

**Minutes of the Fremington Parish Council Meeting
Held on Monday 2nd March 2020 at 7.26pm at The Beechfield Centre, Beechfield Road,
Fremington**

Present: Cllrs C McCormack-Hole (Chairman), S Adams, J Bell, F Biederman, J Cann, I Capon, C Connell, I Crawford, K Groves, A Rennles, B Sherborne and M Scott
Mrs V Woodhouse, Executive Officer
Cllrs H Walker and J Mackie, North Devon Council
Mr Harrison, Engagement and Communications Officer, Office of the Police and Crime Commissioner

14 Members of the public

2003/01 **Apologies**
Cllr B Hockin and S Kingdom.

2003/02 **Declarations of Interest**
Cllr Connell declared a Personal Interest in Item 2003/19 as he lives on the site.

Cllr Adams declared a Disclosable Pecuniary Interest in item 2303/05 as an applicant to the Police force.

Cllr Biederman declared an Interest in Item 12 Planning Application 66229 as a Devon County Councillor.

2003/03 **Chairman's Announcements**
It was noted that the Parish Council send its best wishes to Cllr Kingdom and her husband.

2003/04 **Public Participation Period**
A member of the public asked what plans the Parish Council has put in place in response to COVID-19.

A member of the public made representations on the public consultation process for planning application 70984 the developer had sited the presentation he had delivered at the Parish Council meeting as public consultation, he had spoken to the planning department and following the consultation responses they will decide if another public consultation is required a decision is due by the 11th May 2020.

A member of the public explained that neighbours had not been informed of the proposed development relating to planning application 70984 and the only site notification was at the top of the estate, therefore around 50% of residents were not aware of the proposals. Concerns were raised about the future implications for the site if a care home provider is not found and the uses that could be implemented on the site if changed to Use Class 2. Residents felt they were being held to ransom and this was not the right development for that site.

Several members of the public spoke against planning application 70984 and whilst they felt a way forward needed to be found concerns were raised about this not being the right site for the proposed development, the isolated nature of the site and lack of facilities which is no conducive to the proposals, traffic and flooding. Residents felt let down by the developer and that the developer had not tried to forge a relationship with those already living in the area. Residents felt that Allenstyle was a tranquil area and they would like to keep it as such.

2003/05

Office of the Police and Crime Commissioner – Communications and Engagement Officer

The Chairman thanked Mr Harrison from coming. Mr Harrison explained that he was addressing community groups about what the Police are doing and explained that over the last 10 years Police Officers have reduced from 3,500 to 3,000 in the area due to austerity. He explained that over 85% of the Police's budget is spent on staffing and therefore when the funding is reduced the only option is to cut officers and the officers that have been cut are the community officers and PCSOs. Mr Harrison explained that the force is starting to build those numbers back up and the government expects around 20,000 additional officers (throughout the country) in the next 3 years (although around 25,000 officers have been lost so there will still be a deficit). The Prime Minister has confirmed that 350-400 of those officers will be allocated to Devon and Cornwall although there are 43 constabularies in Devon and Cornwall.

Cllr Adams declared an interest and left the meeting.

Mr Harrison explained that there has been a huge reduction in PCSOs and they are currently in discussions to provide more PCSOs.

Cllr Scott left the meeting.

Mr Harrison further explained that Devon and Cornwall are using multi-skilled officers which can, for instance, cover a Policing and retained Fireman role and are also funded from both services. Neither service can afford to pay for a full officer, but they can afford half or a third with the ambulance service as well. This area is the first to trial this, but he suspects it will be replicated throughout the country. Devon and Cornwall receive around 49p per person in government funding for Policing whereas the metropolitan areas receive around 58/59p per person, yet this is the largest geographical area of all the Police areas with the largest coastline and road network.

Cllr Biederman left the meeting.

This area experiences different challenges to the cities and in the summer the crime rate rises significantly.

Cllr Scott returned to the meeting.

Members were informed that people do experience problems getting through on the 101 non-emergency number and that the same people answer 101 as 999 and 999 calls will always take priority people could report crimes via the online service.

