

**Minutes of the Planning Committee Meeting
Held on Thursday 29th June 2023 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs J Bell (Chairman), S Haywood, R Jones and H Walker
Mrs V Woodhouse, Executive Officer

1 member of the public

2306/34 **Apologies**
Cllr S Adams.

2306/35 **Declaration of interests**
Cllr Walker declared a Personal Interest in application 76813 as a member of the Scout Association.

2306/36 **Public Participation Period**
None.

2306/37 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on 25th May 2023 as a correct record.

2306/38 **North Devon Council - Planning Applications**

76293 Proposal: Outline application for up to 450 dwellings including access (appearance, landscaping, layout & scale reserved) – EIA development (Further information as requested by Regulation 25 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017)

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

Applicant/Agent: Wessex Strategic Ltd

It was noted that the application would be referred to Full Council as per the scheme of delegation, however, the only change was a slight alteration to the access following comments from the highway authority and another Environmental Impact Assessment and it was agreed that the previous comments should be reiterated.



76634 Proposal: Variation of condition 5 (development restriction - number of pitches) and condition 8 (development restriction) attached to planning permission 72253 (change of use of land to form seasonal tent and motor caravan site 1st march to 31st October, together with erection of reception/facilities building) to allow part use of the land as a caravan site by removal of restriction relating to Class A Part 5 use of the land as a caravan site, excepting that shown on the approved plan ref no BIR 002 REV 02+03+04 dated 03.02.2023 for 25 camping pitches and 20 touring caravan/motor home units (amended description)
Location: Lower Yelland Farm, Yelland, Barnstaple, EX31 3EN
Applicant/Agent: John Blaney Limited

It was **resolved**, with no votes to the contrary, to recommend REFUSAL due to the noise and disturbance to the estuary birds in the North Devon Biosphere, the adverse impact on the Tarka Trail and the amenity of neighbouring properties due to the increase in traffic movement and noise, this is overdevelopment and over intensification of the site, it is creeping into the open countryside. There would be an increase in traffic on the B3233, there is no mains drainage and the discharge would be into the estuary. There is no business case or strategic plan for the proposal, the Parish Council would doubt the sustainability of a business in this location and would like to see stricter enforcement of conditions on previous planning approvals. The Parish Council would also ask if this is in line with the adopted local plan?

76813 Proposal: Demolition of existing and erection of new scout hut
Location: Scout Hut Ellerslie Playing Field, Ellerslie Road, Sticklepath, Barnstaple, EX31 2PH
Applicant/Agent: 50th North Devon Scouts

The Parish Council is commenting as the leaseholders of the land It was **resolved**, with no votes to the contrary, to recommend APPROVAL.

76859 Proposal: Change of use of land to dog exercise area and formation of an associated car parking area
Location: Land Adjacent to Lower Yelland Farm, Yelland Road, Fremington, EX31 3EN
Applicant/Agent: Graham Wray & Elizabeth Mugleston

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



77075 Proposal: Change of use of land and erection of 3 dwellings
Location: Open Space Meadow Park, Roundswell, Devon
Application/Agent: Rowan Homes SW

It was noted that the application had been called in by the District Cllr. The piece of land is public open space which should have been transferred to the District Council, however, terms were still being negotiated with the developer when it went into administration, it was **resolved**, with no votes to the contrary, to apply to list the public open space as an asset of community value and refer an item to the Parks and Open Spaces Committee to look at other similar areas which could be listed.

It was **resolved**, with no votes to the contrary, to recommend REFUSAL as the application is on public open space, there is not any vehicular access to the site and it was have a negative impact on the biodiversity of the area and amenity of neighbouring properties.

77159 Proposal: Erection of dwelling (revised design to approval 64691)
Location: Wildclover, Fremington, Barnstaple, EX31 2NG
Applicant/Agent: Mr & Mrs Bainbridge

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal is out of keeping with the area.

77188 Proposal: Prior Approval for Change of use of agricultural building to dwellinghouse (Class Q) at barn
Location: West Penhill Farm, Fremington, Barnstaple, EX31 2NG
Applicant/Agent: Mr & Mrs Ward

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

77201 Proposal: Erection of single story dwelling with associated amenity and parking
Location: 99 Yelland Road, Fremington.
Applicant/Agent: Bowen Homes Ltd

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal is over intensification of the site.

77287 Proposal: Extension & alterations to dwelling
Location: 8 Allenstyle Drive, Yelland, Barnstaple, EX31 3DZ
Applicant/Agent: Mr & Mrs Morgan

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



The meeting closed at 10.45am

Signed 

Dated 27.07.23