

**Minutes of the Fremington Parish Council Meeting
Held on Monday 3rd April 2023 at 7pm at the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs S Kingdom (Chairman), F Biederman, J Cann, C Connell, C McCormack-Hole, A Rennles, M Scott (from Minute No. 2304/14), T Steer and H Walker.

Mrs V Woodhouse, Executive Officer
Mrs J Wood, Administration and Projects Manager

36 Members of the public

2304/10

Apologies

Cllrs S Haywood, D Dixon, L Goodger and S Adams.

2304/11

Declarations of Interest

Cllr Biederman and Walker stated that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the planning applications) was on the basis that the views expressed were based on the information made available at the time to the Parish Council. The District Councillors were reserving their final views on the application until they were in full possession of all the relevant arguments for and against.

2304/12

Chairman's Announcements

The Chairman thanked Parish Cllrs for their contributions over the last four years.

2304/13

Public Participation Period

Members of the public raised concerns in relation to application 76796 due to the loss of wildlife including protected species, farmland, the important buffer between the village and estuary setting, the alteration to the character of the area, the noise and light pollution that would be created and the lack of infrastructure including oversubscribed Drs surgeries, hospital, schools and road network. The proposal is in a flood zone and concerns were raised about the capacity of sewage treatment plants, the discharge of these and flooding caused when over capacity and water treatment plants. The development was felt not to be sustainable and a loss of habitat and grade 3A agricultural land and not a viable option, it was noted that new houses are required but this is not the right place for development. Members of the public questioned why brown field sites are not being developed above green spaces, this development was felt to be contrary to policies in the adopted Neighbourhood Plan and would open the whole estuary up to development.

It was proposed and unanimously agreed to move Item 13 application 76796 on the Agenda forward to this point.

2304/14

North Devon Council – Planning Application

North Devon Council, the determining Authority, has asked for comments from this Parish Council on the following planning applications:

The participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the planning applications) was on the basis that the views expressed were based on the information made available at the time to the Parish Council. The District Councillors were reserving their final views on the application until they were in full possession of all the relevant arguments for and against.

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

Cllr Scott entered the meeting at 7.25pm.

It was **resolved**, with no votes to the contrary, to recommend REFUSAL for the following reasons:

The proposal is outside of the adopted Local Plan.

The proposal is not sustainable, there is not the infrastructure to support the development and in particular a lack of health and social care, education, sewage and road network.

The proposal is within flood zones 2 & 3.

The land is grade 3A best and most versatile agricultural land.

There would be a severe loss of biodiversity.

The proposal would be an encroachment on the estuary and open countryside setting.

The Parish Council has concerns over the safety of people using the permissive footpath.

Amenity considerations - there would be an adverse impact on the amenity of neighbouring properties.

It was further **resolved**, with no votes to the contrary, for the Parish Council commission an ecology survey it was noted that landowner permission would need to be sought.

2304/15

Minutes

It was **resolved**, with no votes to the contrary and one abstention, to approve and sign the minutes of the meeting held on Monday 6th March 2023 as a correct record.

2304/16

Committees

To receive, and adopt the minutes, and note the decisions therein, of the following Committee meetings:

- Informal Notes from Fremington Quay meeting held on Thursday 20th October 2022

It was **resolved**, with no votes to the contrary to adopt the minutes and note the decisions therein of the minutes of the Fremington Quay Committee meeting held on Thursday 20th October 2022.

- Extraordinary Fremington Quay Committee meeting held on Thursday 23rd February 2023

It was **resolved**, with no votes to the contrary to adopt the minutes and note the decisions therein of the minutes of the Fremington Quay Committee meeting held on Thursday 23rd February 2023.

- Planning Committee meeting held on Tuesday 28th March 2023

It was **resolved**, with no votes to the contrary to adopt the minutes and note the decisions therein of the minutes of the Planning Committee meeting held on Tuesday 28th March 2023.

- Finance and Personnel meeting held on Thursday 30th March 2023

It was **resolved**, with no votes to the contrary to adopt the minutes and note the decisions therein of the minutes of the Finance and Personnel Committee meeting held on Thursday 30th March 2023.

- Environment and Community held on Thursday 30th March 2023

It was **resolved**, with no votes to the contrary to adopt the minutes and note the decisions therein of the minutes of the Environment and Community Committee meeting held on Thursday 30th March 2023.

- Fremington Quay Committee held on Thursday 30th March 2023

It was **resolved**, with no votes to the contrary to adopt the minutes and note the decisions therein of the minutes of the Fremington Quay Committee meeting held on Thursday 30th March 2023.

2304/17

County and District Councillors' Reports

Cllr Mackie submitted a report prior to the meeting to confirm that following last month's meeting she had followed up the member of the public's representation about ground works at the former power station site, Yelland, and NDC's enforcement team did a spot check. This resulted in the owners having to put in the Discharge of Conditions 76924.

2304/18

Police

No report received.

2304/19

Headstone and small Kerb set in Fremington Cemetery

Members considered a request to place a kerb set in Fremington Cemetery. It was **resolved**, with no votes to the contrary, to approve the request.

2304/20

Civility and Respect

Members considered the Civility & Respect pledge, Councils in the sector are encouraged to sign the pledge to show it agrees "that it will treat councillors, clerks, employees, members of the public, representatives of

partner organisations and volunteers with civility and respect in their roles.” Cllr Biederman felt that DCC, NDC and FPC are a “breath of fresh air” in the way in which Cllrs conduct themselves and whilst this is not a problem within Fremington Parish Council members felt it was important to support the pledge and promote civility and respect within the sector.

It was **resolved**, with no votes to the contrary, to sign the Civility and Respect pledge.

2304/21

Housing and Economic Land Availability Assessment (HELAA)

Members received a response from NDC with reference to the HELAA and the Parish Council’s concerns about the lack of Parish Council representatives on the panel. It was noted that “the number of panel members is deliberately limited to ensure it can operate efficiently and effectively.”

It was **resolved**, with no votes to the contrary, to accept and note the response and to write to the North Devon Council to request that the HELAA is delivered swiftly and state that the Parish Council feels that a new village/town is required with appropriate services and good connectivity to public transport links rather than “pepper potting” housing developments around the existing.

2304/22

Councillors Questions

Cllr Biederman asked if the Parish Council would write to Cllr Mackie and thank her for her support over the last few years. It was agreed to write to Cllr Mackie.

Cllr Cann thanked the Chairman of the Council, staff and Cllrs for their support over the last four years.

Cllr Walker echoed Cllr Cann’s statement.

Cllr Steer explained that he had accepted a new job as the Town Centre Ranger in Barnstaple.

Cllr McCormack-Hole asked for the issue of the lack of pharmacies and pharmacists in the area to be raised, she explained that the pharmacy in Sainsburys is closing and the lack of services will put further strain on A & E and Dr surgeries.

Cllrs Rennles, Connell and Scott also echoed Cllr Cann’s sentiments.

2304/23

North Devon Council – Planning Application

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Councillors were reserving their final views on the application until they were in full possession of all the relevant arguments for and against.

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 recommend APPROVAL.

There being no further business the meeting closed at 8pm.

Signed  Dated 15.5.23