Cllr Biederman returned to the meeting.

Members asked how long it takes to train a Police Officer – Mr Harrison explained that it takes around 6 months from application, within 20 weeks they can patrol with another officer. Concerns were raised about the 101 service and members were informed that the quietest times to call are between 8am – 10am and 2pm – 4pm and an online facility has been created to try and combat the amount of time people have to wait to report a non-emergency although it was noted that this was not suitable for everyone. Currently calls to 101 are 15p, however, from April it will be free.

Mr Harrison was asked about the recent announcement of the closure of Barnstaple Police Station and was asked to give an assurance that there will be a presence for walk-ins in Barnstaple. Mr Harrison explained that he had only been made aware of the closure that day but has been told that the PCC will look to build a station but that will take time and a temporary building will be required in the meantime.

Concerns were raised about people not being able to get through on 101, anxiety building and then not reporting a crime. Mr Harrison explained that he is aware that crimes are under reported and that does not help with the funding allocation and for their own intelligence. He explained that people can still write a letter if they prefer.

Cllr Adams returned to the meeting.

2003/06

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

Cllr Biederman informed members that DCC had its budget meeting last week and it is the first time it has had an increase since he became a County Cllr, the settlement figure is 1.67%, however, there is now a bigger user base. There will be a 2% increase for social care and 1.99% for other services. His group voted against the budget as they felt it would be better to spend money on drainage and clearance of gutters and spending the money in these areas of maintenance would save money in the long-term, however, it was not supported. Cllr Biederman thought it was important to explain that the confirmed cases of Coronavirus were in South Devon and those infected have been to Northern Italy. NDC's council tax will rise by 1.99%.

Cllr Cann commended the Tomlin Hall Committee on the work it had been undertaking and the productive meetings and explained that she would support and encourage the refurbishment works. A motion had been supported at NDC to put pressure on DCC to deal with the traffic issues in the area especially in light of the Larkbear development.

Cllr Walker reported that there had been a presentation on the economic development of North Devon and whilst it did not relate directly to the parish there was information on Barnstaple Town Centre which effects the whole area. Cllr Walker had been working with the Planning Officer and developer on planning application 64203 and explained that it is 10 affordable and 24 open market dwellings. It was noted that the estate will be built but they have been trying to agree the detail and a discussion had taken place around the relationship of a new play area to the estate especially when they are building bungalows. It had been agreed to remove the play area from the proposals and for a S106 contribution to be paid towards the existing play area in Ellerslie Road and replacement of the Scout Hut, however, this is not yet reflected in the planning application. The affordable provision is 0.59% below NDC's policy, however, as the developer has been accommodating on the S106 allocation Cllr Walker is happy to support. Cllr Walker further reported that the traffic order on Ellerslie Road will be relaxed to allow builders of the development through to prevent access via Woodville which would be a nightmare.

Cllr Mackie reported on NDC's Climate Action Week and will circulate further details in due course, NDC also has a dedicated webpage for climate change. Cllr Mackie explained the process of obtaining planning updates from NDC to members of the public and explained that the planning list which is circulated will, in the near future, include a QR reader.

Although Cllr Mackie did appreciate that this would not be suitable for everyone. Cllr Mackie confirmed that she is aware of the issues with planning application 70984 and she had, along with the other ward member, called the planning application into full committee as it was a delegated decision.

2003/07

Police Report

a) Police Report

the report was circulated prior to the meeting and is attached as Appendix A.

b) Councillor Advocate

it was **resolved**, with no votes to the contrary, to appoint Cllr Cann as the Councillor Advocate for the Police and Crime Commissioner.

2003/08

To approve and sign the minutes of Fremington Parish Council meeting held on Monday 3rd February 2020

It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on the 3rd February 2020 as a correct record. Cllr McCormack-Hole duly signed the minutes.

