

**Minutes of the Planning Committee Meeting**  
**Held on Thursday 25<sup>th</sup> September 2025 at 10am in the Beechfield Centre,**  
**Beechfield Road, Fremington**

**Present:** Cllr J Bridgeman (Chairman), S Haywood (Vice Chairman), J Cann, N Tamlin

Mrs J Wood, Administration & Projects Manager

2509/34 **Apologies**

Cllr S Adams and Cllr H Walker.

2509/35 **Declaration of interests**

Cllr Cann declared a Personal Interest in Item no. 2509/40 planning application 80612 and 80675 as a neighbouring property, Cllr Bridgeman declared a Personal Interest in Item no. 2509/40 planning application 80575 as a resident of the adjoining estate.

2509/36 **Public Participation Period**

None

2509/37 **Minutes**

It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on Thursday 24<sup>th</sup> July 2025 as a correct record.

2509/38 **Correspondence**

Members were made aware of copies of letters, along with a report to the Parish Council from a resident of the Parish raising concerns regarding the congestion along the Yelland to Sticklepath corridor. The resident had written to the Principal Transportation Planning Officer at Devon County Council and MP, Ian Roome making both aware of their concerns. Some of these concerns included the continued development along the route and the increase in traffic leading to a feeling that the area is oversubscribed and school children attending secondary schools were continually being late some even missing early morning CSE exams largely due to the congestion.

Cllr Cann asked if Cllr Leaver had been copied into the letter as she is County Councillor for some of the area in question.

Cllr Haywood commented that she can count more weeks that there have not been traffic lights on that road against the weeks there have been.

Cllr Cann thanked the member of the public for 'taking on the cause' but she is not sure what we can do as a Parish Council.

Cllr Haywood spoke about the lack of coordination between the utility companies.

It was **resolved**, with no votes to the contrary, to thank the member of the public for their report and for Cllr Bridgeman to write to Cllr Biederman and Cllr Leaver, both County Councillors, to raise the matter with Devon County Council regarding the lack of coordination of utilities.

2509/39      **Housing and Economic Land Availability Assessment Publication (HELAA)**

Prior to the meeting an email from North Devon Council regarding the publication of the HELAA report had been circulated to Members providing information on the report. The report forms a key part on the on-going work to prepare and update the joint North Devon and Torridge Local plan. The HELAA assesses the potential for sites to accommodate future residential and economic development.

Members discussed the email at length, Cllr Tamlin stated that he had looked at the interactive map and they seemed a bit 'random' he felt that enough has been built on, there are plenty of permissions for large developments that have not been implemented and he felt that the Parish Council should not have to identify more land.

Cllr Haywood agreed and said that developers should be given a time limit outside of the 3 years to implement the application to stop developers from 'land banking' and they should not be provided with extensions for the application with no intention of building.

Cllr Cann expressed that it is the Government that are the ones telling local council's to build houses.

Cllr Bridgeman started that the report lacks the big picture, focus should be on providing the number of houses by providing a new village/town or sub town so that it is sustainable in its own right, with shops, surgeries etc.

It was **resolved**, with no votes to the contrary to note the email received from North Devon Council.

2509/40      **North Devon Council - Planning Applications**

80559      Proposal: Conversion of double garage to home office and store  
Location: 4 Higher Cross Road, Bickington, EX31 2LD  
Applicant/Agent: Mr & Mrs Hummerston

It was **resolved**, with no votes to the contrary, to note that the deadline for consultation response had passed, Cllrs did however have no objection to the application.

80575      Proposal: Outline application for development of up to four houses with associated access (appearance, landscaping, layout & scale reserved)  
Location: Churchstowe, Hill Top, Fremington, EX31 3BL  
Applicant/Agent: Mr Baker & Mr Baker

It was **resolved**, with no votes to the contrary, to recommend REFUSAL based on the comments from the Conservation Officer, the safety & access concerns raised by residents. If approved by North Devon Council a fully scoped plan in terms of access should be provided and due consideration given to road users and residents at Riverside Park.

80578 Proposal: Retrospective application for change of use of land for siting of water slide attraction

Location: Land at Collacott Farm, Fremington, EX31 3QF

Applicant/Agent: Mr Stagg, Mr Scaree & Mr Burges

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to adequate environmental conditions regarding the water run off.

80612 Proposal: Variation of condition 2 (approved plans) attached to planning permission 79431 (Extensions to dwelling to include alterations to roof and associated works (amended plans)) to allow reintroduction of step in floor level following detailed FRA

Location: 26 Elmfield Road, Bickington, Barnstaple, EX31 2LX

Applicant/Agent: Mr Blundell

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, and to ask Cllr Walker to call the application to North Devon Council Planning Committee due to the property already being demolished and in breach of planning.

80675 Proposal: Demolition of existing bungalow and construction of replacement dwelling

Location: 26 Elmfield Road, Bickington, Barnstaple, EX31 2LX

Applicant/Agent: Mr Blundell

It was **resolved**, with no votes to the contrary, to recommend REFUSAL, and to ask Cllr Walker to call the application to North Devon Council Planning Committee due to the property already being demolished and in breach of planning.

80699 Proposal: Retrospective application for the installation of wood burner flue

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

Applicant/Agent: Mr Needham

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

80735 Proposal: Single storey extension

Location: 12 Brynsworthy Park, Roundswell, Barnstaple, EX31 3RB

Applicant/Agent: Mr & Mrs Hughes

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

80787 Proposal: Residential development of 5 dwellings and associated access  
Location: Land off Tews Lane, Roundswell, EX31 3WS  
Applicant/Agent: Woodward Smith Chartered Architects

It was **resolved**, with no votes to the contrary, to recommend REFUSAL due to access and overlooking and also to ask Cllr Walker to call the application in.

The meeting closed at 10.50am

Signed..... Dated.....

DRAFT