

**Minutes of the Planning Committee Meeting
Held on Thursday 26th June 2025 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

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

Mrs J Wood, Administration & Projects Manager

2506/30 **Apologies**
Cllr Adams & Cllr Tamlin

2506/31 **Declaration of interests**
Cllr Cann declared a Personal Interest in Item no 2506/34 planning application 80388 as she knows the neighbouring property.

2506/32 **Public Participation Period**
None

2506/33 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on Thursday 22nd May 2025 as a correct record.

2506/34 **North Devon Council - Planning Applications**

80305 Proposal: Application for consent for works to trees covered by a tree preservation order in respect if additional works to tree specified in previous application 79935 for crown reduction to X1 Mature Ash
Location: 77 Lagoon View, West Yelland, Barnstaple, EX31 3LE
Applicant/Agent: Suber Ltd

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the works being carried out after the nesting season.

80309 Proposal: Variation of condition 2 (approved plans) attached to planning permission 79369 (Alterations and extension to existing property to include conversion of studio outbuilding into living room accommodation) to allow removal of chimney and amendments to fenestration
Location: Rockley Cottage, Mill Road, Fremington, EX31 3BD
Applicant/Agent: Mr Green

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to the approval of the Heritage & Conservation Officer

80365 Proposal: Reserved matters application for 20 detached dwellings and social hub (café and cycle hire facilities) pursuant of application 60823
Location: Former Yelland Power Station, Lower Yelland, EX31 3EZ
Applicant/Agent: Yelland Quay Ltd



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

- 80375 Proposal: Change of Use of Class E(b) to permit the sale of food and drink and creation of café and children indoor play business
Location: Unit 2F Onyx Business Park, Enterprise Road, Barnstaple, EX31 3ZD
Applicant/Agent: Mrs Quainton- Davis

It was **resolved**, with no votes to the contrary to recommend approval but to make the Planning Officer aware that there was concern over the lack of parking within the area.

- 80385 Proposal: Refurbishment, rearrangement and new-build extension to an existing commercial building. No change of use – building remains use class B2 general industrial and B8 storage or distribution.
Location: Former Troy (UK) Ltd Building, Lauder Lane, Roundswell Business Park, Barnstaple, EX31 3TU
Applicant/Agent: Turnstyle Holdings Ltd

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

- 80388 Proposal: Erection of one dwelling and associated works
Location: Land adjacent East Brookfield, Combrew Lane, Bickington, EX31 2NA
Applicant/Agent: NPAS Devon Limited

It was **resolved**, with no votes to the contrary, to recommend REFUSAL. The developments flat roof is not in keeping with the area and it is outside the development boundary. Members were also concerned that Combrew Lane is very narrow and that the access is not sufficient.

- 80411 Proposal: Extension and internal alterations to dwelling
Location: Elmsleigh, Bickington Road, Sticklepath, EX31 2JG
Applicant/Agent: Mr Wharton

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

- 80424 Proposal: Part retrospective application for two storey side and rear extensions to dwelling and erection of detached garden room.
Location: 53 Yelland Road, Fremington, Barnstaple
Applicant/Agent: Capner Property Developments Ltd

It was **resolved**, with no votes to the contrary, to recommend APPROVAL, subject to the amenity of the neighbouring properties.

- 80450 Proposal: Demolition of porch and erection of new porch and first floor rear extension
Location: 39 Heal Park Crescent, Fremington, EX31 3AP



Applicant/Agent: Mr & Mrs Jones

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

80456 Proposal: First floor extension above garage
Location: High View, Pottery Lane, Yelland, EX31 3EH
Applicant/Agent: Mr & Mrs Birch

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

Cllr Walker advised that she has received an email from planning regarding the layout of the road for the proposed properties North of the Old Bideford Road, Barnstaple application 79375. This includes footpaths and traffic calming. Developer to also lay scalpings along footpath 17 to make it more accessible.

Cllr Bridgeman asked about the Chillpark application as it was not showing as approved on the website. Cllr Walker advised that there were some items that needed to be finalised in order for the Decision Notices to be issued.

Cllr Bridgeman asked about Land at Brynsworthy Lane and the status of that application (80058) Cllr Walker advised that there was a Planning Committee site visit due to take place on the 16th July.

Cllr Bridgeman asked about the 5 year housing land supply. Cllr Walker advised that providing two of the previously approved applications were built Fremington Parish Council will only be 43 houses short to meet the target.

The meeting closed at 10.45am

Signed.....

Dated.....24/7/25