

**Minutes of the Planning Committee Meeting
Held on Thursday 27th November 2025 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

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

Mrs J Wood, Administration & Projects Manager

2511/19 **Apologies**

Cllr J Bridgeman & Cllr H Walker.

2511/20 **Declaration of interests**

Cllr Tamlin declared a Personal Interest in Item no. 2511/26 planning application 81001 as a neighbouring property.

2511/21 **Public Participation Period**

None

2511/22 **Minutes**

It was **resolved**, with no votes to the contrary, to adopt and sign the recommendation of the inquorate meeting held on the 30th October 2025 and to approve and sign the minutes of the meeting held on Thursday 25th September 2025 as a correct record.

2511/23 **Update on Preparing Local Plan**

Members were provided with a copy of the email and the attached document which provided an update on the People & Place Project in preparing a new style local plan for Northern Devon.

It was **resolved**, with no votes to the contrary to note the email and attached document outlining the Planning Policies team (North Devon Council) progress with the Local Plan.

2511/24 **Fiver Year Housing Land Supply**

Members were provided with a link to an update on the Five Year Housing Land Supply, after discussion it was **resolved**, with no votes to the contrary to note the document and ask the Administration & Projects Officer to find out what the Parish Council's housing numbers were and if they had met their 'quota'.

2511/25 **Town and Parish Settlement Survey**

Members were made aware of surveys that North Devon & Torridge Council had provided to undertake a settlement study with the Parish.

It was **resolved**, with no votes to contrary, to ask the Administration & Proejects Officer to provide the updated information where needed.

2511/26 **North Devon Council - Planning 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

It was **resolved**, with no votes to the contrary, to REFUSE the application based on the previous comments:

- The proposal is outside of the adopted Local Plan.
- The proposal is not sustainable, there is not the infrastructure to support the development and in particular a lack of health and social care, education, sewage, and road network.
- The proposal is within flood zones 3A.
- There would be a severe loss of biodiversity.
- The proposal would be an encroachment on the estuary and open countryside setting.
- Concerns about the relationship of the current business and the safety of residential development in proximity.
- Concerns about the safety and impact on users of the Tarka Trail.
- The Parish Council would question the hydraulic capacity and the ability of sewage treatment plants given the amount of development in the area.
- Although the Parish Council has declared a housing crisis it does not believe this is the right development to mitigate and would support right homes in the right places.

Further reasons for refusal were the removal of the medical centre which is a much needed community asset, and to echo the comments from Instow Parish Council dated 26th October 2025.

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: Youngs Wholesale

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

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

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

The meeting closed at 10.29am

Signed.....

Dated.....

DRAFT