

**Minutes of the Fremington Parish Council Meeting
Held on Monday 9th April 2018 at 7.00pm at Fremington Parish Hall,
Higher Road, Fremington**

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

In Attendance: 8 members of the public

1804/01 **Apologies**
Cllrs Mrs S Flynn and T Wood.

1804/02 **Declarations of Interest**
Cllr Ms Scott declared a Personal Interest in Item 1804/27 as her parents live at the Quay and Item 1804/32 Application 64629 as she knows the family.

Cllr Brailey declared a Personal Interest in Items 1804/27 and 1804/36 as a District Councillor.

Cllr Cann declared a Personal Interest in Items 1804/27 and 1804/36 as a District Councillor.

Cllr Biederman declared a Personal Interest in Items 1804/24 as a member of the Parish Hall Management Committee and 1804/27 and 1804/36 as a District Councillor and Item 1804/32 Application 64629 as he knows the family.

Cllr Mrs Kingdom declared a Personal Interest in Item 1804/24 as a member of the Parish Hall Management Committee.

1804/03 **Chairman's Announcements**
None.

1804/04 **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).

1804/05 **To receive a report from the Police**
The report was circulated and is attached as Appendix One. Cllr Chalmers explained that he had attended an initial session on the Councillor Advocate Scheme as the role develops he will become the link between the Council and the Police. It was noted that the number of PCSOs in Devon would be reduced from 360 to 150 and resources stretched even further.

1804/06 **Public Participation Period**
A member of the public was concerned at the decline of the public realm in Fremington and stated that there were potholes throughout the parish, five drains along Church Hill which are blocked, the road markings are worn and there are weeds and grit around the Pelican crossings.

A representative from Baker Estates gave an update on the Oakwell development and explained that the old building had been demolished and ground works were due to commence in the near future which would mean more lorry movements in the area. Cllr Cann explained that a condition was the retention of the hedge to form a barrier and a hole had been cut in the hedge which he felt was a major breach. The representative explained that a decision had been taken to break through the hedge for access and it was the wrong decision, he apologised and assured members that the hedge would be reinstated.



A representative of the application for application 64629 spoke on behalf of the applicant. He explained that the proposed development was low density and was actually the lowest density proposed in North Devon, the visual impact would be low as the dwellings would hardly be visible above the hedge. He explained that there was a shortage of smaller development sites and as an authority NDC does not have a five year land supply as required by government. He explained that one of the dwellings would be a family home and the other would be an open market dwelling, the proposal would have less impact than other schemes and you would still be able to see the open countryside behind.

A member of the public who lives near the development site raised concerns about the amount of development in the area and was concerned that there would not be any green space left between Instow and Barnstaple and there will not be any division between the villages. She felt that the area was being spoilt and was now unrecognisable, concerns were also raised about the wildlife in the field and the impact if the hedge was removed in the future and replaced with a fence and the urbanisation this would create.

A member of the public was concerned about the visual impact from Combrew Lane and the one continuous urbanisation along the B3233.

A representative for the application explained that only 12% of the site was being developed and they were mindful that the planners had a difficult job finding a balance, however, their client could have proposed more development in this area but they are local and respectful of the area.

1804/07 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 5th March 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 March 2018 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

1804/08 **To receive and to ratify the decisions therein, the minutes of the following Committee meetings**

- Parks & Playing Fields Committee Meeting held on Thursday 29th March 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Parks & Playing Fields Committee Meeting held 29th March 2018.
- Finance & Personnel Committee Meeting held on Thursday 29th March 2018
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Finance & Personnel Committee Meeting held 29th March 2018.

1804/09 **Highways issues – update**

Cllr Biederman explained that a number of potholes had appeared following recent weather and this was a national problem and as a result of under funding for a number of years, he explained that Cllr Miss Davis is working hard on trying to obtain extra funding. Cllr Biederman reminded everyone to report potholes via the portal on Devon County Council's website. Cllr Biederman explained that drains are not cleaned as often as they were and only if standing water is present 24 hours after rainfall.