2003/09

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

- Burial Authority Meeting held on Monday 3rd February 2020
It was **resolved** to receive and ratify the decisions therein, the minutes of the Burial Authority meeting held on Monday 3rd February 2020.
- Parks & Playing Field Committee Meeting held on Thursday 27th February 2020
It was **resolved** to receive and ratify the decisions therein, the minutes of the Parks & Playing Field Committee meeting held on Thursday 27th February 2020.
- Finance & Personnel Committee Meeting held on Thursday 27th February 2020
The Chairman of the Finance and Personnel Committee commended the Executive Officer on the minutes and it was **resolved** to receive and ratify the decisions therein, the minutes of the Finance & Personnel Committee meeting held on Thursday 27th February 2020.
- Tews Lane Committee Meeting held on Thursday 27th February 2020
It was **resolved** to receive and ratify the decisions therein, the minutes of the Tews Lane Committee meeting held on Thursday 27th February 2020.

2003/10

Dementia Friend Information Sessions

The Chairman explained that this is more about communities being more dementia friendly and expressed the importance of understanding how to help those with dementia in the community. Members agreed that a community event should be held, preferably on a Saturday or evening, in the Parish Hall and the importance of inviting local businesses and members of the public to this event and it was **resolved**, with no votes to the contrary, for the Executive Officer to organise an event with the Northern Devon Healthcare NHS Trust.

2003/11

Neighbourhood Plan

Cllr Rennles explained he had organised a meeting with the Chairman, Executive Officer and the consultants to receive the draft policies these will then be presented to the Working Party.

2003/12

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.

- 64203 Proposal: Erection of 34 bungalows (12 affordable & 22 open market) & associated works (amended scheme (amended plans)
Location: 50 Oakland Park South, Sticklepath, Barnstaple
Applicant/Agent: Mr J Evans

It was **resolved**, with no votes to the contrary and one abstention from Cllr Biederman, to recommend APPROVAL, with the changes recommended by the District Councillor Ward member that include removal of a play area from the proposals and subject to agreement on the S106 contributions for the Ellerslie Road play area and Scout Hut.

Cllr Biederman declared an interest and left the meeting for the following item.

- 66229 Proposal: Outline application for residential development & extra care housing (up to 50 residential units 9C3 us) & up to 60 sheltered/extra care housing flats) (with some matter reserved) (amended indicative plans, cross section & layout)
Location: Land off Bideford Road, Roundswell, Barnstaple.
Applicant/Agent: Devon County Council

Concerns were raised with reference to the mast in the vicinity of the proposal and which was the reason for not developing a school on the site. The traffic assessment is out of date, the need for this facility was acknowledged, however, it was not felt that this was the right site. It was therefore **resolved**, with no votes to the contrary, to support Tawstock Parish Council's comments.

Cllr Biederman returned to the meeting.

- 70428 Proposal: Application to substitute plots 66-67, 104-107, 113-115 and 126-127 approved under application 63468 with replacement house types to increase the unit numbers by 8 (through the use of smaller house types) and amendments to plots 54, 111-112, 116 and 123-125 (additional information- drainage statement) (Amended plans)
Location: Land at adjacent to the B3233 (Known as Tarka Ridge) West Yelland, Barnstaple
Applicant/Agent: Mr A Cattermole

It was **resolved**, with two votes to the contrary, to recommend APPROVAL subject to works being put in place first to alleviate the severe congestion experienced at the Cedars and Esso roundabouts and the amount of affordable housing being inline with North Devon Council's policy of 30%.

- 70984 Proposal: Outline application for a care home with 68 rooms and 16 Assisted living units together with erection of 7 dwellings
Location: Land at Allenstyle Road, Yelland, Barnstaple
Applicant/Agent: Mr Greenfield

Cllr Biederman reminded members of the public that Parish Council meetings are public consultation and was concerned that neighbouring residents had not appeared to receive notification of the proposed development which he confirmed he would discuss with planning.

Concerns were raised by members that the affordable housing had not been delivered and no provider for the proposed care home. Cllr Biederman felt that the developer had let everyone down.

