

**Minutes of the Fremington Parish Council Meeting
Held on Monday 4th November 2024 at 7pm at the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs S Kingdom (Chairman), S Adams, F Biederman, J Bridgeman, J Cann, D Dixon, D Harris, S Haywood, C McCormack-Hole, B Sherborne and H Walker.

3 Members of the Public
Cllr C Norman, North Devon Council
2 x Representatives from the Police
Louise Wainwright, Chair Avon Rivers Champions
Mrs V Woodhouse, Executive Officer

2411/01

Apologies

Cllr N Denton, it was agreed to accept Cllr Denton's apologies for the foreseeable future.

2411/02

Declarations of Interest

Cllr Haywood declared a Personal Interest in Item No. 2411/12 Planning Application 78993 as she lives on the estate nearby.

2411/03

Chairman's Announcements

The Chairman reminded Cllrs that a pew will be reserved at the Church for Remembrance Day on Sunday 10th November and the Chairman hoped to see as many Cllrs there as possible.

2411/04

Public Participation Period

PC Lloyd addressed the meeting and explained that between August and September there had been a 20% reduction in crime compared to last year, it was noted that the figures for October were not yet available.

Cllr Biederman explained that there has been anti-social behaviour in the parish especially during the summer and asked if there could be more patrols at Fremington Quay from April/May. There have also been issues raised about the speed of traffic. It was noted that a several people approached the Parish Council with reference to Police issues and members asked for clarification on the most appropriate way to contact the Police in a non-emergency.

PC Lloyd confirmed that in an emergency people should dial 999, non-emergencies should now be reported via the website or telephone 101. The 101 email address has become unmanageable and replaced with the new system on the website.

Members thanked the Police representatives for their attendance and time.

A member of the public from the Lagoon View Community Orchard thanked the Parish Council for its assistance in registering the land as an Asset of Community Value to help secure the long-term future and expressed that there is no community focus or anywhere to hold a meeting in Yelland, a

provision through S106 should be considered.

A member of the public noted that a traffic warden had visited the area recently and they believed issued tickets, the member of the public requested consideration of a Zebra Crossing. Cllr Biederman confirmed that he had been invited and accepted an invitation for a day out with an enforcement officer and he understood that no tickets had been issued on that day it was more about educating drivers, DCC is the highway authority, however, as there have not been any accidents record on Beechfield Road it would be hard to justify resources when there are other dangerous areas.

2411/05

Minutes

It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on Monday 7th October 2024 as a correct record.

2411/06

Committees

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

- Parks & Open Spaces Committee Meeting held on 7th October 2024

It was **resolved**, with no votes to the contrary, to adopt the minutes and note the decisions therein of the minutes of the Parks & Open Spaces Committee meeting held on 7th October 2024.

- Finance & Personnel Committee Meeting held on 22nd October 2024

Cllr Biederman paid tribute to the staff for the speed in which the recruitment for the Maintenance & Amenities Operative had been dealt with and it was agreed to invite Mr Proctor to the December Full Council Meeting to meet members.

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 22nd October 2024.

- Planning Committee Meeting held on 24th October 2024

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 24th October 2024.

- Environment & Community Committee Meeting held on 24th October 2024

It was **resolved**, with no votes to the contrary, to adopt the minutes and note the decisions therein of the minutes of the Environment & Community Committee meeting held on 24th October 2024.

- Fremington Quay Management Committee Meeting held on 24th October 2024

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

Management Committee meeting held on 24th October 2024.

2411/07

County and District Councillors' Reports

Cllr Walker/Cann - Bickington Ward

Cllr Walker confirmed that NDC is currently looking at the budgets for the next financial year and the impact the increase in National Insurance rates will have on the authority, the Government has committed to finding extra planning officers throughout the country.

Cllr Cann reported that there has been a delay on the second phase of Queen Street car park due to unforeseen circumstances. The Severn Brethren development is going ahead and there are not currently any traffic lights in Bickington. Cllrs are aware that there have been three car thefts recently.

Cllr Biederman – Fremington Ward

Cllr Biederman reported that NDC has a car park strategy working group. He is aware that some special education and disability provision has been taken away from some parents, it was noted that those with a SEN plan are entitled to it and encouraged anyone with an issue to contact him. There will be an opening ceremony for the Link Road on 13th December and it is one year behind the original completion date.

