

**Minutes of the Fremington Parish Council Meeting
Held on Monday 2nd October 2023 at 7pm at the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs J Cann (Chairman), S Adams, J Bell, F Biederman, D Harris, S Haywood, R Jones, C McCormack-Hole, S Haywood, B Sherborne, M Thomas and H Walker.

Mrs V Woodhouse, Executive Officer

2310/01

Apologies

Cllrs S Kingdom, J Bridgeman and N Denton. District Cllr C Norman.

2310/02

Declarations of Interest

Cllr Haywood declared a Personal Interest in Item 2310/08 Applications 77453 and 77576 as she lives in Yelland.

2310/03

Chairman's Announcements

The Chairman announced that the transfer of the MUGA at Riverside is ready for completion and the Parish Council is waiting for a date for completion from the solicitors.

The Chairman proposed and it was unanimously agreed to move Item 9, Councillor Questions on the Agenda to after the planning applications.

2310/04

Public Participation Period

None.

2310/05

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 4th September 2023 as a correct record.

2310/06

County and District Councillors' Reports

Cllr Biederman – Fremington Ward

Cllr Biederman reported that along with Cllr Denton he had met the planning officer to discuss the two planning applications in Yelland. DCC is facing a challenging time financially and the deficits on the budget at the end of the year will be more than its reserves, there will be a high-level overview to look at reducing the usage of agency staff. Cllr Biederman was delighted that the inspectorate for the St Andrews appeal had supported the Parish Council's and public view and dismissed the appeal, it was confirmed that the five-year land supply is supported and the impact on neighbours would be unacceptable.

Cllr Walker/Cann - Bickington Ward

Cllr Walker reported that the planning application for the Tomlin Hall will probably require a non-material amendment. NDC has agreed that those aged between 18 and 25 leaving care are not required to pay council tax. Three new officers are taking up employment with NDC including a lead planning officer. Cllr Walker thanked DCC for resurfacing in Babbages and

noted there were not any complaints received.

2310/07 **Police**

The Police had sent their apologies and confirmed that they had not been able to produce a report due to time constraints. After discussion it was agreed to write to Superintendent Toby Davis to thank him for his service and wish him well in his retirement and warmly invite his successor to a Parish Council meeting, Cllr Adams abstained.

2310/08 **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 **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.
- The Parish Council notes the Inspector's Decision Notice in relation to the St Andrew's development and confirmation that there is a five-year housing land supply.

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 **resolved**, with no votes to the contrary, to recommend REFUSAL, the traffic in that area is already excessive the Parish Council would prefer to see a subway/bridge which would provide a safer pedestrian crossing, or utilisation of the existing infrastructure i.e., the footbridge to the Roundswell Business Park and then a toucan crossing for access. The Committee has concerns about the Environmental Impact Assessment and if this has been completed satisfactorily and concerns about the environmental impact of the scheme and has concerns about the lack of public transport links to the site.

77453 Proposal: Outline application for up to 200 dwellings and 0.5ha of Commercial Community and Business uses (Classes E & 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 **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 3A.
- There would be a severe loss of biodiversity.
- The proposal would be an encroachment on the estuary and open countryside setting.
- Concerns about the relationship of the current business and the safety of residential development in proximity.
- Concerns about the safety and impact on users of the Tarka Trail.
- The Parish Council notes the Inspector's Decision Notice in relation to the St Andrew's development and confirmation that there is a five-year housing land supply.

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

Ek

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 **resolved**, with no votes to the contrary and one abstention, to recommend APPROVAL subject to no traffic to or from site at weekends of bank holidays and only between the hours of 10am and 3pm to avoid congestion on the already congested local road network. The Parish Council would question the appropriateness of vehicles travelling past the chalet properties in Instow and would ask that fill material for the site is brought in by boat wherever possible. The proposal will increase local employment opportunities and the Parish Council would like to see that this parish and adjoining parishes benefit from energy discounts as a result of the scheme.

2310/09

Councillors Questions

Cllr Adams raised the issue of the Roundswell traffic movements and the bus gate in Tawstock Parish on social media, it was noted that although not in the parish it does effect the residents and to highlight that the Parish Council, along with District and County Cllr did raise concerns and will continue to support wishes of the community.

Cllr Adams asked about the installation of the traffic lights at the Cedars roundabout, Cllr Biederman confirmed that he has questioned the time period and asked that this is minimised as much as possible.

Cllr Biederman asked when the basket swing in the Beechfield Play Area would be replaced. It was noted that it would be replaced as part of the upgrades which were due to commence in November.

Cllr McCormack-Hole confirmed that the hospital had been inspected for RAAC concrete and only one wall contains the substance which can be dealt with.

Cllr Walker confirmed that following the Community and Environment Committee meeting it had been confirmed that the water heater could not be replaced with an air source heat pump at the moment.

2310/11

Exclusion of Press and Public

It was **resolved** that under Section 1(2) of the Public Bodies (Admission to Meetings) Act 1960 that the public and press be excluded from the meeting for the following item as it involves the likely disclosure of confidential information.

PART B

2310/12

Strategic Review

Members considered the review of the Strategic Review and it was **resolved**, with no votes to the contrary, to form a working party with Cllrs Adams, Biederman, Jones, McCormack-Hole and Kingdom to review the document, to bring an updated to the December Full Council meeting and report back by March 2024.

There being no further business the meeting closed at 8.25pm.

Signed 

Dated 6.11.23