1804/10 **Matters to Note** (all held in the office unless specified as enclosed)

- Pulse 30: North Devon Healthcare NHS Trust magazine Spring 2018
- Notes from Cllr Mrs McCormack-Hole re Healthwatch meeting - Tackling Loneliness in Devon (Copy attached for Cllrs)
- DCC – Continuation of temporary closure of Footpath 31, Fremington (from the junction with Footpaths 32, 33 heading south to Footpath 30) until 16th October 2018 (Copy attached for Cllrs)

- DCC – Temporary Prohibition of Through Traffic – Road from Horwood Cross to Newton Cross, Lower Lovacott, o/s close to Lethbridge Cottages – Monday 19th March – Friday 23rd March 2018
- Letter from ND Healthcare NHS Trust/RDE NHS Foundation Trust re Clinical Sustainability Challenge in North Devon (Copy attached for Cllrs)
- Certificate of Lawfulness from NDC re land at the Claypits, Old Bideford Road, Barnstaple
- Correspondence from NDC relating to the level of Parish Grant in 2018/2019 (Copy attached for Cllrs)
- Correspondence from Costal Community Church (Copy attached for Cllrs)
- Receipt of borrowing approval from the Ministry of Housing, Communities and Local Government

Cllr Ms Scott raised concerns that footpath 31 would be closed throughout the summer. Cllr Biederman explained that the order was for another six months but that does not mean that it will be closed for the whole period and is likely to be opened and shut at different times and as the work progresses. It was agreed to place an update on the Agenda each month and to raise concerns about the length of time with the developer.

Cllr Rennles asked if anyone was aware of a building or land large enough for the Coastal Community Church to let him know.

Cllr Mrs McCormack-Hole explained the collaboration and partnership working with the four hospitals and explained that consultants would travel between hospitals meaning patients would not have to travel.

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

1804/11

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

Cllr Brailey reported that NDC had exercised its cold weather provision in March during the very cold and snowy weather. This meant they had opened the Salvation Army Centre for rough sleepers etc and he was grateful to the Salvation Army and NDC's staff who helped throughout the night.

A car park strategy to review the car parks in Barnstaple will be undertaken and consulted on when more information is available.

As a Council NDC is working to formulate a strategy for the future of North Devon and how it might look in 2030/2040 and theme groups had been created that Councillors could join to move forward.

Cllr Brailey explained that there would be the following changes within the Planning Department: -

1) Planning Manager Early retirement agreed by leaders meeting and Personnel Committee. Actual leaving date not yet finalised. External advert for new head of service with responsibilities for planning and economic development. (Member appointment panel). As well as the CEO, Ken Miles will be providing support at head of service level where needed. External recruitment at national level, process underway.

2) Lead delivery officer post no longer required. Existing lead officers are keen to take on the strategic development role provided the 20% fee increase can provide them with support at a lower level. (2 posts could be funded through this route)

3) Senior Planner on secondment to Economic Development. Internal candidates have been identified to work in this post and that transfer of duties is likely to be rapid following internal recruitment process (already started)

- 4) Senior Planning officer to Torridge D.C. Post vacant from the end of April authority to recruit has been cleared and recruitment process has commenced.
- 5) Planning officer vacancy. 3 applicants are being interviewed on 18th April.
- 6) 2 X enforcement officers. 6 candidates shortlisted for interview on 12th April
- 7) Temp maternity cover Planning Officer Interest from an internal candidate and two students on training contracts. Interviews 20th April.
- 8) Maternity Cover Senior Administrator. Support in place from existing admin staff plus enhanced support from corporate project management and IT to drive forward the replacement IT systems work.
- 9) 2 X Data Capture Officers, Filled from yesterday. (Last Tuesday)

Cllr Cann reported that a consortium of interested parties had been created to look at the plastic free campaign and he was delighted with the support and recognition that had been received. He explained that NDC would support community litter picks and several had taken place recently. The three week trial for black bin collections had appeared to have gone well and a survey was currently being undertaken with the trial areas.

Cllr Biederman explained that he had attended an event on modern slavery led by the Police and put on by NDC. It was emphasised that modern day slavery does happen and it happens in North Devon and if any suspicious behaviour is witnessed to report it to the Police. Cllr Biederman will forward the presentation onto the Clerk for circulation.

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| 1804/12 | <p>To receive information on the Local Art Collaboration from the Creative Producer for Noir Carnival
The representative did not attend the meeting.</p> |
| 1804/13 | <p>To receive information on DCC Waiting Restrictions Amendment Order 2018
The information was circulated prior to the meeting and it was resolved, with no votes to the contrary, to note the information.</p> |
| 1804/14 | <p>To consider a request to place a kerbset on a burial plot in Fremington Cemetery
It was resolved, with no votes to the contrary and one abstention, to approve the request.</p> |
| 1804/15 | <p>To note resignation from Cllr Mrs Dyson
It was resolved, with no votes to the contrary and one abstention, to note the resignation.</p> |
| 1804/16 | <p>To appoint a member to serve on the Finance & Personnel Committee following Cllr Mrs Dyson's resignation
It was resolved, with no votes to the contrary, to appoint Cllr Miss Goodger to the Committee.</p> |
| 1804/17 | <p>To appoint a substitute to serve on the Finance & Personnel Committee (if required)
It was resolved, with no votes to the contrary, to appoint Cllr Biederman as the substitute.</p> |
| 1804/18 | <p>To appoint a member to serve on the Parks & Playing Fields Committee following Cllr Mrs Dyson's resignation
It was resolved, with no votes to the contrary, to appoint Cllr Mrs Kingdom to the Committee.</p> |



