

Minutes of the Fremington Parish Council Meeting
Held on Monday 14th January 2019 at 7pm at Fremington Parish Hall,
Higher Road, Fremington

Present: Cllrs Mrs S Kingdom (Chairman), S Adams, F Biederman, D Brailey, R Cann, Mrs J Cann, D Chalmers, I Crawford, Miss L Goodger, K Groves (from Minute No.1901/07), Ms M Scott, Mrs C McCormack-Hole and P Thorn
 Cllr Mrs J Mackie, North Devon Council
 Mrs V Woodhouse, Parish Clerk
 Mrs E Badcock, Services Officer
 Mrs E Steer, Deputy Services Officer
 Mr A Cotton, CEO of the Traka Learning Partnership

In Attendance:

31 Members of the public

Co-option candidates Mrs J Adnams Hatch, Mrs S Lewis and Mr W Sherborne.

1901/01

Apologies

Cllr A Rennles.

1901/02

Declarations of Interest

Cllr Ms Scott declared a Personal Interest in Item 1901/15 and a Personal and Prejudicial Interest in Item 1901/25.

Cllr Biederman declared a Personal Interest in Item 1901/15 as a member of Devon County Council.

1901/03

Chairman's Announcements

The Chairman announced that five Councillors had still not given their written consent for their email address to be shared with other Councillors making it difficult to share information.

1901/04

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).

1901/05

To receive a report from the Police/Councillor Advocate

A report was received and is attached as Appendix one.

1901/06

Public Participation Period

A member of the public made representations on the cumulative effect of the traffic, the lack of definition of "severe" in the National Planning Policy Framework and the ability of DCC to look at the impact case by case and not the cumulative impact. Concerns were raised about the volume of traffic in Roundswell and felt that a traffic review was required which should look at the cumulative impact and include the Larkbear development.

The Chairman of the Roundswell Residents' Association made representations on the provision of a school in Tews Lane and the impact on the already congested road systems, he also raised concerns about air quality and children already being late for school along with the parking problems a school in this location would create.

Cllr Groves entered the meeting at 7.10pm.

The Chairman of the Roundswell Residents' Association explained that they are not against a school but against an increase in the traffic.

A resident raised concerns about the traffic that would be created through Lyddicleave as the school is located in Tews Lane, she explained that Tews Lane is not wide enough at the other end and is a no through road, there are no pavements and there will be parking issues from parents and staff.

The residents would not support double yellow lines or residents' parking which would both restrict residents and visitors from parking.

A resident was concerned about the additional traffic the Yelland planning application would create and referenced the recent closure of the Link Road and impact this has on the B3233.

Cllr Mrs Mackie explained that NDC Councillors would shortly be given a briefing on the Yelland application.

The Chairman proposed and it was unanimously agreed to arrange an Extraordinary Full Council Meeting on 30th January 2019 in the Parish Hall to discuss planning application 60823, it was further agreed to ask the Architect and a representative of the Highway Authority to attend.

