

**Minutes of the Fremington Parish Council Meeting**  
**Held on Monday 3<sup>rd</sup> December 2018 at 7pm at Fremington Parish Hall,**  
**Higher Road, Fremington**

**Present:** Cllrs Mrs S Kingdom (Chairman), S Adams, F Biederman, R Cann, D Chalmers, I Crawford, Miss L Goodger, K Groves, Mrs C McCormack-Hole, Ms M Scott, A Rennles and P Thorn  
 Mr P Young, Development Management Officer, Devon County Council  
 Mrs V Woodhouse, Parish Clerk and Mrs E Badcock, Services Officer

**In Attendance:**

6 Members of the public

1812/01

**Apologies**

Cllrs D Brailey and Mrs J Cann.

1812/02

**Declarations of Interest**

Cllr Miss Goodger declared a Personal Interest in Item 1812/16 Application No. 65859.

Cllr Biederman declared a Personal Interest in Item 1812/12 as a member of Devon County Council.

1812/03

**Chairman's Announcements**

None.

1812/04

**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).

1812/05

**To receive a report from the Police/Councillor Advocate**

It was noted that the report had not yet been received. Cllr Chalmers reported that he was in discussions about the Cyber Crime presentation and hoped someone would be in attendance at the January meeting.

Members once again expressed their disappointment at the lack of Police representation at the Council meetings, especially given the size of the Parish and the indication given at NDC by the Police Inspector that the Police would attend two or three times a year.

1812/06

**Public Participation Period**

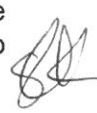
A member of the public asked if planning application 65270 could be moved forward on the Agenda.

The Chairman proposed and it was unanimously agreed to bring the application forward to follow item 1812/12 .

A member of the public raised concerns about the accessibility and condition of the pavements and dropped kerbs, the damage this had caused to her wheelchair and the difficulty of those in a wheelchair or with a pushchair in travelling around the parish.

A member of the public raised concerns and objections to application 65814, he explained there had been two previous applications for the site which were granted permission in 2014 and 2015 and have now lapsed. He explained that there is not a gas supply in this area, therefore one of the applications altered the fuel to diesel he is concerned that the same route would be taken with this application and was concerned about the air quality and noise.



- 1812/07      **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 12<sup>th</sup> November 2018**  
Copies were circulated with the agenda.  
It was noted that page 77, paragraph 4 was in correct and the words "with three votes against should be deleted, subject to this it was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting on the 12<sup>th</sup> November 2018 as a correct record. Cllr Mrs Kingdom duly signed the minutes.
- 1812/08      **To receive and to ratify the decisions therein, the minutes of the following Committee meetings**
- Extraordinary Meeting of the Fremington Quay Management Committee held on Wednesday 28<sup>th</sup> November 2018  
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Extraordinary Fremington Quay Management Committee Meeting held 28<sup>th</sup> November 2018.
  - Parks & Playing Field Committee Meeting held on Thursday 29<sup>th</sup> November 2018  
It was **resolved**, with no votes to the contrary, to receive and ratify the decisions therein the minutes of the Parks & Playing Field Committee Meeting held 29<sup>th</sup> November 2018.
  - Finance & Personnel Committee Meeting held on Thursday 29<sup>th</sup> November 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 29<sup>th</sup> November 2018.
- 1812/09      **Highways issues – update**  
None.
- 1812/10      **Matters to Note** (all held in the office unless specified as enclosed)
- Letter from Devon & Cornwall Police re Councillors Register of Interests (Copy enclosed)
  - Email from TCi (GB) Ltd re Roundswell Business Park Naming
- It was **resolved**, with no votes to the contrary, to note the information.
- 1812/11      **County and District Councillors' Reports** - To receive reports from the County Councillor and District Councillors for information only.  
Cllr Biederman reported that the trees along the Bickington Road had been inspected and any work required has/will be undertaken. He further reported that the Highway Officer had looked at some of the access gates on the pavements and had agreed to look at how they can be improved for accessibility, however, the gates cannot be removed for safety reasons.
- Cllr Chalmers explained that Phil Norey from DCC had recently addressed the LEP AGM about further budget cuts and asked if County Cllrs were aware and if it had been discussed. Cllr Biederman explained that they will not be aware of the Government's settlement until around 16<sup>th</sup> December and budget scrutiny starts in December/January.
- 1812/12      **To discuss highway and traffic issues along the B3233 with the Development Management Officer (North Devon and Exmoor National Park) for Devon County Council**  
The Chairman welcomed Mr Paul Young to the meeting. Mr Young explained that his attendance at the meeting follows letters sent from the Parish Council to Mr Dave Black. Mr Young explained that we have seen some significant improvements to some of our junctions and the forthcoming improvements to the Link Road, however, there are two key areas of concern the first being the Cedars roundabout and the second the Esso garage roundabout by the Wrey Arms. Mr Young explained that you will not see any benefits if improvements/alterations are made to the Cedars roundabout prior to dealing with the issue at the Esso roundabout.
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Mr Young further explained that as part of the Larkbear development the bus gate would be removed and traffic re-directed so it will not exit onto the Esso roundabout, Mr Young reassured members that DCC does look at infrastructure in relation to major developments, however, the infrastructure is put in and alleviates the issue for a while, more development is then built and we reach a stand still again. Mr Young explained the process and difficulties faced by DCC in obtaining S106 funding.

