

**Minutes of the Planning Committee Meeting  
Held on Tuesday 22<sup>nd</sup> November 2022 at 9.30am in the Beechfield Centre,  
Beechfield Road, Fremington**

**Present:** Cllrs A Rennles (Chairman), S Adams, J Bell, S Haywood and S Kingdom

Mrs V Woodhouse, Executive Officer

2211/31 **Apologies**  
None.

2211/32 **Declaration of interests**  
None.

2211/33 **Public Participation Period**  
None.

2211/34 **Minutes**  
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on 11<sup>th</sup> October 2022 as a correct record.

2211/35 **North Devon Council - Planning Applications**

75819 Proposal: Conversion of garage and linking to dwelling  
Location: 5 Cedars Park Bickington Barnstaple EX31 2PH  
Applicant/Agent: Mr & Mrs Rivett

It was noted that this application had already been given approval and therefore agreed to make no comment.

75975 Proposal: Variation of condition 2 (approved plans) attached to planning permission 58335 (Residential development for 70 dwellings (including 21 affordable) and associated infrastructure of equipped play area  
Location: Land at Allenstyle Road Barnstaple EX31 3DX  
Applicant/Agent: Devonshire Homes

It was **resolved**, with no votes to the contrary, to make no comment.

76038 Proposal: Variation of conditions 2 (approved plans), 3 (materials), 7 (outside seating area & details of balustrading) & 11 (roads and paths) attached to planning permission 72675 (hybrid planning application comprising the following: Outline application occupying a total area of 1.44 hectares consisting of a garden centre of up to 6,000 sq. m. (gross external floor area), car parking and, other associated ancillary infrastructure; and Full planning permission for a petrol filling station and associated shop and drive-thru coffee shop, occupying a total gross floor area of 1,215 sqm including the completion of a Toucan crossing on the eastern arm of the Roundswell Roundabout (amended description, plans & Flood risk assessment) to allow changes to approved layouts



Location: St Johns Garden Centre Roundswell Barnstaple Devon EX31 3FA  
Applicant/Agent: EG Group

It was **resolved**, with no votes to the contrary, to recommend Refusal the traffic in that area is already excessive the Parish Council would prefer to see a subway/bridge which would provide a safer pedestrian crossing, or utilisation of the existing infrastructure i.e., the footbridge to the Roundswell Business Park and then a toucan crossing for access. The Committee has concerns about the Environmental Impact Assessment and if this has been completed satisfactorily and concerns about the environmental impact of the scheme.

76121 Proposal: Erection of garden room/garden store & associated works  
Location: Lower Collacott, Fremington, Barnstaple, EX31 3QF  
Applicant/Agent: Mr & Mrs Stagg

It was **resolved**, with no votes to the contrary, to recommend Refusal as it is over intensification.

76146 Proposal: Extension to existing annexe to provide additional bedroom  
Location: Willowgate House, North Lane, Bickington, EX31 2JN  
Applicant/Agent: Mr & Mrs Thayammal

It was **resolved**, with no votes to the contrary, to recommend Refusal the Committee has concerns that this will become a separate unit of accommodation and no longer a dependant's annexe.

76154 Proposal: Proposed first floor extension to rear of property  
Location: 54 Lyddicleave, Bickington, Barnstaple, EX31 2JZ  
Applicant/Agent: Mr & Mrs Jackson

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

76155 Proposal: Extension & alterations to dwelling together with development of the current loft space & raising the front gable  
Location: Tideways Lane past Fremington Camp, Fremington, EX31 3AU  
Applicant/Agent: Susan Brown

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


76177 Proposal: Extension & alterations to dwelling  
Location: 33 St Andrews Road, Fremington, EX31 3BS  
Applicant/Agent: Mr Garfield

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



The meeting closed at 9.53am

Signed

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke.

Dated

13/12/22