- 1901/07 **To approve and sign the minutes of Fremington Parish Council Extraordinary meeting held on Wednesday 13th December 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 held on the 13th December 2018 as a correct record. Cllr Mrs Kingdom duly signed the minutes.
- 1901/08 **To receive, and to ratify the decisions therein, the minutes of the following Committee meetings**
- Extraordinary meeting of the Parks & Playing Fields Committee held on Thursday 20th December 2018
It was **resolved** to receive and ratify the decisions therein, the minutes of the Extraordinary Meeting of the Parks & Playing Fields Committee held on Thursday 20th December 2018.
- 1901/09 **Highway issues – update**
None.
- 1901/10 **Matters to Note** (all held in the office unless specified as enclosed)
- Notes from North Devon Town & Parish Forum – Wednesday 7th November 2018 (Copy enclosed for Cllrs)
 - Email from South West Heritage re North Devon Record Office (Copy enclosed for Cllrs)
 - NDC – Certificate of Lawfulness – Conversion of garage to a room and a small garage to store & replacement of conservatory roof – 31 Beards Road, Fremington, Barnstaple
 - Letter of thanks from Instow & District Social & Friendship Club re Grant award for 2019/2020
 - Email of thanks from Torridge, North, Mid & West Devon Citizens Advice re Grant award for 2019/2020
 - DCC Parish Paths Partnership - Winter Newsletter 2018
 - Email from Devon Communities – Registration of local councillors with the ICO (Copies have already been circulated)
 - DCC – Temporary Prohibition of Through Traffic & Parking – Park Avenue, Sticklepath – Friday 18th January and Monday to Friday 21st January until 25th January 2019
 - DCC – Temporary Prohibition of Through Traffic & Parking – A361 Barnstaple By Pass Thursday 21st January until Monday 4th February 2019
- It was **resolved**, with no votes to the contrary, to note the information.
- 1901/11 **County and District Councillors' Reports** - To receive reports from the County Councillor and District Councillors for information only.
Cllr Biederman reported that he had attended a recent meeting of the Roundswell Residents' Association where concerns had been raised about the traffic generally and the proposed school. Cllr Biederman has asked DCC to undertake a traffic count and speed audit in the parish, he has also requested that the use of the bus route by Charter Vets by those working on Roundswell is investigated.

Cllr Biederman provided details on recent repairs to roads and works due to be undertaken in the near future. DCC received notification of the government funding prior to Christmas which includes a cut of another 13.5million pounds taking the total cut since 2010 to 81% of the government funding. DCC is looking at an overspend of 8million pounds on children services as demand has increased, which is a nationwide problem.

Cllr Brailey reported that he had been informed that DCC would not be providing funding towards the Communities Together Fund in 2019-2020 and therefore the fund would no longer exist. Cllr Brailey informed members of the new contract and provider of the theatres and stressed the pressure of the government funding cuts on NDC.

Cllr Biederman explained that he had not been informed of the withdrawal of the fund and this would have to be approved.

Cllr Cann reported that the waste and recycling service over the festive period had been an improvement on 2017 and recycling rates were impressive.

Cllr Thorn asked about the bus stops at the end of Lagoon View, residents were unaware of whether or not they should be using the old or new location as markings and shelters are yet to be provided.

Cllr Mrs Mackie explained that she had spoken to the bus company who had informed her that the only pair of temporary bus stops were already in use in Bickington, she had suggested that in light of all the development they look to invest in some more.

It was agreed to write to the bus company for clarification on which stop should be used.

Cllr Crawford asked about the availability of recycling polystyrene and black plastic through NDC. Cllr Cann explained that black plastic cannot be recycled as it contaminates the rest of the recycling and NDC is investigating the recycling of polystyrene, however, they have a kerbside sorting method and the machine is owned by a private company.

Cllr Mrs Mackie further reported that an artificial pitch was being created at the Tarka Tennis Centre and there is a crackdown on fly tipping.

1901/12

To receive and consider Applications for Co-option for Fremington (Woodville) Ward

Three applications for co-option were received and circulated to members before the meeting and as follows:

Fremington (Woodville)
Mrs Julie Adnams Hatch
Mrs Sarah Lewis
Mr William Sherborne

The Chairman proposed and it was unanimously agreed that voting on this item should be undertaken by a Secret Ballot. It was **resolved**, with no votes to the contrary, to vote by Secret Ballot.

Each candidate was asked to speak in support of their application and answer questions.

Voting slips were issued to all Councillors and the vote was as follows:
Mrs Julie Adnams Hatch (3)
Mrs Sarah Lewis (4)
Mr William Sherborne (6)

It was therefore **resolved** to co-opt Mr William Sherborne to Fremington (Woodville) Ward. The Declaration of Acceptance of Office was signed and delivered.

