

**Minutes of the Virtual Fremington Parish Council Meeting Held on Monday
2nd November 2020 at 7pm via Zoom**

Present: Cllrs S Kingdom (Chairman), S Adams, J Bell (from Minute No 2011/04), F Biederman (from Minute No 2011/12), J Cann, C Connell, I Crawford, C McCormack-Hole, M Scott, B Sherborne and H Walker
Mrs V Woodhouse, Executive Officer
Cllr J Mackie, North Devon Council

4 Members of the public

2011/01 **Apologies**
Cllrs L Goodger, I Capon and F Biederman who would be late to the meeting.

2011/02 **Declarations of Interest**
Cllr McCormack-Hole declared a Personal Interest in Item 2011/10.

Cllr Cann declared a Personal Interest in Item 2011/16 Application 72263 as the applicant is known to her.

Cllr Biederman declared a Personal Interest in Item 2011/16 Application 72279 as the applicant is known to him.

Cllr Scott declared a Personal and Prejudicial Interest in Item 2011/16 Application 72286 as it overlooks her parents' property.

2011/03 **Chairman's Announcements**
Members were informed that the Church had confirmed that the Remembrance service would be live streamed online on Sunday 15th November 2020 and those that wished to lay wreaths would do so in their own time on Wednesday 11th November 2020 so as not to cause a gathering and to maintain social distancing.

2011/04 **Public Participation Period**
A member of the public raised objections to planning application 72118. The resident explained that they were not against development of the area in principle but felt that the proposed development was not in-keeping with the area or sympathetic to the existing residents.

Cllr Bell entered the meeting

A resident raised concerns about identifying and looking after vulnerable people during the period of the second "lockdown" and explained that generally those that had been volunteering to offer assistance had returned to work and asked if the Parish Council has considered what it can do to help especially during the festive period which is generally a tough time for lonely people and likely to be even harder this year.

- 2011/05 **County and District Councillors' Reports**
 Cllr Cann reported that this month's report would be a joint report with Cllr Walker.
- Cllr Walker reported that there had been a couple of cases of anti-social behaviour in Roundswell and was saddened that there was not a Police report on these incidents. Cllr Walker further reported that she was asked to check on the fencing relating to the development in Mead Park and the Planning Officer had confirmed that it is not the fence that will be in place once the development has been completed but is a temporary fence and the development will be built as per the planning permission.
- Cllr Mackie explained that residents in Yelland were concerned about rumours of burglaries and further explained that there had been some burglaries Estuary Park had been the main target and large power tools had been stolen. Cllr Mackie urged people to ensure they secure their property. Cllr Mackie reported that she had received concerns from residents about planning application 72118 and confirmed that she felt the application is lacking in detail in the landscape and ecological plan and is right on the edge of good pasture and a greenfield site. The previous planning application for 72253 was withdrawn and Cllr Mackie cannot see any real difference with the new submission. Cllr Mackie confirmed that she had informed the DEO that she has some of her Community Cllr grant fund left and would be happy to support the "Let's Talk Fremington" project.
- 2011/06 **Police**
 None.
- 2011/07 **To approve and sign the minutes of Fremington Parish Council meeting held on Monday 5th October 2020**
 It was **resolved**, with no votes to the contrary and two abstentions, to approve and sign the minutes of the meeting held on 5th October 2020 as a correct record.
- 2011/08 **To receive, and to ratify the decisions therein, the minutes of the following Committee meetings**
- Parks & Playing Fields Committee meeting held on Thursday 29th October 2020
 - Finance & Personnel Committee Meeting held on Thursday 29th October 2020
 - Fremington Quay Management Committee meeting held on Thursday 29th October 2020
- It was noted that the minutes were not yet available and **resolved**, with no votes to the contrary, to defer to the next Full Council Meeting.
- 2011/09 **Let's Talk Fremington**
 Members considered a report from the Deputy Executive Officer on the continuation of the Let's talk Fremington Service until 31st March 2022. It was noted that the service had been commissioned in December 2019 for a period of 46 weeks and had been funded by Fremington Parish Council,

Cllr Biederman and North Devon Cllrs. The group continues to be fully subscribed and members agreed that this is a vital and important service for the community. Members were informed that there would be an additional cost for the continuation of the service after December 2020 and until the end of this financial year of £975 plus approximately £130 travel expenses and a provision of £3,450 plus approximately £400 travel expenses would need to be included in the budgets for 2021/2022.

