

Minutes of the Planning Committee Meeting
Held on Thursday 28th November 2024 at 10am in the Beechfield Centre,
Beechfield Road, Fremington

Present: Cllrs J Bridgeman (Chairman), J Cann, S Haywood, and H Walker
Mrs V Woodhouse, Executive Officer

Cllr J Bridgeman was elected as Chairman for the meeting.

2411/24 **Apologies**
S Adams.

2411/25 **Declaration of interests**
Cllr Cann declared a Personal Interest in Item application 79332.

2411/26 **Public Participation Period**
None.

2411/27 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meetings held on Thursday 26th September and 24th October 2024 as a correct record and to ratify the recommendations made during the informal discussions on the 24th October 2024.

2411/28 **North Devon Council - Planning Applications**

79161 Proposal: Notification of an application to modify a planning obligation under regulation 3 of the T & C P (modifications & discharge of a planning obligations) Regulations 1992 in respect of adjustments to contributions on viability grounds (58335)
Location: Land at Allenstyle Road, Yelland, Devon
Applicant/Agent: Devonshire Homes

It was **resolved**, with no votes to the contrary, to recommend REFUSAL the proposal will have a negative impact on the parish.

79222 Proposal: Conversion of loft to add dormer to the rear of the property and new extension above ground floor extension and associated works
Location: 13 Linscott Crescent, Yelland, Barnstaple, EX31 3ES
Applicant/Agent: Mr Scott

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

79269 Proposal: Demolition of garage, erection of a single storey side extension & creation of a car port
Location: 20 Ballards Crescent, Yelland, Barnstaple, EX31 3EU
Applicant/Agent: Mr Doran



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

79317 Proposal: Extension to changing facilities to provide additional storage area

Location: Tews Lane Sports and Community Centre, Tews Lane, Roundswell, EX31 3WP

Applicant/Agent: Fremington Parish Council

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

79324 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of crown reduction of 2x Oak (T1 & T5) and crown reduction and selective branch removal of 3x Oaks (T2, 3 & 4)

Location: Rear of 40 & 42 Redlands Road, Fremington, Barnstaple, EX31 2NY

Applicant/Agent: Mr Wilson & Mrs Williams

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

79332 Proposal: Replacement of existing fence and bank with brick wall and composite fence

Location: Meadow Way, Bickington Road, Bickington, EX31 2NA

Applicant/Agent: Mr & Mrs Heeney

It was **resolved**, with no votes to the contrary, to raise concerns over the safety of vehicles egressing from the driveway onto the main road given the lack of visibility splays.

79346 Proposal: Application for consent for works to trees covered by a tree preservation order in respect of reducing Ash trees to a high stump 3 meters in height and crown reduction of 1 Alder tree

Location: 3 Collombelles Close, Fremington, Barnstaple, EX31 2SN

Applicant/Agent: Mrs Trickey

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

79369 Proposal: Alterations and extension to existing property to include conversion of studio outbuilding into living accommodation

Location: Rockley Cottage, Mill Road, Fremington, EX31 3BD

Applicant/Agent: Mr & Mrs Green



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

79370 Proposal: Demolition of garage and rear lean-to extension and erection of single storey extension and double garage
Location: 7 Higher Road, Fremington, Barnstaple, EX31 3BG
Applicant/Agent: Mr & Mrs Drummond

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

79375 Proposal: Outline planning permission for residential development for up to 220 dwellings, a local shop up to 390 square meters (Use Class E), with landscaping, access, public open space and associated infrastructure work (All matters reserved except access)
Location: Land North of Old Bideford Road, Barnstaple

It was noted that this application would be considered by Full Council.

79414 Proposal: Construction of domestic garage
Location: Willow Cottage, Yelland Road, Fremington, EX31 3DS
Applicant/Agent: Mr Baker

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

79438 Proposal: Approval of details in respect of discharge of condition 7 (surface water drainage) attached to planning permission 77314 (reserved Matters application for appearance, landscaping, layout and scale for the erection of 77 dwellings (Outline planning permission 73681 – Outline application for up to 80 homes & access arrangements, including affordable housing, open space, landscaping, biodiversity net gain and associated infrastructure with some matters reserved (appearance, landscaping, layout and scale))
Location: Land West of Mead Park, Bickington Road, Bickington
Applicant/Agent: Cavanna Homes (South West) Ltd

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

79358 Proposal: Retrospective variation of condition 2 (approved plans) attached to planning permission 64987 (Variation of Condition 2 (Approved Plans) attached to planning permission 63535 (Demolition of Existing & Erection of New Community Building with Parish Council Offices) to allow for variation of design) to allow for change of materials from cladding to render



Location: Fremington Parish Council, The Beechfield Centre,
Beechfield Road, Fremington
Applicant/Agent: Fremington Parish Council

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

79404 Proposal: Retrospective Approval of details in respect of discharge of condition 28 (buffer zone) attached to planning permission 53881 (outline planning permission for residential development comprising 350 dwellings, a primary school & associated public open space & infrastructure at land west of Tews Road)
Location: Land Off Tews Lane, Tews Lane, Bickington
Applicant/Agent: Cavanna Homes

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

- 2411/29 **Devon County Council - Planning Applications**
Devon County Council, the determining Authority, has asked for comments from this Parish Council on the following applications:
- Proposal: Consolidation of existing planning permissions for inert landfill, recycling and waste transfer; lateral extension of the landfill site to provide additional capacity for approximately 575,000 cubic metres of inert waste; and associated/ancillary development including construction of aggregate storage bays
Location: Holmacott Landfill Site, Road From Holmacott Cross to Lovacott Cross, Homacott, Barnstaple, EX39 4LR
- It was **resolved**, with no votes to the contrary, to reiterate the Parish Council's previous recommendation of REFUSAL with the same reasons.

- 2411/30 **Draft Devon and Torbay Local Transport Plan**
Members had been asked to consider the consultation by Full Council, after discussion it was **resolved**, with no votes to the contrary, to ask the Administration and Projects Manager to submit the information collected within the draft Neighbourhood Plan as the Parish Council's response to the consultation and to ensure that bus links, especially from the Bickington side of the parish to Roundswell, are included.

- 2411/31 **Housing Crisis**
Cllr Walker had requested that the wording of the Housing Crisis Declaration be looked at following the use of it by Developers against the Parish.



Members felt that the following paragraph in the declaration was being used in the wrong way and discussed how the parish can deliver affordable housing without large scale developments.

"Fremington Parish Council requests that North Devon Council apply their target of 30% affordable housing on larger developments. This should include:

- Social housing
- Affordable housing to purchase
- Shared ownership"

Cllr Haywood left the meeting at 10.47am.

Members expressed that we have a housing crisis which needs to be tackled at a higher level and by Government through its support for building affordable housing as their own units/estates.

After much discussion it was agreed to alter the wording of the paragraph to the following and submit this to the Environment and Community Committee for agreement:

"As the capacity of the area for large development has reached saturation point, Fremington Parish Council working with North Devon Council should lobby the government to obtain funding to support our community. This should include:

- Social housing
- Affordable housing to purchase
- Shared ownership"

The meeting closed at 11am

Signed.....

Dated.....3.11.25