1901/13

To discuss the new school at Tews Lane with the CEO, Tarka Learning Partnership (PLEASE NOTE this is purely to discuss the new school and its provision, the choice of land is not within the remit of the CEO and will not be for discussion under this item)

The Chairman welcomed the CEO who proceeded to outline the provision offered at the new school. He explained that the school is still subject to a signed funding agreement but he expects this to be completed in February/March 2019. He outlined the need for a school in the community and explained that the school will provide wrap around care from 7am to 6pm. The CEO explained that he had no responsibility for the choice of site and this was down to the education authority the school would fill from the youngest class upwards and would take around 5/6 years to fill with around 480 pupils in total. The school will support community policies such as traffic, however, he was not at the meeting as a traffic expert but is aware of the traffic issues surrounding schools, he explained that as a trust they take their responsibility seriously and will produce a robust traffic plan and look at start and finish times. As CEO he had two areas of concern which he has highlighted the first is the access point to the site and the second is Tews Lane itself and the dead end road along with shared pavements, however, it is up to the authority to resolve those issues. Mr Cotton was clear that the turning circle provided within the school would be for school coaches and not for drop off/collection of children due to safety issues.

Cllr Ms Scott left the meeting.

Members made several representations about parking issues that could be experienced in the area, parking for staff and the increase in congestion in the area. It was noted that there would be around 38 spaces for 80 members of staff.

Cllr Ms Scott returned to the meeting.

Members asked about visitor parking, it was noted that visitor parking would be provided within the school grounds.

Discussions again centred on traffic and parking issues and the way in which children access the school. Mr Cotton explained that he would like investigations to take place on a better way to coming to an abrupt end where the dead end is outside of the school and explained that the Parish Council's support would be welcomed.

Cllr Brailey left the meeting and did not return.

Members asked for clarification on disabled access, it was noted that the school would be fully accessible and disabled compliant.

The Chairman thanked Mr Cotton for his attendance.

1901/14

To receive the Director of Solar Charging in relation to the following planning application and consider any further representations

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

Unfortunately the Director had been unable to attend and therefore the Parish Council could not proceed with this item.

Mr Cotton left the meeting.

1901/15

To consider requests from Cllr Cann**a) For the Parish Council to discuss and make representations on the likely impact to local highways of the proposal for a 420 place school at Tews Lane****b) To consider representations made to Cllr Cann from the Roundswell Residents' Association**

Information was circulated to members prior to the meeting. Cllr Cann explained that he had been approached by the Roundswell Residents' Association with concerns about the development, the increase in traffic and the rat running that is already being experienced due to the traffic being gridlocked. Devon County Council had proposed a Bickington Bypass which required further development to provide the funding and was withdrawn due to local opposition.

Cllr Ms Scott left the meeting.

The current situation leaves a residential development unfinished and a school which is served by an inadequate road. Cllr Cann felt that a school is required but this is the wrong location and the people of Bickington will suffer from vehicles trying to access the school from this end. What appeared to be provided as a school drop off plan is apparently not for dropping off, DCC say "walk to school" but the reality is this will not happen. Cllr Cann further explained that DCC has a site the other side of Roundswell which it owns but is looking to develop with residential housing and he felt it was "pounds before people". Cllr Cann felt that a more appropriate site could be found at Larkbear and that the Parish Council owes it to the people to make representations on the impact the proposed school site at Tews Lane will have on the parish.

Cllr Chalmers asked what the view of the County Councillor was.

Cllr Biederman explained that the site has now been allocated in the adopted Local Plan which was presented prior to adoption to all NDC Councillors and not one concern was raised at that point, it would now be difficult to fight this site. Cllr Biederman was concerned that he had been led to believe that the turning circle within the school would be for drop off and pick up of children but the CEO had been very clear that this is not the case and he is concerned by the dead end road both of which require clarification and felt there would still be safe way of using the turning circle.

Cllr Ms Scott returned to the meeting.

