

**Minutes of the Planning Committee Meeting
Held on Thursday 27th June 2024 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs J Bell (Chairman), S Haywood, R Jones
Mrs V Woodhouse, Executive Officer
1 Member of the public

2406/24 **Apologies**
Cllr H Walker.

2406/25 **Declaration of interests**
Cllr Bell declared a Personal Interest in Item 2406/28 Application 78755.

2406/26 **Public Participation Period**
None.

2406/27 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on Thursday 23rd May 2024 as a correct record.

2406/28 **North Devon Council - Planning Applications**

78292 Proposal: Reserved matters application for appearance, landscaping, layout and scale (hybrid and outline application 56351 – part B being the outline for residential development of up to 50 units (amended plans and description) - variation of design to approved reserved matters application 75689

Location: Land at Woolmers Farm, North Lane, Bickington, Barnstaple
Applicant/Agent: Landlink Ltd

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

78522 Proposal: Variation of condition 2 (approved plans) attached to Reserved matters application 75645 (reserved matters application for Access, Appearance, Landscaping, Layout and Scale including Contamination Report (outline planning permission 70941 for mixed use developments of 3 open market dwellings and commercial unit (all matters reserved) (departure from the Local Plan)) to allow for change in design

Location: Glenwood Farm Road past Byrnsworthy Farm, Roundswell
Applicant/Agent: Clock Tower Developments (Barnstaple) LTD

It was **resolved**, with no votes to the contrary, to recommend REFUSAL it is over intensification of the site and loss of amenity to existing residents.



78685 Proposal: Demolition of garage & erection of new with extension to dwelling, change of access & creation of off road parking
Location: 66 Lyddicleave, Bickington, Barnstaple, EX31 2JZ
Applicant/Agent: Mr Kiss

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

78725 Proposal: Proposal: Approval of details in respect of discharge of condition 29 (green travel) attached to planning permission 62879 (Hybrid application: Outline for mix of B1,B2 &B3 uses & Full planning for new access road, site levels, structural landscaping & park & change facility (amended plans & additional information)
Location: Land off B3232 & A39 at Roundswell, Barnstaple, Devon
Applicant/Agent: Mr C Berry, Onyx Business Parks, Exeter

It was **resolved**, with no votes to the contrary, to make no comment.

78730 Proposal: Reserved matters application for Layout, Scale, Appearance, Access & Landscaping following planning consent 71669 (outline application for erection of 6 No dwellings and associated works (all matters reserved)
Location: Alter Start, 10 Linden Close, Sticklepath, Barnstaple, EX31 2HD
Applicant/Agent: Green Havens Ltd

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

78742 Proposal: Demolition of dwelling and erection of dwelling with raised patio and detached garage with ancillary accommodation above
Location: 67 Yelland Road, Fremington, EX31 3DT
Applicant/Agent: Mr & Mrs Let

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

78755 Proposal: Retrospective planning permission for the placing of up to 100 interlocking 'Lego' concrete blocks
Location: Yelland Concrete and Transfer Station, Yelland, EX31 3EZ
Applicant/Agent: Golden Bay Homes Ltd and Waterfront Homes (1998) Ltd

It was **resolved**, with no votes to the contrary and one abstention from Cllr Bell, to recommend REFUSAL, the Parish Council is concerned about the highway issues this will cause with large vehicles not able to pass each other on the road and the effect this will have on the main road. The proposal will have a negative impact on the businesses in the area and the design is out of keeping with the area.



78827 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of removal of 1 Beech Tree (T1) to leave 3 metres of trunk section standing
Location: Cedars Inn, Sticklepath, EX31 3HE
Applicant/Agent: Mr Ryan

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the tree being replaced with a native species at a ratio of 2:1.

The meeting closed at 10.25am

Signed.....

Dated 