It was noted that Cllr Mackie had offered financial support through her Community Cllr grant funding towards the service, Cllrs Cann and Walker also confirmed their financial support through their Community Cllr grants towards the cost of the service.

It was **resolved**, with no votes to the contrary, to continue the service and ensure there is a budgetary provision for the service in 2021/2022.

2011/10 **To consider a request to place a Headstone & Kerb set in Fremington Cemetery**

Members considered a request for a headstone and kerb set in the Cemetery; it was noted that the headstone meets the regulations, but permission is required for the kerb set. It was **resolved**, with two votes against and two abstentions, to approve the request.

2011/11 **West Yelland Bus Shelter**

A need for a new bus shelter in West Yelland had been identified along with funding from Devon County Council to pay for the purchase and installation of the shelter, however DCC's policy is not to take on the maintenance of any new shelters, therefore, the shelter will only be installed if the Parish Council is willing to take on the maintenance.

Details of the proposed shelter and location were circulated to members prior to the meeting. Members were informed that the proposed location is outside of 43 West Yelland, it has been agreed that the owner of the property will need to be consulted on the proposal and the Highway Officer has asked if this is something the Parish Council would like to do directly or would ask DCC to undertake. The Executive Officer has also asked the Highway Officer to confirm that there will be enough room for maintenance of the property boundary and the rear of the bus shelter and was awaiting confirmation. Members were informed that the Parish Council has maintenance responsibilities for 12 bus shelters within the parish and £5,000 in an ear marked reserve for maintenance, the average cost to replace a shelter is £4,000 (not including the base). When approached to adopt the shelter in Bickington and the two shelters in West Yelland the Parish Council declined, however, these shelters were provided by developers and not subject to the Parish Council adopting.

Cllr Bell explained that Yelland has been waiting a long time for a bus shelter in this location and offered to undertake the consultation with the homeowner.

Cllr Cann raised concerns about the maintenance of the shelter when the shelters in Bickington are not being maintained, it was noted that these were DCC shelters but the Parish Council had been asked by Cllr Cann to consider adoption of these shelters and refused but now the Council is willing to take on the maintenance of a shelter in Yelland. The Chairman noted that these shelters were already in situ and the responsibility of DCC, the proposed shelter in Yelland would only be provided if the Parish Council agreed to accept the maintenance and a community need had been identified, it was therefore **resolved**, with no votes to the contrary, to agree in principle to accept the maintenance responsibility of the new bus shelter in West Yelland and subject to a favourable consultation with the home owner of 43 West Yelland being undertaken by Cllr Bell and confirmation from the Highway Officer that there is enough space for the maintenance of the boundary and rear of the bus shelter. Consideration of the maintenance of the bus shelters should also be given to next year's budget.

Cllr Biederman entered the meeting.

2011/12

Riverside Park Management of Car Park

It was noted that members had requested an item on the Agenda during recent discussions to discuss the management of the car park at Riverside Park. The Chairman asked members if they would like to be proactive and place a sign on the car park and consider the management. Members did not feel there was an issue with the car park and noted that it had only been observed in use when football is being played. Cllr Biederman felt that signage would be a waste of money as it can only be enforced with a traffic order. It was therefore **resolved**, with no votes to the contrary, to leave discussions on the management of the car park at Riverside Park until there is a problem.

2011/13

Campaign to Protect Rural England

Members considered membership of the Campaign to Protect Rural England (CPRE), members were informed that the CPRE had been helpful in providing a response to the recent consultations on the proposed changes to the planning system and provides useful information and support to its members, it was noted that CPRE had not come across as a pressure group and is a planning consultee with good environmental credentials. It was **resolved**, with no votes to the contrary, to join the CPRE as a member.