Cllr Biederman felt that representations could be made but questioned to what as the detailed planning application had not yet been received. Cllr Biederman felt that there would always be opposition wherever the school is sited and the concerns need to be addressed.

Members discussed the issues around the site and the length of time it would take to fill the proposed school.

Cllr Cann clarified that he did not vote for the Local Plan and proposed that the Parish Council expresses support and the need for a school to serve Roundswell, however, the traffic problems are as such that Tews Lane is not a suitable site, the Parish Council asks DCC as a matter of urgency to consider alternative sites which will also serve Larkbear to ensure a quality of life for those in Bickington and Roundswell. Cllr Crawford seconded the proposal.

Cllr Biederman proposed an amendment he explained again that no representations against the allocation of the school site were made and the site has been allocated. He felt that the Parish Council should make strong representations about how the traffic to and from the site is managed and would only support a safe and adequate traffic plan. The proposal was not seconded, therefore, Cllr Cann's proposal was put to the vote.



It was **resolved**, with three abstentions, for the Parish Council to express support and the need for a school to serve Roundswell, however, the traffic problems are as such that Tews Lane is not a suitable site, the Parish Council asks DCC as a matter of urgency to consider alternative sites which will also serve Larkbear to ensure a quality of life for those in Bickington and Roundswell.

1901/16 **To ratify decision contained within Minute No. 1812/38 of the Parks & Playing Fields Committee meeting held on Thursday 20th December 2018**

It was **resolved**, with no votes to the contrary, to ratify the decision contained within Minute No. 1812/38 of the Parks & Playing Fields Committee meeting held on Thursday 20th December 2018 and the use of the Parish Council's reserves.

1901/17 **To consider undertaking Highway Verge Cutting for 2019/2020**

The information and allocation was circulated prior to the meeting. It was **resolved**, with no votes to the contrary, to undertake the Highway Verge Cutting for 2019/2020 on behalf of Devon County Council and the same basis as 2018-2019.

1901/18 **To consider adoption of the Local Area of Play and Local Equipped Area of Play with the MUGA on Riverside Park (former Army Camp Development Site)**

Members were informed that the developers would like one contract for the MUGA LEAP and LAP and to transfer the facilities as and when they become available. It was **resolved**, with no votes to the contrary and one abstention, to adopt the LEAP and LAP from Riverside Park.

1901/19 **To consider the provision of a dog bin on Riverside Park (former Army Camp Development site) (Item requested by Cllr Biederman)**

Information was circulated prior to the meeting setting out the Parish Council's budget allocation for dog bin emptying and constraints. It was noted that a similar request for a dog bin at Glenwood Farm had been refused due to cost implications and the advice from the dog warden who would discourage the erection of dog bins on estates. Cllr Biederman felt this site was different as it linked to a network of footpaths and the estate would be used to access Fremington Quay. Members were concerned that this would set a precedent. It was noted that NDC only has 100 dog bins over the whole district and the Parish Council already has 38 within the parish, it was felt that it would be better to educate people and use the dog wardens to encourage people to pick up after their dogs. After discussion it was **resolved**, with no votes to the contrary, to set up a working party with Cllrs Biederman, Cann, Adams and Chalmers to review the provision of dog bins within the parish and to include the provision of dog bags within the review and report back to Full Council.

1901/20 **To consider the Parish Council setting up a focus group of volunteers to discuss and identify how the Parish Council can promote and sustain increased use of public to reduce congestion and improve safety (especially in higher risk areas such as the primary school) and air quality, and facilitate individuals moving away from car use to alternative greener transport including cycling/walking, to both reduce congestion and promote healthier lifestyles (Item requested by Cllr Groves)**

Members were informed prior to the meeting that the Parish Council does not have the capacity within the office to facilitate this request at the moment. The issues were discussed at the strategic development workshop and the possibility of a Committee/focus group to look at all of the environmental issues within the parish was discussed as a future project. There is also a North Devon Public Transport Users Group already in operation and any initiative should be in conjunction with this group.

