

**Minutes of the Fremington Parish Council Meeting
Held on Monday 4th September 2017 at 7pm at Fremington Parish Hall,
Higher Road, Fremington**

Present: Cllrs Mrs S Kingdom (Chairman), F Biederman, R Cann, D Chalmers, Mrs J Dyson, Mrs J Flynn, Miss L Goodger, K Groves, A Rennles, B Sherborne, G Turner and T Wood
Mrs V Woodhouse, Parish Clerk and Mrs E Badcock, Services Officer.

In Attendance: 10 Members of the public

1709/01

Apologies

Cllrs Mrs C McCormack-Hole, D Brailey and Ms M Scott.

1709/02

Declarations of Interest

Cllr Mrs Dyson declared a Disclosable Pecuniary Interest in Item no. 1709/18 application 63468 as she lives opposite.

1709/03

Chairman's Announcements

None.

1709/04

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).

1709/05

To receive a report from the Police

Apologies were received from the Police.

1709/06

Public Participation Period

A member of the public made representations against planning application 63468 which does not allow for the retention of the estuary view from the houses along West Yelland as the Planning Inspector had stated.

A member of the public made representations against planning application 63396 raising concerns about back land development, the negative impact on the woodland and trees covered by Preservation Orders and the precedent that would be set if the development was approved.

1709/07

To approve and sign the minutes of Fremington Parish Council meeting held on Monday 7th August 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 7th August 2017 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

1709/08

To receive and to ratify the decisions therein, the minutes of the following Committee meetings

- Tews Lane Committee held on Thursday 3rd August 2017
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Tews Lane Committee held on Thursday 3rd August 2017.
- Extraordinary Finance & Personnel Committee held on Monday 21st August 2017
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Finance & Personnel Committee held on Monday 21st August 2017.

- 1709/09 **Highways issues – update**
None.
- 1709/10 **Matters to Note** (all held in the office unless specified as enclosed)
- Legal Briefing from NALC re General Data Protection Regulation – August 2017 (Copy enclosed for Cllrs)
 - Letter from NDC - advising that Prior Approval not required for proposed for large home extension at 88 Yelland Road, Fremington, Barnstaple
 - Letter from NDC – advising that Prior Approval is required for the siting and appearance of the proposed development of ‘Telegraph Pole’ adj bus shelter, Redlands Road & Broady Strap, Fremington, Barnstaple
 - Devon Senior Voice – Issue 33 – Summer 2017
 - Letter from NDC Environmental Protection Team – Fly-tipping Roundswell (Copy enclosed for Cllrs)
 - DCC Temporary Prohibition of Waiting Notice – Fishleigh Road, Roundswell, Barnstaple – both sides from a point 40 metres east to a point 40 metres west of its entrance to the cycle path for a distance of 80 metres
 - DCC Temporary Prohibition of Through Traffic & Parking Notice – A3125 Bickington Road, 1 night 14th September 2017 between 1900-0700 hours – Resurfacing and associated works
 - Notes from the Parish Forum held on 10th July (Copy enclosed for Cllrs)
- It was **resolved**, with no votes to the contrary, to note the information.
- 1709/11 **County and District Councillors’ Reports** - To receive reports from the County Councillor and District Councillors for information only.
Cllr Mrs Flynn reported that the District Council is considering the 3rd stage of development at Mead Park which is likely to go to Committee.
- 1709/12 **To receive update on the Neighbourhood Plan** (Cllr Rennles to report)
A draft householder questionnaire was circulated to members. Cllr Rennles reported that he was seeking approval for the questionnaire so it could be sent to the printers next week. He also asked for support and help to distribute the questionnaire to every household within the parish. Cllr Rennles explained that the Steering Group was looking to obtain the best response rate possible and would also require support in collecting the completed questionnaires, it was noted that an online version would be available. Members asked how many each Councillor will be expected to deliver, it was noted that there are 5,007 dwellings in the parish. Cllr Rennles reported that he had broken it down so that each Councillor would deliver around 200-300 each.
- Concerns were raised about knocking on doors and the content of question seven.
- It was **resolved**, with three votes to the contrary, to accept the questionnaire for distribution.
- 1709/13 **To consider request for memorial bench at Fremington Cemetery**
It was noted that the request was in line with the Council’s policy and it was therefore **resolved**, with no votes to the contrary, to approve the request.
- 1709/14 **To consider potential sites for consideration for Devon Air Ambulance Community Landing Sites following requesting landowners’ permission**
Members were informed of the responses that had/had not been received from landowners for the identified sites. It was **resolved**, with no votes to the contrary, for the Working Party to discuss the responses and revert back to Full Council with the suggested sites for consideration.

