

**Minutes of the Virtual Fremington Parish Council Meeting Held on Monday  
7<sup>th</sup> September 2020 at 7pm via Zoom**

**Present:** Cllrs S Kingdom (Chairman), J Bell, F Biederman, J Cann, I Capon, C Connell (from Minute No.2009/11), I Crawford, C McCormack-Hole, M Scott and B Sherborne  
Mrs V Woodhouse, Executive Officer  
Cllrs, J Mackie and H Walker, North Devon Council

6 Members of the public and 4 co-option candidates.

2009/01 **Apologies**  
Cllrs S Adams, K Groves and A Rennles, it was noted that Cllr Connell would be late to the meeting. PC Robinson had also sent her apologies for the meeting.

2009/02 **Declarations of Interest**  
Cllr Biederman declared a Personal Interest in item 2009/11 as a member of Devon County Council.

Cllr Crawford declared a Personal Interest in item 2009/18 application 71919.

Cllr Connell declared a Personal and Prejudicial Interest in Item 2009/22 as he lives on the development.

2009/03 **Chairman's Announcements**  
None.

2009/04 **Public Participation Period**  
The agent for planning application spoken in favour of the application and solar power to help the UK reach its targets given the climate emergency.

2009/05 **County and District Councillors' Reports** - To receive reports from the County Councillor and District Councillors for information only.  
Cllr Biederman reported on the grants that have been received for the leisure centre, which he believed to be around £2m, and explained that uses for the old centre/site were being investigated. Cllr Biederman explained the advice for COVID-19 that was available on DCC's website, the useful links and how you can access the latest figures for Devon and reiterated the importance of social distancing.

Cllr Cann explained that Council business had been relatively quiet due to August recess and outlined the recent work she had been undertaking including the play inspections for the Babbages Play Area.

Cllr Mackie explained that there is a lot of useful information on the North Devon Council's website in relation to COVID-19 and the recent flooding incident, people were looking to NDC for assistance during this incident when it is actually the County Council and Environment Agency and NDC is now looking for feedback on the event and experiences.

There is a focus group for Town and Parish Councils on the 28<sup>th</sup> September to explain the Devon Outbreak Management Plan. Cllr Mackie explained that the unemployment rate for the area is between 11 + 16% and North Devon has been badly affected because of the heavy reliance on tourism in the area and explained that the area needs to promote other employment opportunities. Cllr Mackie stated that item 15 on the Agenda relates to the proposed changes to the Planning System and requested that Cllrs also submit individual responses.

Cllr Walker explained that she had called in the planning application for John Smale Road, however, after a discussion with the Planning Officer it was refused. Cllr Walker hoped that this would be the end of applications for this small site. Cllr Walker had driven around the parish during the recent flooding incident in Barnstaple and was pleased to see the parish largely unaffected. Cllr Walker reported that there is a Government consultation about pavement parking which could affect the area and would mean NDC could have a say and asked that members respond to the consultation.

2009/06

**Police**

Apologies had been received.

Cllr Biederman asked that a letter of thanks is sent to the PCSO's for their recent efforts in engaging the young people of the parish and encouraging positive behaviour. It was unanimously agreed to send a letter of thanks.

2009/07

**To approve and sign the minutes of Fremington Parish Council meeting held on Monday 3<sup>rd</sup> August 2020**

It was **resolved**, with no votes to the contrary and one abstention, to approve and sign the minutes of the meeting held on 3<sup>rd</sup> August 2020 as a correct record.

2009/08

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

- Extra-Ordinary Parks & Playing Fields Committee meeting held on Thursday 13<sup>th</sup> August 2020

It was **resolved** to receive and ratify the decisions therein, the minutes of the Extra-Ordinary Parks & Playing Field Committee meeting held on Thursday 13<sup>th</sup> August 2020.

It was noted that one of the co-option candidates was struggling to attend the meeting due to technical issues, the Chairman proposed, and it was unanimously agreed to move the two co-options to later in the meeting.

2009/09

**Co-option – Yelland Ward**

Upon clarification there were two candidates for co-option Stephen Jarvis and Helen Walker.

When put to the vote the vote was in favour of Helen Walker with eight votes to two and it was **resolved** to co-opt Helen Walker to the Parish Council.

Helen Walker signed her Declaration of Acceptance of Office in front of the Executive Officer.

Cllr Crawford asked for it to be noted that he did not agree with the process for the co-options and did not agree that the same candidate could stand for more than one ward.

2009/10

**Co-option – Bickington Ward**

Having been co-opted to the Parish Council to represent Yelland Ward Helen Walker withdrew from the Bickington Ward leaving two candidates for Co-option Christopher Fairley and Louise Goodger.

When put to the vote the vote was in favour of Louise Goodger with six votes to five and it was **resolved** to co-opt Louise Goodger to the Parish Council.

Louise Goodger signed her Declaration of Acceptance of Office in front of the Executive Officer.