Cllr Miss Goodger left the meeting and did not return.

It was **resolved**, with no votes to the contrary, to contact DCC and the bus company and seek advice on the best way to proceed.

Cllr Biederman offered to arrange for Cllr Groves to visit County Hall to discuss and it was further **resolved**, with no votes to the contrary, for Cllr Biederman to arrange this and for the Council to link up with the North Devon Public Transport Users Group.

1901/21 **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

60823 Proposal: Hybrid planning application (A) full application for the raising of the ground levels, site access works & highway infrastructure to site, (B) outline application for 280 dwellings (use class C3), 50 bed hotel (class use C1) space of up to 3000sqm employment (use class B1) space of up to 1000sqm gross floorspace; up to 2000sqm (C) all the associated infrastructure including removal of any contamination, roads, footpaths, cycleway, drainage (including attenuation works), flood defence works, landscaping, public open space, utilities and vehicle parking and including demolition of buildings

Location: Former Yelland Power Station, Yelland, Barnstaple
Applicant/Agent: Yelland Quay Ltd

65832 Proposal: Reserved matters erection of 34 dwellings to include 10 affordable dwellings (phase 2) (outline planning permission 50265)
Location: Land south of Yelland Road, Fremington, Barnstaple
Applicant/Agent: Bunny Homes

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

65934 Proposal: Conversion of an existing garage into a new separate dwelling
Location: 44 Allenstyle Drive, Yelland, Barnstaple
Applicant/Agent: Tricia Hawson

It was **resolved**, with no votes to the contrary, and one abstention, to recommend REFUSAL the proposal is over intensification of the site and an inappropriate design the Parish Council would support the representations made by neighbours on the issues with sewage and flooding.

65955 Proposal: Variation of condition 2 (approved plans) attached to planning permission 63103 (variation of condition 2 (approved plans) attached to planning permission 58192
(erection of 10 bungalows including landscaping, provision of parking & vehicular & pedestrian access) to allow amended design) to allow amended siting of dwelling on Plot 4
Location: The Green, Chillpark, Fremington, Barnstaple
Applicant/Agent: ADPAD Group Ltd

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

66024 Proposal: Extension to dwelling
 Location: 4 The Bungalow, Roundswell, Barnstaple
 Applicant/Agent: Mr I Braunton

Cllr Groves left the meeting.

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

1901/22

North Devon Council – Planning Decisions

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

65393 Proposal: Demolition of one dwelling & erection of two flats
 Location: 35 Crosslands, Sticklepath, Barnstaple
 Applicant/Agent: Trewin Design Partnership

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

65723 Proposal: Demolition of funeral home & associated buildings together with erection of three dwellings (amended plans)
 Location: Lauderdale, Hopperstyle, Bickington, Barnstaple
 Applicant/Agent: NPAS Devon Ltd

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

1901/23

Councillors Questions

Cllr Mrs McCormack-Hole asked if members had received the NHS 10 year plan, it was noted that the information had been circulated and was on Matters to Note for the February meeting.

1901/24

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

1901/25

To receive further information and consider Execution and Sealing of Lease Renewal for Fremington Quay

Members were informed that the tenants had been advised by their solicitor not to proceed with the works to the extension until the lease is signed as it could prejudice their position, members were further informed that the Clerk of Works was concerned that the current works could deteriorate damaging the Council's asset if not completed. It was noted that the Council had postponed signing to investigate management options for parking at the Quay which would be linked to off-site parking locations, however, to date off-site parking had not been forthcoming. Based on the advice and to protect the Council's asset it was **resolved**, with no votes to the contrary, to agree to the execution and sealing of the lease renewal for Fremington Quay.

1901/26

Close

There being no further business the meeting closed at 9.25pm.

Signed  Dated 30.1.19