- 1804/19 **To appoint a substitute to serve on the Parks & Playing Fields Committee (if required)**
It was **resolved**, with no votes to the contrary, to defer this item until the May Annual Council meeting.
- 1804/20 **To appoint a member to serve on the Footpaths Committee following Cllr Mrs Dyson's resignation**
It was **resolved**, with no votes to the contrary, to defer this item until the May Annual Council meeting.
- 1804/21 **To appoint a substitute to serve on Footpaths Committee (if required)**
It was **resolved**, with no votes to the contrary, to defer this item until the May Annual Council meeting.
- 1804/22 **To appoint a member to serve on the Tews Lane Committee following Cllr Mrs Dyson's resignation**
It was **resolved**, with no votes to the contrary, to appoint Cllr Rennles to the Committee.
- 1804/23 **To appoint a substitute to serve on the Tews Lane Committee (if required)**
Appointment not required.
- 1804/24 **To appoint a representative for the Fremington Parish Hall Management Committee following Cllr Mrs Dyson's resignation**
It was **resolved**, with no votes to the contrary, to defer this item until the May Annual Council meeting.
- 1804/25 **To consider renewal of the Parish Council's membership to the Taw and Torridge Estuary Forum**
The Parish Council's representative Cllr Cann explained that he felt the group had become a talking shop and he was concerned that protest groups had now been invited to join the group which he did not feel was appropriate. Members considered the renewal of membership in light of these concerns and it was **resolved**, with no votes to the contrary and five abstentions, not to renew the Parish Council's membership with the Taw and Torridge Estuary Forum.
- 1804/26 **To consider request for further financial contribution towards the North Devon Record Office**
It was **resolved**, with no votes to the contrary, to contribute the same level of grant as previously given (£500). It was noted that the Council had previously asked how the Record Office would be looking to become self-funded and in light of the donation the Parish Council would request a visit to the Record Office.
- 1804/27 **To consider application for registration of a person in adverse possession for land at Fremington Quay**
The information was circulated prior to the meeting and it was **resolved**, with one vote against and two abstentions, to resist the application. It is believed that part of the land is within the ownership of the North Devon Council and therefore leased to the Parish Council.
- 1804/28 **To consider correspondence received from the North Devon Council and any issues that the Parish Council feel should be reviewed through a Community Governance Review**
The information was circulated prior to the meeting and it was **resolved**, with no votes to the contrary, to note the information.
- 1804/29 **To consider request for a Dog Bin in Glenwood Park, Old Bideford Road, Roundswell**
Information was circulated prior to the meeting. Members considered the request and financial implications and it was **resolved**, with no votes to the contrary, to refer to the Tews Lane Committee for consideration.



1804/30 **To consider feedback on the revised Enforcement Plan for planning enforcement at NDC**
The information was circulated prior to the meeting and it was **resolved**, with no votes to the contrary, to note the information.

1804/31 **To consider Proposed Main Modifications Consultation on the North Devon and Torridge Local Plan 2011-2031**
The information was circulated prior to the meeting and it was **resolved**, with no votes to the contrary, to note the information.

1804/32 **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

64629 Proposal: Outline application for erection of two open market dwellings (all matters reserved except access)
Location: Joey's Field, Fremington, Barnstaple
Applicant/Agent: Mr Gayton

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal is on a fast stretch of road that is outside of the 30mph speed limit. It would create additional traffic movements to an already congested road system. It is premature in advance of any Devon County Council proposals to address existing highway congestion and the expected significant increase in traffic as a result of existing planning consents now being implemented. It would be a loss of the valuable green break between Bickington and Muddlebridge. It is not identified in the emerging local plan.