2009/11

**Matters to Note**

- DCC- Temporary prohibition of through traffic & temporary 40MPH speed restriction – A39, A361 North Devon Link Road – Tuesday 1<sup>st</sup> September until Saturday 5<sup>th</sup> September 2020. Anticipated time of closure: 19:00 – 23:00
- DCC- Temporary prohibition of through traffic & temporary 40MPH speed restriction – A39, A361 North Devon Link Road – Sunday 6<sup>th</sup> September until Monday 16<sup>th</sup> November 2020 Anticipated time of closure: 19:00 – 23:00
- Letter from Minister for Rough Sleeping and Housing, Ministry of Housing, Communities and Local Government

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

It was proposed and unanimously agreed to deal with the appointment to committees after the co-options.

2009/12

**Appointments to Committees**

a) To appoint 1 member to the Finance and Personnel Committee

It was **resolved**, with no votes to the contrary, to appoint Cllr Goodger to the Finance & Personnel Committee.

b) To appoint 1 member to the Footpaths Committee

It was **resolved**, with no votes to the contrary, to appoint Cllr Walker to the Footpaths Committee.

c) To appoint 2 members to the Fremington Quay Management Committee

It was **resolved**, with no votes to the contrary, to appoint Cllrs Goodger

and Walker to the Fremington Quay Management Committee.

d) To appoint an Allotment Association Representative

It was **resolved**, with no votes to the contrary, to appoint Cllr Crawford as the Allotment Association Representative.

2009/13

### **Standing Orders**

Standing Orders were reviewed following the circulation of a Briefing Note prior to the meeting, and it was **resolved**, with no votes to the contrary, to amend Standing Orders as per the Briefing Note Appended to these minutes as Appendix one.

Cllr Connell entered the meeting.

Cllr Biederman declared a Personal Interest as a member of Devon County Council.

2009/14

### **Devon's Flood Risk Management Strategy**

Concerns were raised about the inadequate servicing of drains and gullies by Devon County Council, Cllr Biederman felt that this was a false economy and they should be cleared regularly. It was **resolved**, with no votes to the contrary, to write to DCC stating that the Parish Council expects the drains and gullies to be cleared regularly to prevent further flooding.

2009/15

### **Changes to the Current Planning System**

Members considered the proposed changes to the planning system. Concerns were raised about the changes favouring developers, a lack of focus on affordable housing and the impact this will have on young local people and first-time buyers and removal of local democracy from the planning system.

Concerns were also raised about the impact the proposed changes could have on the Future Homes Standard which are due to be implemented in 2025.

After a discussion about the impact the proposed changes could have on planning in the local area and especially the lack of affordable homes that will be delivered it was **resolved**, with no votes to the contrary, for the Parish Council to write to the MP to ask if she will strongly oppose the white paper and highlighting the Parish Council's concerns about local democracy being removed and the impact on affordable housing, for Parish Cllrs to respond individually to the consultation and to form a Working Party, the membership of which will be agreed following the co-options, to respond to the consultation.

2009/16

### **Gigabit Broadband Voucher Scheme**

Members felt that this item required further investigation and it was **resolved**, with no votes to the contrary, to defer the item to the next Parish Council meeting.

The Chairman asked each candidate to clarify which ward they were standing for and invited all four candidates to provide a short presentation in alphabetical order Cllrs then asked questions.

The Chairman proposed and it was unanimously agreed to undertake the voting via secret-ballot, members were informed that they should send the name of their vote to the Executive Officer via private chat their vote would be recorded but not their name.

2009/17

### **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  
Location: Land at Litchardon Cross, Newton Tracey  
Applicant/Agent: Aura

It was **resolved**, with three votes to the contrary, 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.

Cllr Capon left the meeting.

71823 Proposal: Application for consent for works to trees covered by a tree protection order in respect of removal of 2 Ash (T1 &T2) and 1 Oak (T3) and removal of epicormics growth from various Oak trees  
Location: 73 Lagoon View, West Yelland  
Applicant/Agent: Mr P Walker

Cllr Capon returned to the meeting.

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the works being in the interest of good tree management and the Oak tree being replaced with a native species of a suitable size.

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

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

71876 Proposal: Insertion of rear dormer  
Location: 24 Ellerslie Road, Sticklepath  
Applicant/Agent: Mr & Mrs Pollard

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

71877 Proposal: Erection of 2 bed house, new garage and creation of access drive  
Location: 57 Yelland Road, Fremington  
Applicant/Agent: Mr P Parsons

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to an appropriate design and adequate off-street parking.

71889 Proposal: Dormer Extension & alterations to dwelling  
Location: 13 Lynhurst Avenue, Sticklepath  
Applicant/Agent: Ms J Bonfield  
The Parish Council would ask if this is a retrospective application as it is believed that the work has already commenced? The Parish Council would require more detail to fully understand the scale of the development and has concerns that it could have a negative impact on the amenity of neighbouring properties.

Cllr Crawford declared a Personal Interest in the following item.

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

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 and sufficient access.

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

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal is not in keeping with the area and is over intensification of the site.

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

It was **resolved**, with no votes to the contrary and one abstention, to recommend APPROVAL subject to and appropriate design and scale given the rural location and sufficient access to the site.