2011/14

Snow Warden

Members were informed that Cllr Capon had felt no choice other than to resign from the position due to the current pandemic and being housebound for the foreseeable future for health reasons. It was **resolved**, with no votes to the contrary, to appoint Cllr Walker as Snow Warden, Cllrs Crawford and Adams offered assistance as volunteers although Cllr Biederman hoped that all fifteen Cllrs would help if and when required.

2011/15 **North Devon Council Planning Unit – Updated Local List 2020**
Members considered the consultation on the updated Local List 2020 and it was **resolved**, with no votes to the contrary, to note the information.

2011/16 **North Devon Council – Planning Applications**
North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:
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.

71708 Proposal: Installation of solar farm and associated infrastructure (amended plans and additional details)
Location: Land at Litchardon Cross, Newton Tracey.
Applicant/Agent: ND Solar Enterprises Ltd

It was **resolved**, with one vote to the contrary and one abstention, to recommend APPROVAL subject to adequate planting to protect the immediate and wider landscape, an adequate disposal plan for the panels once they reach the end of their lifespan, strict conditions of works to prevent conflict with the rush hour traffic and minimise the impact on residents, the most suitable access route to the site is to be sort and a Section 106 contribution to address the access and highway issues obtained. The Parish Council would also like to ensure that the Planning Officer is content that the proposal will not mean the long-term loss of arable land.

71881 Proposal: Extension to bungalow and conversion of garage to create a Granny Flat
Location: 13 Ley Meadow Drive, Roundswell
Applicant/Agent: Mr B Beaumont

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties and no encouragement onto the area of the public footpath.

71889 Proposal: Dormer extension & alterations to dwelling (amended plans)
Location: 13 Lynhurst Avenue
Applicant/Agent: J Bonfield

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

72083 Proposal: Application for permission in principle for erection of dwelling
Location: Land at Woolmers Farm, Old Bideford Road
Applicant/Agent: Mr P Tucker

Members noted that Woolmers Farm is in Bickington not Roundswell, it was further noted that the application on NDC's website was for Conners Farm not Woolmers Farm but the notification received was for Woolmers Farm. It was agreed to clarify the correct address and location, members highlighted that the applicant owns both sites.

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal is a departure from the Local Plan, there is not enough detail on whether this is accommodation to support farm workers, if this is Woolmers Farm it would have a detrimental impact on the Taw and Torridge Estuary setting and if at Conners Farm a detrimental impact on the wider countryside and landscape, the access off of the Old Bideford Road would not be adequate.

72118 Proposal: Outline application doe erection of 5 dwellings together with associated garages, construction of private access road & form new crossover from Cleave Park (All Matters Reserved)
Location: Land adjacent to Cleave Park, Fremington, Barnstaple.
Applicant/Agent: P Simon

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal is inappropriate for the area and not in keeping, it is a depature from the Local Plan and creeping into the green wedge between Fremington and Bickington Villages, no affordable homes are mentioned within the proposal.

72195 Proposal: Erection of rear single storey extension together with first floor extension over garage
Location: 41 Barracks Road, Fremington, Barnstaple
Applicant/Agent: Mr J Charnock

Members queried whether there is a covenant on new houses that prevents alterations for a period of time after being built and it was agreed to investigate.

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbouring properties, the design being in keeping and sufficient parking to accommodate the proposal.

72231 Proposal: Extensions/Alterations to dwelling
Location: 16 Yelland Road, Fremington
Applicant/Agent: Mr J Bull

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.

72253 Proposal: Change of use of land to form seasonal tent and motor caravan site (March to October) together with erection of reception / facilities building

Location: Lower Yelland Farm, Barnstaple

Applicant/Agent: Mr & Mrs N Birch

It was **resolved**, with no votes to the contrary, to recommend REFUSAL due to the noise and disturbance to the estuary birds in the North Devon Biosphere, the adverse impact on the Tarka Trail and the amenity of neighbouring properties due to the increase in traffic movement and noise, this is overdevelopment and over intensification of the site, it is creeping into the open countryside. There would be an increase in traffic on the B3233, there is no mains drainage and the discharge would be into the estuary. There is no business case or strategic plan for the proposal, the Parish Council would doubt the sustainability of a business in this location and would like to see stricter enforcement of conditions on previous planning approvals.

