

**Minutes of the Planning Committee Meeting
Held on Thursday 29th January 2026 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

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

Mrs J Wood, Administration & Projects Manager

2601/17 **Apologies**
Cllr J Cann

2601/18 **Declaration of interests**
Cllr Tamlin declared a Personal Interest in Item no. 2601/23 planning application 81216.

2601/19 **Public Participation Period**
Cllr Kelly

2601/20 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on the 27th November 2025 as a correct record.

2601/21 **Street Naming & Numbering**
Members were provided with a request from LLPG Custodian, Street Naming & Numbering at North Devon Council to name two new properties, it was **resolved**, with no votes to the contrary to agree to the naming proposed.

2601/22 **Strategic Plan**
Members considered the draft Strategic Plan, after discussion it was **resolved**, with no votes to the contrary, to remove Objective 2.10 *'Lobby the government to reinstate the housing authority's power to pay housing benefits directly to landlords'*. Members agreed that they did not feel that the Parish Council would have significant influence on lobbying of this matter.

2601/23 **North Devon Council - Planning Applications**
80787 Proposal: Residential development of 5 dwellings and associated access (amended plan)
Location: Land at Tews Lane, Bickington, Devon
Applicant/Agent: The Old Clay Pits Ltd

It was **resolved**, with no votes to the contrary, to make no comment. Members were aware the application had been called into North Devon Council Planning Committee.

80897 Proposal: Erection of a side & rear extension together with internal works and external landscaping to include widening of entrance to create additional off-road parking.

Location: 29 Oakland Park South, Sticklepath, Barnstaple

Applicant/Agent: Mrs J Austin

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

80971 Proposal: Notice of an application to modify a planning obligation under regulation 3 of the T & C P (modification of planning obligations) Regulations 1992 in respect of 56351

Location: Land at North Lane, Bickington, Barnstaple, EX31 2JN

Applicant/Agent: Mr Keeler

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

81111 Proposal: Variation of condition 17 (operating hours of the commercial units) attached to planning permission 70941 (outline application for mixed use development of 3 open market dwellings and a commercial unit (all matters reserved) (Departure from the Local Plan)) to allow changes to operating hours for Units 1 & 2

Location: Land at Glenwood Farm, Brynsworthy Lane, Roundswell, EX31 3HR

Applicant/Agent: Devon Padel Club Ltd

It was **resolved**, with no votes to the contrary, to recommend APPROVAL, subject to the appropriate sound proofing being applied.

81149 Proposal: Erection of a porch

Location: 6 Allenstyle Road, Yelland, Barnstaple, EX31 3DX

Applicant/Agent: A M Design

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

81175 Proposal: Demolition of existing & erection of new extension

Location: 55 Yelland Road, Fremington, Barnstaple, EX31 3DS

Applicant/Agent: Mr & Mrs Lamdin

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

81216 Proposal: Part retrospective application for conversion and change of use of building to farm shop together with extension of farm shop to create events and learning facility

Location: Woolmers Farm, North Lane, Bickington, Barnstaple, EX31 2JN

Applicant/Agent: Mr & Mrs Tucker

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

81294 Proposal: Application for consent for works to trees covered by a tree preservation order 325 in respect of felling to ground level x1 Dead elm and x1 Ash tree in poor health, Fremington 1:f – mixed broadleaf copse outgrowing location

Location: 3 Aspen Grove, Fremington, Barnstaple, EX31 3FB

Applicant/Agent: Live West

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to good tree management.

81298 Proposal: Application for consent for works to trees by a Tree Preservation Order in respect of felling to ground level 4x Ash trees and crown lifting of 1x Ash tree

Location: Land adjacent 37 Aspen Grove, Fremington, Barnstaple, EX31 3FB

Applicant/Agent: Live West

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to good tree management.

81303 Proposal: Notice of an application to modify a planning obligation under regulation 3 of the T & C P (modification & discharge of planning obligations) Regulations 1992 in respect of planning permission 74943 to exclude liability of individual owner – provisions in Schedule 3

Location: Land off Yelland Road, Yelland

Applicant/Agent: Wain Homes (South West) Limited

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

The meeting closed at 10.30am

Signed.....

Dated.....