1709/15

To consider amendment to Standing Orders that neither the Chairman or the Vice-Chairman of the Parish Council should hold the position of the Chairman of the Finance and Personnel Committee (Item requested by Cllr Chalmers)

Cllr Chalmers explained his reasons for recommending the change to Standing Orders and felt that it was not good governance for one person to be both Chairman of the Council and Chairman of the Finance and Personnel Committee. Members discussed the proposal, it was noted that it was not illegal and a problem had not occurred, however, for good governance and practice it would be a positive change.

It was **resolved**, with four votes to the contrary and three abstentions, to amend Standing Orders to prevent the Chairman or Vice-Chairman of the Parish Council from holding the position of Chairman of the Finance and Personnel Committee. It was noted that Standing Orders would be updated but the current Chairman will hold office until the next Annual Parish Council meeting which will be May 2018.

1709/16

To consider Electoral Review of North Devon: Warding Arrangements

Members discussed the review consultation and did not feel able to make a decision. It was **resolved**, with no votes to the contrary, to re-circulate the map and for Councillors to pass their comments to a Working Party consisting of Cllrs Cann, Mrs Flynn, Biederman, Rennles and Chalmers for consideration.

1709/17

North Devon Council – Planning Appeal

North Devon Council, the determining Authority, has asked for any further comments from this Parish Council to be forwarded to The Planning Inspectorate, on the following planning appeal:

Site address: Land to the north of Mead Park, Bickington

Description of development: Outline application for erection of one dwelling (all matters reserved)

Application reference: 61940

Appellant's name: Mr K Moore

Appeal reference: APP/X1118/W/17/3177568

Appeal start date: 23rd August 2017

It was **resolved**, with no votes to the contrary, to reiterate the Parish Council's previous comments.

1709/18

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

62879 Proposal: Hybrid application: Outline for mix of B1, B2 & B8 uses & full planning for new access road, site levels and park & change facility (amended plans & additional information)

Location: Land off B3232 & A39 at Roundswell, Barnstaple

It was **resolved**, with no votes to the contrary, to recommend APPROVAL in principle to the development of the site. That the current application be amended to restrict and minimise the impact of visual intrusion on the important backdrop of the hillside. Development should run parallel to the A39 and not intrude into the rising ground beyond the curtilage of the building in closest proximity to the new service roundabout for the site. The Parish Council would also like to ensure that consideration is given to safe access to the site and onto the A39.

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: Baker Estates Ltd

It was **resolved**, with no votes to the contrary and one abstention, to recommend APPROVAL subject to DCC being informed of the concerns relating to the increase in rat-running and the increase in traffic in the area. The Parish Council would ask that an early morning time restriction is put in place for Tews Lane.