The Parish Council would also ask if this is in line with the adopted local plan?

72263 Proposal: application for consent to works covered by a tree preservation order in respect of selective branch reduction of 1 Monterey Cypress

Location: Pebbles, Beechfield Road, Fremington

Applicant/Agent: Mr A Van Koutrik

It was **resolved**, with no votes to the contrary and one abstention, to recommend APPROVAL subject to the works being in the interest of good tree management.

72275 Proposal: Erection of stable block and associated works

Location: Little Knightacott Farm, Lydacott, Barnstaple

Applicant/Agent: Mr and Miss Ward

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

72279 Proposal: Erection of summerhouse

Location; 7 Horseshoe Close, Fremington

Applicant/Agent: Mrs Watts

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.

72286 Proposal: Prior approval for change of use of barn to 1 no. dwelling house (CLASS Q)
Location: West Penhill Farm, Fremington
Applicant/Agent: Mr and Miss Ward

Cllr Scott declared a Personal and Prejudicial Interest and left the meeting prior to the vote.

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal is over intensification of the site and creeping development. It will have a negative impact on the important public views of the wider countryside. If the North Devon Council is minded to approve then there should be a condition for appropriate screening to protect the view of strategic amenity areas i.e. the Tarka Trail on both sides of the river.

Cllr Scott returned to the meeting.

72328 Proposal: Extension to dwelling with erection of 1 dwelling in the garden
Location: 1 Barn Park Road, Fremington
Applicant/Agent: Mr W Yeo

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

2010/17 **North Devon Council – Planning Decisions**

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

66389 Proposal: Variation of condition 2 (Approved plans) attached to planning permission 58335 (as amended by 60781 and 61482) to allow a change of design (amended description) (amended plans)
Location: Land at Allenstyle Road, Yelland
Applicant/Agent: Mr G Greenfield

70716 Proposal: Reserved matters for erection of 37 dwellings to include 11 affordable dwellings (phase 2) (outline planning permission 50265 as varied by 70733) (amended description)
Location: Land off Yelland Road, Fremington
Applicant/Agent: Mr C Kent

71850 Proposal: Installation of dormer window to rear
Location: The Granary, Beards Road, Fremington
Applicant/Agent: Mr & Mrs P Mayo

71919 Proposal: Extension to dwelling together with replacement garage & minor alterations
Location: Trelawn, Bickington Road, Sticklepath
Applicant/Agent: Rev. Tim Treanor

71965 Proposal: Demolition of existing dwelling and replacement dwelling
Location: 3 Magdala Road, Bickington
Applicant/Agent: Mr & Mrs Cornell

72147 Proposal: Extension to dwelling
Location: 3 Rooks Nest, Fremington
Applicant/Agent: Mr & Mrs Bond

72050 Proposal: Extension to dwelling
Location: 3 Spinney Close, Roundswell
Applicant/Agent: Mrs G Waghorn

72053 Proposal: Extension to dwelling
Location: Woodlands, Fremington
Applicant/Agent: Mr N Tamlin

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

2011/18

Councillors Questions

Cllr McCormack-Hole informed members that she had sent the NHS weekly information sheet to the office which has some important information on it about COVID-19.

Cllr Scott asked if the Parish Council could consider recognising the fantastic work of the local businesses and community in providing children with meals during half-term.

Cllr Biederman explained that he had identified the need for a bus shelter in West Yelland following a request from Cllr Bell and would be paying for the shelter from his locality budget. Cllr Biederman informed members that the remembrance service would be live streamed on the Sunday and people would lay wreaths at their own leisure, there would also be a poppy display on the Village Green by the Community Group.

Cllr Kingdom asked if something about the arrangements could be placed on the Council's Facebook page.

Cllr Cann asked if the Executive Officer could ask for a Police Report for meetings, it was noted that the Police had said at the start of the pandemic that due to workload they may not be able to provide reports.

There being no further business the meeting closed at 9pm.

Signed

Dated