

**Minutes of the Planning Committee Meeting
Held on Thursday 28th September 2023 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

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

2 members of the public

2309/21 **Apologies**
Cllrs J Bell and M Thomas.

2309/22 **Declaration of interests**
Cllr Walker declared a Personal Interest in application 77511 as a Member of the Management Committee and application 77568 as a member of the North Devon Council.

Cllr Haywood declared a Personal Interest in item 2309/23.

2309/23 **Public Participation Period**
A member of the public raised concerns about the speed and congestion of traffic on Yelland Road, Cllr Haywood declared a Personal Interest as she lives along the road. The member of the public was concerned about more development and the increase in congestion this will bring. It was noted that the County Cllr had already been contacted about the issue and speed monitoring had been undertaken in the area recently by the Police.

2309/24 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on Thursday 27th July 2023 as a correct record.

2309/25 **North Devon Council - Planning Applications**

76796 Proposal: Residential development comprising of 101 homes, infrastructure including access works & associated open space (amended plans and documents)
Location: Chilpark, Fremington
Applicant/Agent: Pearce Construction (Barnstaple) Ltd

It was agreed that this application would be submitted to Full Council with a recommendation of refusal as a 5.9-year land supply can be evidenced.

77267 Proposal: Erection of replacement dwelling and associated works (as a replacement to the approved dwelling granted under Class Q 76441)
Location: Land and Barns at West Yelland Farm, 7 Welchs Lane, Yelland, EX31 3HE

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Applicant/Agent: Mr Berry

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design being in keeping with the area and no adverse comments from the neighbouring properties.

- 77276 Proposal: Variation of conditions 36 (range of goods) attached to planning permission 76038 (Variation of conditions 2 (approved plans), 3 (materials), 7 (outside seating area & details of balustrading) & 11 (roads and paths) attached to planning permission 72675 (hybrid planning application comprising the following: Outline application occupying a total area of 1.44 hectares consisting of a garden centre of up to 6,000 sq. m. (gross external floor area), car parking and, other associated ancillary infrastructure; and Full planning permission for a petrol filling station and associated shop and drive-thru coffee shop, occupying a total gross floor area of 1,215 sqm including the completion of a Toucan crossing on the eastern arm of the Roundswell Roundabout) to allow change to the range of goods that can be sold
Location: Land adjacent to Roundswell A39 Roundabout, Barnstaple, EX31 3RZ
Applicant/Agent: St Johns Nurseries Pension Scheme and Murphy and Neville Ltd

It was agreed that this application will be submitted to Full Council with a recommendation to reiterate the previous comments.

- 77286 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of crown reduction and lifting of 2 Beech Trees (T1 & T2) & removing of limbs from 1 Sycamore Tree (T3) & 1 Thorn Tree (T4)
Location: The Vicarage, Fremington, Barnstaple, EX31 2NX
Applicant/Agent: The Tree People

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the proposal being in the interest of good tree management.

- 77392 Proposal: Proposed extension and alterations
Location: 9 Middle Combe Drive, Roundswell, Barnstaple, EX31 3UY
Applicant/Agent: Mr Adams

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design being in keeping with the area and no adverse comments from the neighbouring properties.

- 77399 Proposal: Alterations to existing dwelling to include conversion of existing garage to form additional living space
Location: 73 Sampsons Plantation, Fremington, Barnstaple, EX31 3FF
Applicant/Agent: Mrs O'Halloran

E Jones

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It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design being in keeping with the area and no adverse comments from the neighbouring properties.

77435 Proposal: Extensions to dwelling & conversion of garage
Location: 5 Periwinkle Drive, Roundswell, Barnstaple, EX31 3RU
Applicant/Agent: Mrs Bolton

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design being in keeping with the area and no adverse comments from the neighbouring properties.

77446 Proposal: First floor extension over existing garage
Location: 13 Bickington Lodge, Bickington, Barnstaple, EX31 2LH
Applicant/Agent: Mr & Mrs Grice

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design being in keeping with the area and no adverse comments from the neighbouring properties.

77453 Proposal: Outline application for up to 200 dwellings and 0.5ha of Commercial, Community and Business uses (Classes E and F), including a medical centre, associated open space, infrastructure and access with some matters reserved (appearance, landscaping, layout and scale)
Location: Former Power Station Site, Yelland
Applicant/Agent: Devonshire Homes

It was agreed to submit this application to Full Council with a recommendation of refusal as it is outside the Local Plan.

77456 Proposal: Extension and alterations to existing commercial unit
Location: Unit 1 Brannam Crescent, Roundswell, EX31 3TD
Applicant/Agent: Mr Ireland

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

77463 Proposal: Variation of condition 2 (approved plans) attached to planning permission 76472 (Erection of new dwelling and associated works) to allow revision to design of house
Location: Land at Joeys Field, Bickington, Fremington, EX31 2NF
Applicant/Agent: David Gayton

It was noted that W.S Gayton is the Parish Council's Burial Superintendent.

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

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77511 Proposal: Re-roofing works
Location: Tomlin Hall, North Lane, Bickington, EX31 2JN
Applicant/Agent: Tomlin Hall Management Committee

It was noted that the Parish Council is the Trustee of the Tomlin Hall.
It was **resolved**, with no votes to the contrary, to recommend APPROVAL.

77515 Proposal: Outline application with all matters reserved for demolition of existing single storey workshop and conservatory and erection of a new double garage together with formation of a new entrance
Location: The Homestead, Pottery Lane, Yelland, EX31 3EG
Applicant/Agent: Mr Wilson

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the design being in keeping with the area and no adverse comments from the neighbouring properties.

77568 Proposal: Application for consent for work to trees covered by a tree reservation order in respect of pollarding of Willow tree at Woodland Edge at Near Footpath leading South from Cyclepath to Hornbeam Hollow Roundswell
Location: WHAT3WORDS://waltzer.ledge.lunching
Applicant/Agent: Andrew Moulton

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

77576 Proposal: Full planning permission for the construction and installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132kV underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road. Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and layout, landscaping, lighting, and appearance and materials
Location: White Cross Offshore Windfarm (Onshore Project)
Applicant/Agent: White Cross Offshore Windfarm Ltd

It was agreed to submit this application to Full Council with a recommendation to approve.

77622 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of remove snapped stem of Goat Willow Tree (T001), fell beech tree (T002), fell and replant with beech tree

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(T003), fell and replant with Ash Tree (T004), Crown Reduction to provide 2m sufficient clearance to dwelling Oak Tree (T005)
Location: Glenwood Drive, Roundswell, Barnstaple, EX31 3GD
Applicant/Agent: Greenbelt Group Ltd

It was **resolved**, with no votes to the contrary, to recommend APPROVAL, the Parish Council would question why an Ash tree is being planted when previous Ash trees in the area have been removed due to Ash die back and would ask that the re-planting is double those removed of a native species.

The meeting closed at 10.25am

Signed.....*ejones*.....

Dated.....19/10/23.....