64631 Proposal: Part retrospective application for erection of stables, proposed extension to stables & erection of a garage & agricultural store
Location: Hillcrest, Fremington, Barnstaple
Applicant/Agent: Mr A Burnell

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

64641 Proposal: To demolish existing conservatory & replace with extension to dwelling
Location: 65 Lyddicleave, Bickington, Barnstaple
Applicant/Agent: Mr & Mrs Smale

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

1804/33 **North Devon Council – Planning Decisions**
North Devon Council, the determining Authority, has APPROVED the following applications with conditions as filed:

62783 Proposal: Construction of 44 open market and affordable dwellings, including associated highways, drainage and landscaping (amended plans)
Location: Land adjacent Mead Park, Bickington, Barnstaple
Applicant/Agent: Grainge Architects



- 63955 Proposal: Variation of Condition 2 (approved plans) attached to planning permission 57727 (reserved matters application for residential development of 86 dwellings, roads, open space, landscaping & infrastructure (outline planning permission 55479) to allow amended housing designs on plots 1-4 & 7-8 (8 plots replaced with 6 plots)
Location: Agricultural land 529242 31354 (Glenwood Park), Fremington, Barnstaple
Applicant/Agent: Miss S Fenner, Redrow Homes West Country
- 64144 Proposal: Prior approval for erection of barn for storage
Location: Lower Yelland Farm Field, Yelland, Barnstaple
Applicant/Agent: Mr A Moore
- 64345 Proposal: Extension & alterations to building, reconfiguration of drive thru lane, car park & patio area together with associated works
Location: McDonalds Restaurants Ltd, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: Mrs S Carpenter, Planware Ltd
- 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 Restaurants Ltd, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: Mrs S Carpenter, Planware Ltd
- 64446 Proposal: Extension & alterations to dwelling together with erection of detached garage
Location: Three Gables, Tews Lane, Bickington, Barnstaple
Applicant/Agent: Mr M Steart, Woodward Smith Chartered Architects
- 64480 Proposal: Extension to dwelling
Location: 30 Bickington Lodge, Bickington, Barnstaple
Applicant/Agent: John A Stromski & Associates
- 64485 Proposal: Change of use of land & formation of manege for private use
Location: Blackthorn Stables, Lower Yelland Farm, Yelland, Barnstaple
Applicant/Agent: Mr M Brown
- 64492 Proposal: Extension & alterations to building to include full height glazing, the formation of a third drive thru booth, reconfiguration of drive thru lane, car park & patio area together with associated works
Location: McDonalds Restaurant Ltd, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: Mrs S Carpenter, Planware Ltd
- 64493 Proposal: Installation of 2 No. customer order displays with associated overhead canopies & a goal post height restrictor, relocation of existing & installation of new drive thru signage, together with retention & relocation of existing signs & installation of new to accommodate the new drive thru layout 6 No. internally illuminated totem 3 No. internally illuminated freestanding signs, 2 No. non illuminated side-by-side directional
Location: McDonalds Restaurant Ltd, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: Mrs S Carpenter, Planware Ltd



64640 Proposal: Approval of details in respect of discharge of Conditions 8 (landscape proposals) & 9 (tree protection plan) attached to planning permission 64234
Location: 1 Lagoon View, Yelland, Barnstaple
Applicant/Agent: D & J May Architectural Services

64670 Proposal: Application for non-material amendment to planning permission 64345 in respect of reconfiguration of the patio layout with inclusion of 2 umbrellas
Location: McDonalds Restaurants Ltd, John Penrose Road, Roundswell, Barnstaple
Applicant/Agent: Mrs S Carpenter, Planware Ltd

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

1804/34

Councillors Questions

Cllr Cann asked if the Parish Council was consulted on the proposals for the pottery studio at Fremington Quay. Cllr Mrs Kingdom confirmed that from memory the Parish Council had been consulted.

Cllr Rennles asked if Councillors could please respond to the request for Aims and Objectives for the Neighbourhood Plan.

Cllr Ms Scott asked if the Parish Council could consider representations on the cuts to mental health, it was agreed to place this item on the next Agenda for consideration.

Cllr Biederman stated that he did not remember a full consultation on the plans for the pottery studio.

1804/35

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 items as they involve the likely disclosure of confidential information.

PART B

1804/36

To consider draft Lease for Ellerslie and execution and sealing of the Lease

A draft copy was circulated prior to the meeting. Members were informed that under the new lease the maintenance of the trees would be the responsibility of the Parish Council and information on the condition and management of the trees had been requested. It was noted that the draft lease had placed a requirement on the Parish Council to provide a proper waste receptacle on site, however, it had been agreed that this responsibility could be removed due to anti-social behaviour that has been experienced in the past, the Parish Council would still be responsible for clearing litter and it was noted that the area is litter picked Monday-Friday. Members considered the draft lease and it was **resolved**, with no votes to the contrary, that the Parish Council would not accept liability or maintenance responsibility for the trees beyond the current boundary wall along the main road but it would accept responsibility for those within the site, subject to this amendment it was **resolved**, with no votes to the contrary, for the Lease to be executed and sealed.

1804/37

Close

There being no further business the meeting closed at 8.40pm.

Signed  Dated 14.5.18