63314 Proposal: Removal of pre-commencement Conditions 3 (arboricultural method statement & tree protection plan and 4 (flood mitigation measures) attached to planning permission 57301 (extensions & 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: Mr & Mrs Kempf

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

63369 Proposal: Retrospective application for erection of balcony
Location: 84 Beards Road, Fremington, Barnstaple
Applicant/Agent: Mr & Mrs P May

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

63395 Proposal: Extensions to dwelling together with erection of garage
Location: 50 Merrythorn Road, Fremington, Barnstaple
Applicant/Agent: Mr T Walker

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

63396 Proposal: Outline Application (all matters reserved) for erection of One dwelling & garage
Location: 50 Lagoon View, Yelland, Barnstaple
Applicant/Agent: Mrs J Southwick

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. The proposal is over-intensification of the site. There is a shared driveway which limits access and the proposal would increase the traffic on this narrow driveway, there are parking issues in the area which the proposal would exacerbate. There would be a loss of a woodland and trees with Preservation Orders, therefore having a negative impact on the natural environment. There would be a loss of privacy for neighbouring properties and the proposal would constitute back land development setting a precedent for the area.

63457 Proposal: Extension to dwelling
Location: 9 Brynsworthy Court, Roundswell, Barnstaple
Applicant/Agent: Mr & Mrs McIver

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

63459 Proposal: Installation of 2 dormer windows
Location: Greenacres, Bickington Road, Sticklepath, Barnstaple
Applicant/Agent: Mr M Lane

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

Cllr Mrs Dyson declared a Disclosable Pecuniary 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) & 5252-00-028 (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
Location: Land adj B3233 West Yelland, Yelland, Barnstaple
Applicant/Agent: David Wilson Homes c/o Agent

It was **resolved**, with no votes to the contrary and two abstentions, to recommend REFUSAL, the proposal would constitute an unacceptable loss of views from properties along West Yelland Road which is contrary to the Planning Inspector's decision.

Cllr Mrs Dyson returned to the meeting.

63470 Proposal: Prior notification application for proposed development by telecommunications code system operators in respect of installation of a 15m 'telegraph pole' mast with 3 antennas & 2 equipment cables & ancillary development
Location: Adj bus shelter, Redlands Road & Broady Strap, Fremington, Barnstaple
Applicant/Agent: Vodafone Ltd

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, the Parish Council would welcome negotiations on a suitable location.

63503 Proposal: Extension to dwelling
Location: 17 Rosewood Grove, Roundswell, Barnstaple
Applicant/Agent: Mr J Mock

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

63540 Proposal: Expansion and alteration of existing groceries online hub (GOL), including alterations to existing store service yard erection of new canopy over loading area, relocation of access steps, diversion of existing footpath/cycleway to accommodate parking for 20 No. vans and associated alterations

Location: Sainsbury's Supermarket Ltd, Gratton Way, Roundswell, Barnstaple

Applicant/Agent: Sainsbury's Supermarkets Ltd

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

63553 Proposal: Residential development for 59 dwellings, open space, landscaping, infrastructure and all associated development

Location: Glenwood, Old Bideford Road, Barnstaple

Applicant/Agent: Miss S Fenner, Redrow Homes West Country

It was **resolved**, with no votes to the contrary, to recommend APPROVAL in principle, however, the Parish Council feels this is premature in advance of the highway improvements as proposed by Devon County Council.

63564 Proposal: Insertion of new opening window into existing shower room

Location: 4 Regent Close, Fremington, Barnstaple

Applicant/Agent: Mr L Murphy

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

63570 Proposal: Variation of Condition 2 (approved plans) attached to planning permission 60645 (erection of two dwellings) to allow change of design on Plot 2

Location: Land off Bickington Road, Bickington, Barnstaple

Applicant/Agent: Mr White & Ms Woodhouse

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

63577 Proposal: Insertion of dormer window & conversion of void to provide additional living accommodation together with widening of vehicular access

Location: Staplecroft, Church Hill, Fremington, Barnstaple

Applicant/Agent: Mr D Ho

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to it being in keeping with the character of the Conservation Area.

63587 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of various works to trees to include felling and crown raising

Location: Fremington Manor, Fremington, Barnstaple

Applicant/Agent: Mr R Williams

It was **resolved**, with no votes to the contrary, to recommend REFUSAL to felling T1 and T9 which are healthy trees and to recommend APPROVAL to the rest of the work.

