

**Minutes of the Planning Committee Meeting
Held on Thursday 22nd May 2025 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllr Bridgeman (Chairman), S Haywood (Vice Chairman), H Walker, J Cann & N Tamlin

Mrs J Wood, Administration & Projects Manager
6 members of the public

2505/32 **Apologies**
None.

2505/33 **Declaration of interests**
Cllr Tamlin declared a Persona Interest in Item no 2505/36 planning application 80162 as a neighbouring property.

2505/34 **Public Participation Period**
A member of the public spoke in relation to application 80162 and raised concerns about the considerable amount of development on the site. There has been a lot of noise and disruption over the past two years. The member of the public raised concerns that the applicants were taking advantage of the planning regulations. They explained that there had been an increase in traffic, which poses a danger to members of the public and horses using the footpath. The plan submitted showing the entrance is inaccurate there has been an encroachment of DCC land. The member of the public stated that they are also aware of more plans for another barn which they feel will be converted to another house in another five years and expressed that the lane cannot cope.

Another member of the public also raised concerns in relation to the planning application. They stated that the applicants have taken away screening, removing mature trees on Devon highways land. The member of the public runs a camping business and its 'unique selling proposition' for the campsite is that it is quiet and secluded. The campsite was unable to open last year due to the noise from the development, resulting in a loss of income, the farm is a working farm and is the only source of income. Concerns were also raised over the safety of users of the lane. Verges have been removed and now cars are parking where the verge was causing obstructions with large vehicles, such as the farms feed delivery lorry, unable to get up the lane.

Another member of the public explained that they had previously lived at Great Knightacott for many years around 1990. The area was always quiet back then. Now, when they visit, they often encounter approaching vehicles. They feel that the recent development is very disappointing.

2505/35 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on Thursday 24th April 2025 as a correct record.

2505/36 **North Devon Council - Planning Applications**

80159 Proposal: Erection of garage/car port enclosure on existing parking space

Location: 7 Rowan Park, Roundswell, Barnstaple, EX31 3QR

Applicant/Agent: Mr Needham

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

80162 Proposal: Conversion of redundant rural barn to one dwelling together with associated works

Location: Little Knightacott Farm, Lydacott, Barnstaple, EX31 3QG

Applicant/Agent: Miss & Mr Ward

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. There is an over intensification of the site. Members agreed to ask District Councillor Biederman to request that the application be called in to the NDC planning committee.

80201 Proposal: Prior approval for change of use of agricultural building to dwelling house

Location: Land adj Rookabear Cottage, Lydacott, Barnstaple, EX31 3QQ

Applicant/Agent: Mr McKenna

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

80207 Proposal: Notice of an application to modify a planning obligation under regulation 3 of the T and C P (modification & discharge of planning obligations) Regulations 1992 in respect of sub clause (iii) of sub-clause (h) of Clause 5.1.1 (53147)

Location: Former Fremington Army Camp, Hill Top, Fremington, EX31 3BJ

Applicant/Agent: LiveWest Homes Limited

It was **resolved**, with no votes to the contrary, to make no comment. It was felt that a clearer explanation of the modification to the S106 was needed. There was concern that this change could impact on the future of social housing.

80242 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of crown lifting and crown reduction of 1 x Beech tree

Location: 11 Shieling Road, Bickington, Barnstaple, EX31 2LY

Applicant/Agent: Mr Kidd

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

2505/37

Delay of Infrastructure

The response from the Ministry of Housing, Communities and Local Government was noted.

Cllr Walker advised that the application 80058 for 450 homes has been called in to Planning Committee at NDC because it is out of the development boundary and that the application for Chillpark will be called in to next month's Planning Committee.

Cllr Bridgeman spoke about the letter from Xlinks Morocco-UK Power Project. The applicant has requested a pause in the development application ahead of the examination procedure.

Cllr Bridgeman asked if there was anything that Members would like him to take to the Parish Forum. Members would like to find out what the proposals regarding the 5-year housing land supply are.

The meeting closed at 10.42am

Signed.....

Dated.....