

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
Cllr Kelly

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**
None.

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 in Roundswell, it was **resolved**, with no votes to the contrary to agree to the naming proposed of 1 and 2 Potters Wood.

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 as it is adjacent to the Queen Elizabeth II Playing Fields. 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.....