

**Minutes of the Planning Committee Meeting
Held on Tuesday 28th March 2023 at 9.30am in the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs A Rennles (Chairman), S Adams, J Bell, S Kingdom and H Walker (Co-opted member)
Mrs V Woodhouse, Executive Officer

2 members of the public

2303/10 **Apologies**
Cllr Mrs S Haywood.

2303/11 **Declaration of interests**
None.

2303/12 **Public Participation Period**
A Member of the public gave an overview of application 76677 and explained that it will be a smaller footprint than the current business, the proposal is for a convenience store with 13 parking spaces and a provision for delivery vehicles on site, the visibility splays at the entrance are also being increased. The site is a brownfield site and the proposed materials are more in keeping and sympathetic to the Conservation Area. A retail impact assessment has been completed along with a noise report which has recently been updated to take account of the letter of representation from a neighbouring property.

2303/13 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on 21st February 2023 as a correct record.

2303/14 **North Devon Council - Planning Applications**
76609 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of crown reduction of 1 Willow (TW1,) 1Oak (TO1,) 1 Elm (TE1,) 3 Hawthorn (HT2) and 1 Hazel (HZ2).
Location: Land to the South of 6 & 7 Griggs Gardens, Fremington, EX31 3BQ
Applicant/Agent: Mrs Taylor & Mrs Manley

The Parish Council is the landowner and it was therefore **resolved**, with no votes to the contrary, to make no comment.

76648 Proposal: Reserved matters application for Access, Appearance, Landscaping, Layout & Scale (Outline application - 62879 (Hybrid application for outline for mix of B1(Now Class E(g), B2 & B8 uses and full planning for new access road, site levels, structural landscaping & park & change facility)).
Location: Land off B3232 & A39 at Roundswell, Barnstaple
Applicant/Agent: Mr Pascoe

It was **resolved**, with no votes to the contrary, to refer this application to Full Council for consideration.

76667 Proposal: Notice of an application to modify a planning obligation under regulations 3 of the T & C P (modification & discharge of planning obligations) Regulations 1992 attached to permission 64203 in respect of amended unit tenure designation between 2 plots to allow for decant of wheelchair user.

Location: Pill Gardens to Anchorwood View opposite 50 Oakland Park South, Sticklepath, Barnstaple, EX31 2HX

Applicant/Agent: Chichester Homes

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

76677 Proposal: Demolition and change of use of existing garage building and erection of single-storey convenience store building with ATM, parking and external plant equipment.

Location: Bickington Garage, Bickington Road, Devon.

Applicant/Agent: Mr Holdcroft

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

76685 Proposal: Extension to dwelling.

Location: 22 Oakland Avenue, Sticklepath, Barnstaple, EX31 2EN

Applicant/Agent: Mr & Mrs Cook

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

76697 Proposal: Extension & alterations to dwelling.

Location: 90 Yelland Road, Fremington, Barnstaple, EX31 3EF

Applicant/Agent: Mrs Hill

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

76717 Proposal: Revised proposal to planning consent 72628 for demolition of barn and erection of one new dwelling and associated works including a home office and garage.

Location: West Knightacott Barn, West Knightacott, Lydacott, EX31 3QG

Applicant/Agent: Miss Ward

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the design is out of keeping with the site and the wider area.

76721 Proposal: Erection of garage with first floor hobby room, carport and associated works.

Location: Land at Knightacott Barn, Lydacott, Barnstaple, EX31 3QG

Applicant/Agent: Mr & Mrs Lake

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

76743 Proposal: Replacement of existing flag poles with new 5.5m fibreglass flag poles.

Location: Land adjacent St. Peters Church, Fremington, Barnstaple, EX31 3BL

Applicant/Agent: Fremington Parish Council

It was noted that the Parish Council is the applicant and therefore **resolved**, with no votes to the contrary, to make no comment.

76764 Proposal: Siting of internally illuminated signage to the front of retail property to include 4no. new wall fixed lightboxes and new secondary illuminated sign above main entrance (main illuminated sign to be retained)

Location: Unit 4 Roundswell Retail Park, John Penrose Road, Roundswell, Barnstaple, EX31 3RY

Applicant/Agent: Mr Calladine

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

76778 Proposal: First floor extension over existing garage to provide family annexe and associated works.

Location: 10 Taw Meadow Crescent, Fremington, Barnstaple, EX31 2QA

Applicant/Agent: Mr Budden

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

76796 Proposal: Residential development comprising of 101 homes, infrastructure including access works & associated open space.

Location: Chilpark, Fremington, Devon

Applicant/Agent: Pearce Construction (Barnstaple) Ltd

It was **resolved**, with no votes to the contrary, to refer this application to Full Council for consideration.

It was noted that a consultation response had been submitted to North Devon Council as the Planning Authority and published on its website under Fremington Parish Council, however, these comments had not been made by the Parish Council and the Planning Authority would be asked to remove the comments and the Executive Officer will arrange for a post to be placed on Facebook confirming that the Parish Council is yet to consider the application and the comments have not been made or submitted by the Parish Council.

The meeting closed at 10.15am

Signed..... Dated.....