Concerns were raised about the traffic and the effects this is having on children arriving at school on time, hospital appointments and the local economy. Cllr Biederman explained that there are further developments proposed along the B3233 corridor and asked if DCC would now consider the impact as "severe"? Cllr Biederman further explained that the HATOC Committee has agreed to trial traffic lights on the Cedars roundabout in January.

Mr Young explained that roundabout improvements do not work in isolation and you need the appropriate infrastructure either side of the roundabout. He explained that any alterations will change people's habits and alleviate traffic in some areas whilst increasing in others.

Members did not feel that DCC was representing the interests of the parish when responding to planning applications. Mr Young explained that DCC is a consultee the same as the Parish Council, any objections put forward may have to be justified in front of the Planning Inspector should an application go to appeal, highways is not always at the top of the list for funding contributions from s106 and ultimately it is for the Planning Authority to determine planning applications and negotiate 106 funding. Mr Young explained that DCC is not always able to object on highway grounds even if it would like to and the impact is not severe enough to object as the traffic issues experienced are only at rush hour times and not throughout the day, however, DCC does always ask for a full transport assessment and if this shows a scheme to be acceptable they cannot just objection because of public opinion.

Cllr Thorn was concerned about the narrowing of the road as a result of the West Yelland development and the issues this could cause. Mr Young explained that the ideal width is 6.5m, however, this road has been narrowed and still meets the minimum requirement of 5.5m wide to provide a layby, it did go through a safety audit process.

The Chairman thanked Mr Young for attending.

1812/13

#### **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 objections to application 65270 and explained that little of the application had changed and the Council's previous comments should stand.

65270 Proposal: Demolition of existing garage & erection of new dwelling (amended plans, shadow assessment & Certificate B)  
Location: Land adjacent to Higher Road, Fremington, Barnstaple  
Applicant/Agent: Mr N Gillett



It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal will have an adverse impact on the Conservation Area, it is over-intensification of the site and will negatively impact on the amenity of adjoining properties. The proposed development is in an area that already experiences a high proportion of traffic and will add to the traffic issues in the area, the Parish

Council is also concerned about highway safety in this area. The Parish Council would raise concerns with the Conservation Officer about the removal of a hedge in the Conservation Area.

1812/14

**To consider, amend or agree the draft budgets and set the precept for the Financial Year 2019/2020**

The draft budgets and recommendation from the Finance and Personnel Committee were circulated prior to the meeting and included: -

- A reduction in the Council Tax Support Grant.
- An increase in running costs.
- 2019 Parish Elections, it was noted that over £5,000 had been spent in the last year on casual vacancies, co-options and by-elections which had almost depleted the election reserve.
- Loan Repayments.
- An increase in the grants budget.

It was **resolved**, with no votes to the contrary and one abstention, to increase the precept to £191,211.25 for the financial year 2019-2020. It was noted that, due to the increasing tax base it was an increase of approximately £9.57 a year or 18p a week per Band D based on last year's tax base it was noted that due to all the development within the area the tax base is likely to have significantly grown again and therefore the actual impact would be reduced.

It was further **resolved**, with no votes to the contrary and one abstention, to accept the draft budgets and to vire and £20,000 of general reserves to the EMR for the Replacement of the Beechfield Centre project.

