

**Minutes of the Planning Committee Meeting
Held on Tuesday 24 January 2023 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
L Brailsford (Seaxburh Partners) A Sanders (Architect) and G
Townsend (Planner)

15 Members of the public

2301/11 **Apologies**
Cllr Adams.

2301/12 **Declaration of interests**
None.

2301/13 **Public Participation Period**
A member of the public raised concerns in relation to application 76400 and explained that it would remove the privacy and negatively impact on the amenity of neighbouring properties and would be over intensification of the site.

Members of the public raised further concerns and objections to application in relation to the ecology report, which they felt was bias towards the property and not a true reflection of the area and what is happening within the woods, car parking and the adverse impact on the wildlife in the area.

2301/14 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on 13th December 2022 as a correct record.

2301/15 **Presentation relating to planning application 76293**
The agents gave an overview of the proposal for the development of up to 450 dwellings south of the A39 they had been working on the application for several years to be able to present a policy compliant application, although not on an allocated site, which can be delivered quickly. Public consultations had been held and, although not well attended, had provided good feedback and noted that development on that side of the A39 would not impact on local roads. The impact on wildlife and a transport assessment had been undertaken and the proposal will exceed a 10% gain in biodiversity. The site is not at risk of flooding and provides for informal and formal open space along with several natural barriers and corridors. Development cannot take place within 100m of the waste transfer site and this has been taken into account and the development will meet the future homes standard.

A new signalised junction off of the A39 is proposed along with a reduction of the speed limit in this area and closing of the current Brynsworthy Lane junction, the junction will also provide for pedestrian and cycle crossings, the agents are also in discussions with Stagecoach and have designed the site to allow a bus route through, along with cycle routes. the affordable housing contribution is 30% meaning if 435 homes were developed 130 ½ would be affordable with 75% social rent and 25% intermediate/shared ownership.

It was noted that there had been 70 letters of objections which would be reviewed, however, most of them were not on planning grounds.

Members queried the distance from the new pedestrian bridge, the agents confirmed that it is a long-term aspiration to connect the development to the bridge, however, the land is currently not available to facilitate.

Members noted that bungalows were required within the area, it was noted that the proposal would be an indicative mix, the need for bungalows in the area will be taken on board and a percentage will need to meet accessibility.

2301/16 **North Devon Council - Planning Applications**

76232 Proposal: Retrospective change of use of land for playgroup education sessions

Location: 32 Yelland Road, Fremington, Barnstaple, EX31 3DS

Application/Agent: Miss 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.

76293 Proposal: Outline application for up to 450 dwellings including access (appearance, landscape, layout & scale reserved) – EIA development

Location: Land South of A39 Brynsworthy, Barnstaple, EX31 3QQ

Application/Agent: Wessex Strategic Ltd

It was **resolved**, with no votes to the contrary, to recommend APPROVAL, members felt that it would take the pressure off of the B3233, was well thought out with a good level of affordable housing proposed.

76349 Proposal: Change of use of agricultural land to Sui Generis to form a dog walkers compound and associated car park
Location: Field accessed off track from Mead Park, Bickington, Barnstaple
Applicant/Agent: Mrs Tucker

Members believed that this application had been withdrawn and therefore **resolved**, with no votes to the contrary, to make no comment.

76374 Proposal: Construction of proposed Builders Merchant and Speculative units B1, B2 and B8, together with yards, access, landscaping, services and SUDS
Location: Golden Coast, Roundswell Business Park, Barnstaple, EX31 3UA
Applicant/Agent: Youings Wholesale Ltd

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

76390 Proposal: Single storey kitchen extension to side/rear of dwelling
Location: Roundhayes, Bickington Road, Bickington, EX31 2NA
Applicant/Agent: Mr & Mrs Hodgson

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.

76400 Proposal: Variation of condition 2 (approved plans) attached to planning permission 75309 (loft conversion, single storey rear extensions and alterations to dwelling) to allow for a balcony area
Location: 29 Ellerslie Road, Sticklepath, Barnstaple, EX31 2HS
Applicant/Agent: Mr Holdsworth

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal would have an adverse impact on the amenity of neighbouring properties through a loss of privacy and would be over intensification of the site, it would also set a precedent.

76410 Proposal: Extension & alterations to dwelling
Location: 8 Broadway, Fremington, Barnstaple, EX31 2NR
Applicant/Agent: Mr & Mrs Biederman

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

76440 Proposal: Prior approval for conversion of agricultural building to one dwellinghouse Class Q(a)(b)
Location: Barn 1, West Yelland Farm, 7 Welchs Lane, Yelland,
EX31 3HE
Applicant/Agent: Mr Berry

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal would be over intensification of the site, the Parish Council has not seen any proof that the agricultural buildings are not required and would like to see an agricultural assessment as they believe they are required. The Parish Council also believes that a bio-diversity report is required. It was further agreed to ask the ward members for the area to call the application into Committee.

76441 Proposal: Prior approval for conversion of agricultural building to one dwellinghouse Class Q(a)(b)
Location: Barn 2, West Yelland Farm, 7 Welchs Lane, Yelland,
EX31 3HE
Applicant/Agent: Mr Berry

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal would be over intensification of the site, the Parish Council has not seen any proof that the agricultural buildings are not required and would like to see an agricultural assessment as they believe they are required. The Parish Council also believes that a bio-diversity report is required. It was further agreed to ask the ward members for the area to call the application into Committee.

76442 Proposal: Prior approval for conversion of agricultural building to one dwellinghouse Class Q(a)(b)
Location: Barn 3, West Yelland Farm, 7 Welchs Lane, Yelland,
EX31 3HE
Applicant/Agent: Mr Berry

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal would be over intensification of the site, the Parish Council has not seen any proof that the agricultural buildings are not required and would like to see an agricultural assessment as they believe they are required. The Parish Council also believes that a bio-diversity report is required. It was further agreed to ask the ward members for the area to call the application into Committee.

76443 Proposal: Prior approval for conversion of agricultural building to one dwellinghouse Class Q(a)(b)
Location: Barn 4, West Yelland Farm, 7 Welchs Lane, Yelland,
EX31 3HE
Applicant/Agent: Mr Berry

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, the proposal would be over intensification of the site, the Parish Council has not seen any proof that the agricultural buildings are not required and would like to see an agricultural assessment as they believe they are required. The Parish Council also believes that a bio-diversity report is required. It was further agreed to ask the ward members for the area to call the application into Committee.

76448 Proposal: Erection of a single garage
Location: 10 Oak Close, Bickington, Barnstaple, EX31 2BW
Applicant/Agent: Mr Rice

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.

76467 Proposal: Extension to dwelling to provide a garden room
Location: 29 Ballards Crescent, Yelland, Barnstaple, EX31 3EU
Applicant/Agent: Mr & Mrs Barnett

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.

76472 Proposal: Erection of new dwelling and associated works
Location: Land at Joeys Field, Bickington, Barnstaple, EX31 2NF
Applicant/Agent: Mr Gayton

It was **resolved**, with no votes to the contrary and on abstention from Cllr Rennles, to recommend APPROVAL.

The meeting closed at 10.32am

Signed.....

Dated.....