

**Minutes of the Planning Committee Meeting  
Held on Tuesday 13<sup>th</sup> December 2022 at 9.30am in the Beechfield Centre,  
Beechfield Road, Fremington**

- Present:** Cllrs A Rennles (Chairman), J Bell, S Haywood and S Kingdom  
Mrs V Woodhouse, Executive Officer  
6 members of the public
- 2212/18 **Apologies**  
None.
- 2212/19 **Declaration of interests**  
It was noted that Cllr Kingdom had been approached by residents in relation to application 76232 but had not expressed any opinion.  
  
Cllr Haywood declared a personal interest in 74943 as an adjacent property.
- 2212/20 **Public Participation Period**  
Members of the public raised objections to planning application 76232, concerns were raised that it is in a residential area and causing noise and parking issues in this area and along the main road. There has been destruction to the trees and woodland area which are covered by a Tree Preservation Order and a negative impact on the wildlife, some of which are protected species, in the area.
- 2212/21 **Minutes**  
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on 22<sup>nd</sup> November 2022 as a correct record.
- 2212/22 **North Devon Council - Planning Applications**  
74943 Proposal: Outline application for erection of residential development for 80 dwellings with some matters reserved (appearance, landscaping, layout and scale)  
Location: Land at Yelland Road, Devon  
Applicant/Agent: Emery Planning
- It was **resolved**, with no votes to the contrary, to recommend REFUSAL on the following grounds:
- Access safety concerns as it is on a bend and in a dip
  - Developments have reached saturation point
  - Infrastructure does not support the development
  - It will have an adverse impact on the neighbouring properties
  - It is outside the development boundary
  - It will have a negative impact on the ecology of the area
  - The land should be kept for agricultural purposes



76186 Proposal: Conversion of loft together with extension to dwelling  
Location: 21 Oak Close, Bickington, Barnstaple, EX31 2BW  
Applicant/Agent: Jodie Goodger

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.

76232 Proposal: Retrospective change of use of land for playgroup education sessions  
Location: 32 Yelland Road, Fremington, Barnstaple, EX31 3DS  
Applicant/Agent: Katie Essery

It was **resolved**, with no votes to the contrary, to recommend REFUSAL on the following grounds:

- The proposal is in a residential area and will have an adverse impact on the amenity of neighbouring properties.
- The proposal will have a negative impact on the ecology of the area and in particular on the trees and woodland covered by a Tree Preservation order and the wildlife in the area including protected species.
- Inadequate facilities – including onsite parking, toilet provision and poultry housing.
- Concerns over Health & Safety and hygiene.

76267 Proposal: Siting of internally illuminated 8m high pole sign  
Location: Kentucky Fried Chicken, Roundswell Services, Barnstaple, EX31 3RZ  
Applicant/Agent: Euro Garage Group

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

The meeting closed at 9.55am

Signed.....

Dated.....