63615 Proposal: Extension to dwelling
Location: 20 Bickington Lodge, Bickington, Barnstaple
Applicant/Agent: Mr & Mrs Fillingham

It was **resolved**, with no votes to the contrary, that any approval should ensure that the development is not over-intensification of the site, there is no adverse impact on the amenity of neighbouring properties and the Environment Agency is content with the means of addressing surface water.

63626 Proposal: Prior approval for change of use of agricultural building to a dwelling house (Class QA & B)
Location: Little Knightacott Farm, Lydacott, Barnstaple
Applicant/Agent: Mr J & Miss R Ward

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the building being worthy of conversion and sympathetically converted.

63658 Proposal: Removal of conservatory & extension to dwelling
Location: 61 Redlands Road, Fremington, Barnstaple
Applicant/Agent: Mr & Mrs Benstead

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

1709/19

North Devon Council – Planning Decisions

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

62831 Proposal: Change of use of land to form extended garden area and erection of new boundary fences (amended description)
Location: Pill Bungalow, Fremington, Barnstaple
Applicant/Agent: Mr J Hill

63140 Proposal: Listed building consent conversion of barn to dwelling (holiday accommodation)
Location: Higher Rookabear, Lydacott, Barnstaple
Applicant/Agent: Peregrine Mears RIBA

63181 Proposal: Approval of details in respect of discharge of Condition 3 (surface water disposal) attached to planning permission 60969
Location: Garden of Oakwell Cottage, Bickington Road, Bickington, Barnstaple
Applicant/Agent: Woodward Smith Chartered Architects

63239 Proposal: Replacement of external roller shutter door with UPVc glazed screen & blanking panels
Location: Unit B2 – B3 Brannam Court, Roundswell Business Park, Barnstaple
Applicant/Agent: Fearnley Lott Architects

63279 Proposal: Erection of dwelling
Location: Vacant plot of land adj 41 Taw View, Fremington, Barnstaple
Applicant/Agent: Sam Nolan RIBA Architect

63313 Proposal: Conversion of garage to form additional living accommodation
Location: 14 Higher Westlake Road, Roundswell, Barnstaple
Applicant/Agent: Mrs J Wright

63332 Proposal: Extension to dwelling
Location: 83 Taw View, Fremington, Barnstaple
Applicant/Agent: R J Contracts

63548 Proposal: Application for a non-material amendment to planning permission 62750 in respect of increase in the width of chimney breast by 400mm
Location: Land to rear of 33-35 Yelland Road, Fremington, Barnstaple
Applicant/Agent: Deborah Somerville Chartered Architect

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

170920

Councillors Questions

Cllr Turner asked if anyone had any knowledge of what survey works were being undertaken around Tews Lane. It was noted that no information on these works had been received.

Cllr Wood noted that no information on the alterations to the MUGA and Football pitch on the former Army Camp had been received despite the Clerk and Councillors chasing.

Cllr Rennles asked what an innovation centre was following an article in the North Devon Journal, it was agreed to ask NDC for further information.

Members of the public left the meeting.

1709/21

It was **resolved** that under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item as it involves the likely disclosure of confidential information.

PART B

1709/22

To receive and consider recommendation from the Fremington Quay Management Committee on the business plan received from the tenants

It was **resolved**, with no votes to the contrary, to accept the recommendation from the Fremington Quay Management Committee that in principle the Council supports the concept of an expansion to the kitchen which would be on an independent's commercial valuation terms. Any agreement in principle would be subject to investigating the impact on services and infrastructure. No final decision will be taken until further details are established. It was further **resolved**, with no votes to the contrary, to obtain an independent's valuation to ensure best value for money and investigate the impact on services and infrastructure.

1709/23

Close

There being no further business the meeting closed at 8.45pm.

Signed Dated