1812/15

**To receive a recommendation from the Finance and Personnel Committee regarding the Grant Applications received for the financial year 2019/2020**

It was **resolved**, with no votes to the contrary, to accept the recommendation from the Finance and Personnel Committee and award the grants as follows:

1	Age Concern Barnstaple & District	£200
2	Barnstaple Disabled Fellowship Club	£100
3	Barnstaple Pilot Gig Club	£100
4	Bickington Brownies	£100
5	Citizens Advice Bureau	£200
6	1 <sup>st</sup> Fremington Air Scouts, Beaver Colony	£100
7	1 <sup>st</sup> Fremington Air Scouts, Cub Section	£100
8	1 <sup>st</sup> Fremington Air Scouts	£100
9	1 <sup>st</sup> Fremington Brownies	£100
10	1 <sup>st</sup> Fremington District Rainbows	£100
11	Fremington Gardening Club	£100
12	1 <sup>st</sup> Fremington Guides	£100
13	Fremington Parish Hall Management Committee	£200
14	Go North Devon Ltd	£100
15	Instow & District Social & Friendship Club	£100
16	Instow, Westleigh and West Yelland Parish News	£60
17	50 <sup>th</sup> North Devon Scouts	£100
18	The Tomlin Hall	£200
19	North Devon Record Office	£600
	<b>Total</b>	<b>£2,760</b>

It was noted that the grant to the North Devon Record Office was a delegated decision.

1812/16

### North Devon Council – Planning Applications

North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

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Cllr Ms Scott left the meeting and did not return.

- 65541 Proposal: Conversion of bungalow to two storey dwelling with external alterations & addition of new balcony (amended plans)  
Location: 25 Allenstyle Road, Yelland, Barnstaple  
Applicant/Agent: Mr & Mrs Brayne

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the Parish Council would raise concerns about the design which is out of keeping with the area, the impact on the amenity and loss of privacy of the neighbouring property. The proposal is over-development of the site.

- 65649 Proposal: Extension to building to enclose existing yard area between two agricultural buildings  
Location: Brynsworthy Farm, Roundswell, Barnstaple  
Applicant/Agent: Mr S Shapland

Cllr Biederman left the meeting.

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to confirmation that the track is not a Public Right of Way.

Cllr Biederman returned to the meeting.

- 65814 Proposal: Creation of small scale electricity generation plant  
Location: Former Yelland Power Station, Yelland, Barnstaple  
Applicant/Agent: Mrs G Barsan, Lark Gas Assets Ltd

It was **resolved**, with no votes to the contrary, to recommend REFUSAL based on the information before the Council the size and scale is not appropriate, the proposal will have an adverse impact on the environment and the Parish Council is not satisfied that there is a secure gas supply in this area. The Parish Council feel the application is of such importance that it would request the District Council to defer consideration of the application to allow the applicant to address the Council.

- 65859 Proposal: Change of use of ground floor from dental surgery (use class D1) to day nursery (use class D1) together with conversion of upper floors & loft to form one flat  
Location: Skerryvore (Fremington Dental Surgery), Hill Top, Fremington, Barnstaple  
Applicant/Agent: Mr S Worsey

It was **resolved**, with no votes to the contrary and one abstention from Cllr Miss Goodger, to recommend APPROVAL subject to adequate parking and a request for highway safety improvements in this area.



Cllr Biederman left the meeting and did not return.

1812/17

**North Devon Council – Planning Decisions**

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

65014 Proposal: reserved matters application for erection of enterprise centre building together with car parking, access road & associated hard & soft landscaping (outline planning permission 62879)  
Location: Plot 5 Roundswell South Business Park, Roundswell, Barnstaple  
Applicant/Agent: NPS SW Ltd

65492 Proposal: Conversion of garage & internal alterations  
Location: 36 Wester-Moor Drive, Roundswell, Barnstaple  
Applicant/Agent: Miss S Wilkins

65503 Proposal: Erection of one replacement dwelling with attached garage  
Location: Victoria Cottage, Bickington Road, Bickington, Barnstaple  
Applicant/Agent: Mr C Lovell

65563 Proposal: Erection of new garage  
Location: Elmsleigh, Bickington Road, Sticklepath, Barnstaple  
Applicant/Agent: NPAS Devon Ltd

To note that the following application has been REFUSED:

65593 Proposal: Alterations to front elevation of retail terrace  
Roundswell Retail Park, John Penrose Road, Roundswell  
Applicant/Agent: NTR Planning Ltd

To note that the following application has been WITHDRAWN:

65550 Proposal: Conversion of loft to additional living space together with installation of roof lights  
Location: Skerryvore, Hill Top, Fremington, Barnstaple  
Applicant/Agent: Wilson Architecture

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

Cllr Biederman left the meeting and did not return.

1812/18

**Councillors Questions**

Cllr Chalmers explained that at the County Committee that morning NALC had agreed to produce a campaign to encourage people to stand for Parish Council elections.

Cllr Groves asked if a request had been submitted yet for the item of transport issues it was noted it had not been requested.

Cllr Mrs McCormack-Hole asked when the next election is, it was noted the elections would take place on 2<sup>nd</sup> May 2019.

1812/19

**Close**

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

Signed  Dated 13.12.18