2009/18 **North Devon Council – Planning Decisions**

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

56351 Proposal: Hybrid application for detailed planning permission (part a) part demolition of treemar, erection of 15 residential units, associated community benefits together with associated highway works & (part b) outline application for residential development of up to 50 units (amended plans and description)  
Location: Land Off North Lane, Bickington  
Applicant/Agent: Landlink LTD

71651 Proposal: Variation of condition 2 (approved plans) attached to planning permission 70927 to allow for an amended design  
Location: Little Knightacott Farm, Lydacott, Barnstaple  
Applicant/Agent: Mr & Mrs Lake

71697 Proposal: Loft conversion with rear dormer & extension to dwelling  
Location: Wilmar Chestwood Avenue, Sticklepath  
Applicant/Agent: Mr & Mrs Benham

71751 Proposal: Variation of condition 2 (approved plans) attached to planning permission 65724 to allow for garden store and refuse area  
Location: Land at Old School Lane, Fremington  
Applicant/Agent: W S Gayton and Sons

71468 Proposal: Variation of Condition 2 (approved plans) and removal of condition 4 (LEAP) attached to planning permission 64378 (reserved matters application for erection of 61 dwellings (outline planning permission 63356) to allow for an amended layout  
Location: Land west of Mead Park, Bickington  
Applicant/Agent: Vistry South West

To note that the following application has been REFUSED:

71683 Proposal: Extension to dwelling  
Location: Annexe 39 John Smale Road, Sticklepath  
Applicant/Agent: Mr P Mayne

2009/19

**Councillors Questions**

Cllr Bell asked for an update on the progress of a bus shelter in West Yelland.

Cllr Scott explained that she had been asked by a representative of the Scouting Groups for progress on the lease for Riverside Park. It was noted that the Executive Officer was in contact with the Scouting Group.

2009/20

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.

Members of the public left the meeting.

**PART B**

Cllr Connell declared a Personal and Prejudicial Interest in the following item and left the meeting.

2009/21

**Riverside Park**

**a) Multi Use Games Area**

i To receive and consider draft usage plan.

ii To consider report from the Clerk on progress to date and consider adoption.

Members considered the draft usage plan alongside the adoption of the MUGA. Members were reminded that the Parish Council had agreed in September 2019 that it would only accept the MUGA on the proviso that it is brought back up to an approved standard and a management system is in place and the guarantee is still valid. It was noted that no effort had been made by the developer to prevent further damage to the area, no offers of additional payments or repairs have been made by the developer and to bring the MUGA back to an acceptable standard would be costly.

Members felt that the developer had not acted responsibly and had set a precedent in allowing residents of the site unlimited access to the facility with no management in place, rendering it difficult for the Parish Council to implement an appropriate management system. For these reasons it was **resolved**, with no votes to the contrary, not to accept the transfer of the MUGA at Riverside Park. It was noted that the Management fee for residents had already been set and included management of the community facilities, therefore, by not adopting the MUGA there should not be a further financial burden on the residents.

**b) Community and storage building and football pitch**

i To receive report from the Clerk on the progress to date with the leases and consider any actions therefrom.

Members were informed that they would need to carefully consider the areas to lease to the clubs, proposed boundaries were shown for consideration.

It was noted that the meeting was approaching the 3-hour limit as per Standing Order. It was agreed to adjourn the meeting at 9.59pm and further agreed to reconvene at a suitable evening this week.



The meeting reconvened at 7pm on Thursday 10<sup>th</sup> September 2020.

**Present:** Cllrs S Kingdom (Chairman), I Capon, L Goodger, C McCormack-Hole, M Scott and B Sherborne  
Mrs V Woodhouse, Executive Officer  
Cllrs, J Mackie and H Walker, North Devon Council

Apologies Cllrs J Bell, F Biederman, J Cann I Crawford and H Walker

**PART B**

2009/22

**Riverside Park**

**b) Community and storage building and football pitch**

i To receive report from the Clerk on the progress to date with the leases and consider any actions therefrom.

Members were informed that they would need to careful consider the areas to lease to the clubs and the responsibilities within the areas. A proposal was presented for consideration, after discussion it was **resolved**, with no votes to the contrary, to lease the community building to the Scouting Groups, the football pitch, surrounding banks, the pathway to the store building, the store building and area to the south to Fremington Football Club and for the leases to reflect the responsibility of all trees, fences and pathways within the leased area.

Cllr Scott entered the meeting.

Members were asked to consider the length of time that the property could be left vacant and the payment date for the rent and it was further **resolved**, with no votes to the contrary, that the property should not be left vacant for more than 2 weeks at anyone time and the rents should be due on the 1<sup>st</sup> April each year.

Members raised concerns about the management of the car park and it was agreed to place this item on the next Agenda.

ii To consider and agree the Execution and Sealing of the leases in accordance with Standing Order 16.

It was **resolved**, with no votes to the contrary, to agree the Execution and Sealing of the leases in accordance with Standing Order 16 once they have been prepared in line with the Parish Council’s instruction.

There being no further business the meeting closed at 7.32pm.

Signed .....

Dated .....