Cllr Norman – Roundswell Ward

Cllr Norman confirmed that the Queen Street car park will now be known as Barnstaple Central and will be resurfaced in mid-February. The Government is consulting on remote meetings, the Fire Authority is consulting on its precept and there is a Parish Forum scheduled for the end of November.

2411/08

Devon Rivers Manifesto

Louise Wainwright, Chair Avon Rivers Champions presented to the Parish Council on the Devon Rivers Manifesto Ms Wainwright explained that our rivers have been dying for two decades and Fremington has moderate ecological status as shown on the Environment Agency's website. Ms Wainwright talked to the reasons as to why during her presentation and it was noted that 18% of pollution is from road run-off. It was explained that you need to be aware of the problem in your catchment area and whether it is South West Water or agriculture, there are nature-based solutions and the question of how we support farmers to mitigate the effects and use these nature-based solutions is important. Ms Wainwright advocated inter parish working.

Members thanked Ms Wainwright for the informative presentation, and it was agreed to ask the Environment and Community Committee to investigate in more depth.

Members had a two-minute comfort break.

2411/09

Resignation

It was **resolved**, with no votes to the contrary, to note the resignation from Cllr R Jones.

2411/10

Membership of Committees

- a) To appoint two members to the Environment and Community Committee following resignations.
- b) To appoint one member to the Parks and Open Spaces Committee following the resignation of Cllr Jones.
- c) To appoint one member to the Tews Lane Committee following the resignation of Cllr Jones.
- d) To appoint one member to the Fremington Quay Management Committee following the resignation of Cllr Jones.
- e) To appoint one member to the Planning Committee following the resignation of Cllr Jones.

Members were informed that Cllr Thomas had missed more than three Planning Committee Meetings and was therefore no longer able to sit on the Committee in line with Standing Orders.

It was **resolved**, with no votes to the contrary, to appoint Cllrs Cann and Harris to the Planning Committee and defer the other appointments until after the co-option(s), and to consider introducing substitute members for Committees again.

2411/11

Parish Council Representatives

- a) To appoint a representative to the Fremington Quay Environment Group following the resignation of Cllr Jones.
- b) To appoint a representative for Plastic Free North Devon following the resignation of Cllr Jones.

It was **resolved**, with no votes to the contrary, to defer the appointments until after the co-option(s).

2411/12

North Devon Council - Planning Applications

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

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

- 78364** Proposal: Residential development comprising of 101 homes & infrastructure including access works and associated open space (amended plans, information and red outline)
 Location: Land off Chilpark, Fremington, EX31 3BZ
 Applicant/Agent: Pearce Construction (Barnstaple) Ltd

It was **resolved**, with one vote to the contrary and one abstention, 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 and a loss of enjoyment of the amenity of the area. 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 and development of the area would result in the loss of amenity to the whole community retention of such promotes good mental health and wellbeing. The Parish Council would question the hydraulic capacity and the ability of sewage treatment plants given the amount of development in the area.

Cllr Haywood declared a Personal Interest in the following application.

78993 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) (resubmission of 77453)

Location: Land at Yelland South Quay, Lower Yelland, Yelland, EX31 3EX

Applicant/Agent: Devonshire Homes

It was **resolved**, with no votes to the contrary and one abstention, 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 would question the hydraulic capacity and the ability of sewage treatment plants given the amount of development in the area.
- Although the Parish Council has declared a housing crisis it does not believe this is the right development to mitigate and would support right homes in the right places.

2411/13

Councillors Questions

Cllr Biederman asked if it could be confirmed that a community building at Yelland is on the S106 priority list.

Cllr McCormack-Hole expressed her delight at the repair of South West Water's drain cover on Bickington Road.

Cllr Walker asked if the Housing Crisis declaration and the wording could be placed on the Agenda for the Environment and Community and Planning Committee to discuss the wording.

Cllr Kingdom explained that following a meeting with Planning Officers from NDC a proposal would be submitted to the next Parish Council meeting not to continue with the Neighbourhood Plan.

There being no further business the meeting closed at 9pm.

Signed Dated

DRAFT