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal is a departure from the original permission that was granted and is not identified in the Local Plan. There is not a traffic management plan or parking strategy for visitors and staff. The Parish Council has concerns about the water run-off and the ability of the existing services to cope and the impact the proposal will have on the amenity of neighbouring properties. The Parish Council would like to raise further concerns about the developer's conduct towards the wellbeing of the residents of Allenstyle and the community.

Cllrs Groves and Crawford left the meeting and did not return.

Cllr Scott and Capon left the meeting.

71070 Proposal: Conversion of garage and erection of single storey extension
Location: 8 Parklands, Roundswell, Barnstaple
Applicant/Agent: Mrs May

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

71099 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of selective crown lifting/branch reduction of 2 Ash trees.
Location: 23 Redlands Road, Fremington, Barnstaple
Applicant/Agent: Mr S Roberts

It was **resolved**, with no votes to the contrary, to recommend subject to it being in the interest of good tree management.

Cllr Capon returned to the meeting.

71134 Proposal: Extension & alterations to dwellings
Location: 13 Lyddicleave, Bickington, Barnstaple
Applicant/Agent: Mr Kempf

The Parish Council has concerns about the impact on the amenity of adjacent properties.

71162 Proposal: Extension to dwelling
Location: 33 West Yelland, Yelland, Barnstaple
Applicant/Agent: Mr & Mrs McLynn

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

2003/13

North Devon Council – Planning Decisions

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

- 70903 Proposal: Approval of Details in respect of discharge of conditions 23 (Construction Management Plan) attached to Planning Permission 53881 Outline application for residential developing comprising 350 dwellings, a primary school & associated public open space & infrastructure
Location: Land Off Tews Lane Tews Lane Bickington Devon
Applicant/Agent: Mr Tim Waters
- 70927 Proposal: Conversion of redundant rural building to dwelling (change to design of approved application 70521)
Location: Little Knightacott Farm Road to Little Knightacott Farm, Lydacott
Applicant/Agent: Mr & Miss Ward
- 70938 Proposal: Conversion of rural building (stable block) to form one dwelling
Location: West Penhill Farm, Fremington, Barnstaple.
Applicant/Agent: Mr and Miss Ward
- 70953 Proposal: Notification for prior approval for larger home extension which extends 4.5m beyond the rear wall, 4m to the ridge and 2.2m to the eaves.
Location: 21 Elmlea Avenue, Fremington, Barnstaple.
Applicant/Agent: Mr A Little
- 71167 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of re-pollarding of 1 Ash tree
Location: 24 Elmfield Road, Bickington, Barnstaple
Applicant/Agent: Mr Cudmore

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

2003/14

Councillors Questions

Cllr Bell explained that the Gardening Club would like to adopt road verges to re-wild.

Cllr Scott returned to the meeting.

2003/15

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

2003/16

Riverside Park/Former Army Camp

Members considered the draft leases and licences and the recommendations from the Working Party and it was **resolved**, with no votes to the contrary, to accept the recommendations of the Working Party for the leases main terms to be as follows:

- Lease term of 10 years.
- Rents should be reviewed every 2 years.
- The requirement to pay rates and other outgoings should be placed on those leasing the buildings. The lease for the community building will provide for the ability to recharge utilities at a rate to be agreed between the two parties.
- The Parish Council will be responsible for the external repairs and any major internal repairs (such as windows, doors, boilers etc) but those leasing the buildings/facilities will be responsible for internal decoration and minor repairs.

- The Parish Council will hold buildings insurance, those leasing the buildings are to hold contents insurance.
- Alterations to the buildings/facilities can only take place with the Parish Council's consent.
- A specific clause will be added to the storage building to prevent interference with the bats and blocking of the access door.
- Those leasing will have the ability to assign the lease with the Parish Council's consent and there will be an either party break clause.
- The leases will be contracted out of the Landlord and Tenant Act.
- The mediation period should be 30days.

It was further agreed that the Parish Council would like an access across the room with the windows to the storage area, the Council will place the rent from the facilities into an ear marked reserve for future maintenance and will put the outside tap in a lockable cabinet to prevent misuse and damage.

There being no further business the meeting closed at 10pm.

Signed Dated