devon Council is mindful to approve then significant planting should be implemented to screen the site.

63024 Proposal: Prior notification application for proposed development by telecommunications code system operators in respect of installation of a 15m shrouded monopole mast with 3 antennas & 2 microwave dishes, 2 equipment cables & ancillary development  
Location: Redlands Road, Fremington, Barnstaple  
Applicant/Agent: Vodafone Ltd

Cllr Biederman proposed seconded by Cllr Ms Scott that the application be refused as the location is inappropriate and out of character for the area.

Cllr Cann seconded by Cllr Brailey proposed an amendment that the application is approved in principle but that the proposed site is inappropriate and a more suitable site should be negotiated.

The amendment was put to the vote and lost with four votes in favour, eight against and one abstention.

The original proposal was put to the vote and it was **resolved**, with no votes to the contrary and two abstentions, to recommend REFUSAL. The proposed site is out of character for the area, it is over-intensification and an inappropriate location given that this is the gateway to the village.

63088 Proposal: Construction of pub restaurant (A4), Manager's flat; and associated servicing, car parking, landscaping, pedestrian/vehicle access and drainage system  
Location: Land north of Clanton (SS5431SW) adjacent to A39 & B3232 Roundswell, Barnstaple  
Applicant/Agent: St Johns Garden Centre & Marston's PLC  
*Consulted as an adjoining parish*

It was **resolved**, with no votes to the contrary and one abstention, to recommend REFUSAL. The intensity of traffic that would be generated from the development would be unacceptable, the Parish Council would regret any development on that side of the A39 in open countryside. The proposed garden centre would have been in keeping with the countryside but this is over-development of the site, is premature to the proposed improvements to the A361/A39 and outside the current local plan. The Parish Council would like to see that a safety audit of the roundabout is undertaken and is concerned at how pedestrians will access the site from the Sainsbury's side.

- 63089 Proposal: Construction of garden centre and associated uses; an A1 retail unit, associated servicing, car parking, landscaping, pedestrian/vehicle access and drainage systems  
Location: St John's Garden Centre, Roundswell, Barnstaple  
Applicant/Agent: St Johns Garden Centre & Aldi Stores Ltd  
*Consulted as an adjoining parish*

It was **resolved**, with no votes to the contrary and one abstention, to recommend REFUSAL. The intensity of traffic that would be generated from the development would be unacceptable, the Parish Council would regret any development on that side of the A39 in open countryside. The proposed garden centre would have been in keeping with the countryside but this is overdevelopment of the site, is premature to the proposed improvements to the A361/A39 and outside the current local plan. The Parish Council would like to see that a safety audit of the roundabout is undertaken and is concerned at how pedestrians will access the site from the Sainsburys side.

- 63090 Proposal: Construction of a building to accommodate a coffee shop (A1/A3) with drive-through facility: associated servicing, car parking, landscaping, pedestrian/vehicle access and drainage system  
Location: Land north of Clanton (SS5431SW) adjacent to A39 & B3232 Roundswell, Barnstaple  
Applicant/Agent: St Johns Garden Centre & Costa Ltd  
*Consulted as an adjoining parish*

It was **resolved**, with no votes to the contrary and one abstention, to recommend REFUSAL. The intensity of traffic that would be generated from the development would be unacceptable, the Parish Council would regret any development on that side of the A39 in open countryside. The proposed garden centre would have been in keeping with the countryside but this is overdevelopment of the site, is premature to the proposed improvements to the A361/A39 and outside the current local plan. The Parish Council would like to see that a safety audit of the roundabout is undertaken and is concerned at how pedestrians will access the site from the Sainsburys side.

1706/20

### **North Devon Council – Planning Decisions**

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

- 62579 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of one Horse Chestnut tree  
Location: Muddlebridge House, Fremington, Barnstaple  
Applicant/Agent: Mr G MacDonald
- 62733 Proposal: Erection of two storey extension together with internal alterations & increased parking area  
Location: 52 Beards Road, Fremington, Barnstaple  
Applicant/Agent: D & J May Architectural Services
- 62734 Proposal: Erection of 2400mm high galvanised steel palisade fence to the Northern boundary to enclose the site  
Location: Atlas Logistics Building, Liberty Road, Roundswell Business Park, Barnstaple.  
Applicant/Agent: MTA Chartered Architects Ltd
- 62735 Proposal: Outline application for erection of one dwelling with off-road parking (all matters reserved)  
Location: Garden of 9 Redlands Road, Fremington, Barnstaple  
Applicant/Agent: Mr R Shaw

- 62785 Proposal: Erection of a coffee shop pod (floor area of 167.2 square metres) with outdoor seating area  
Location: Roundswell Retail Park, John Penrose Road, Roundswell, Barnstaple  
Applicant/Agent: NTR Planning Ltd
- 62798 Proposal: Erection of one polytunnel (24m long x 6.3m wide)  
Location: Land adjacent to Combrew Farm, Combrew Lane, Bickington, Barnstaple  
Applicant/Agent: Mr M Buckingham
- 62842 Proposal: Alterations & extension to dwelling  
Location: 29 Ballards Crescent, Yelland, Barnstaple  
Applicant/Agent: Woodward Smith Chartered Architects
- 62893 Proposal: Extension to dwelling  
Location: Haslemere, Pottery Lane, Yelland, Barnstaple  
Applicant/Agent: PWH Associates (Barnstaple) Ltd
- 62921 Proposal: Extension & alterations to dwelling  
Location: 1 Rowan Park, Roundswell, Barnstaple  
Applicant/Agent: D & J May Architectural Services
- 62979 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of crown lifting/selective branch reduction to provide clearance to property  
Location: 30 Lagoon View, Yelland, Barnstaple  
Applicant/Agent: Mr B Jamieson Muir
- 62998 Proposal: Agricultural prior notification for a proposed track  
Location: Lower Yelland Farm, Yelland, Barnstaple  
Applicant/Agent: Mr A Moore

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

1706/21

**Councillors Questions**

Cllr Ms Scott reported that the footpath from the BOAT Road leading up over to Penhill is impassable and asked if members were aware that the bus prices had increased again.


Cllr Groves asked what could be done about the litter and fly tipping in the parish. Cllr Cann explained that NDC does have wardens and has recently successfully prosecuted two people. If there are specific incidents then please report them to NDC or through Cllr Cann. It was noted that Cllrs could organise a litter picking event with support from NDC and there is equipment available in the Parish Office.

Cllr Mrs Dyson asked for clarification on bin collections. Cllr Cann explained that waste would be every two weeks (for those not in a trial area) and recycling every week.

1706/22

**Close**

There being no further business the meeting closed at 8.33pm.

Signed  Dated 3.7.17