



Fremington Parish Council



The Beechfield Centre, Beechfield Road, Fremington, EX31 3DD
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To: Members of the Planning Committee: Cllrs S Adams, J Bridgeman (Chairman), J Cann, S Haywood (Vice Chairman), Nick Tamlin and H Walker (Co-opted Member, North Devon Council)
cc: All Members of the Parish Council

You are hereby summoned to attend a meeting of Fremington Parish Council **Planning Committee** which will be held on **Thursday 27th November 2025** at **10:00am** in the **Beechfield Centre, Beechfield Road, Fremington** for the purpose of transacting the following business.

In accordance with The Public Bodies (Admissions to Meetings) Act 1960 members of the public are welcome to attend.

Mrs Victoria Woodhouse BA (Hons)
Executive Officer

Date of issue: 21st November 2025

AGENDA

- 1 Apologies for Absence** (Please make any apologies known to the Clerk)
- 2 Declarations of Interest**
Members are reminded that all Interests must be declared at the beginning of the meeting and prior to the item being discussed
- 3 Public Participation Period**
Members of the public are permitted to make representations, ask questions and give evidence in respect of any item of business relating to the Parish Council. The period of time which is designated for public participation shall not exceed 15 minutes. Each member of the public is entitled to speak once only in respect of business and shall not speak for more than 3 minutes. A question asked by a member of the public during this period shall not require a response or debate at the meeting.
- 4 Minutes**
A) To receive note from the inquorate meeting on the 30th October 2025 and to adopt the recommendation. (attached)

B) To approve and sign the Minutes of the Planning Committee Meeting held on 25th September 2025 ([Link to Minutes](#))
- 5 Update on Preparing the Local Plan**
(Information attached)

6 Five Year Housing Land Supply

To provide an update on the Five Year Housing Land Supply [Five Year Housing Land Supply](#) The five-year housing land supply calculation provides an assessment of whether the projected supply of land for new homes is sufficient to meet identified requirements over the next five years.

7 Town and Parish Settlement Surveys

North Devon and Torridge Council are currently undertaking a settlement study for the two districts and would like to utilise your knowledge of the settlements within your parish/town to support us in this work. (Information attached)

8 North Devon Council - Planning Applications

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

78993 Proposal: Outline applications for up to 200 dwellings and 0.5ha of Commercial, Community and Business uses (Classes E and F), associated open space, infrastructure and access with some matters reserved (appearance, landscaping, layout and scale) (resubmission of 77453) (Amended Description)
Location: Land at Yelland South Quay, Lower Yelland, Yelland, EX31 3EZ
Applicant/Agent: Devonshire Homes
[Link to Application](#)

80981 Proposal: Change of use to include part Class E(a) for unit 2 and Class E(d) for unit 8
Location: Unit 2 and Unit 8 Sweet Briar Lane, Roundswell Business Park, Barnstaple, EX31 3ZB
Applicant/Agent: Youings Wholesale
[Link to Application](#)

81001 Proposal: Demolition of shed, side extension to dwelling and erection of garage and associated works
Location: Barn 2 Horsacre Farm, Lyacott, Barnstaple, EX31 3QQ
Applicant/Agent: Mr Bament
[Link to Application](#)

ANY MEMBERS OF THE PUBLIC WISHING TO MAKE REPRESENTATIONS REGARDING ANY OF THE PLANNING APPLICATIONS TO BE CONSIDERED MUST NOTIFY THE PARISH CLERK NO LATER THAN 12 NOON ON THE DAY BEFORE THE MEETING