Minutes of the Planning Committee Meeting
Held on Thursday 24th September 2026 at 10.30am in the Beechfield Centre, Beechfield Road, Fremington

Present: Cllr J Bridgeman (Chairman), J Cann, H Walker

Mrs J Wood, Administration & Projects Manager
9 members of the public

2609/32 **Apologies**
Cllr S Adam, S Haywood (Vice Chairman) & N Tamlin.

2609/33 **Declaration of interests**
None.

2609/34 **Public Participation Period**
Four members of the public spoke against the planning application; concerns were raised with reference to the safety and compliance of the proposed access to the site and the fact it would pass through an existing community orchard and public open space, a brief overview of the history of the open space and the fact the developer had not transferred to the local authority as required was highlighted. It was noted that this public open space was an important and well used asset to the community and should be protected; the proposed replacement site was considered inadequate and would not replace the current facility. It was further felt that alternative access arrangements could be made which would not pass through the public open space.

Concerns were also raised about the safety of pedestrians in relation to the proposed access, the loss of several trees covered by Tree Preservation Orders, habitat and biodiversity including that of protected native species and a lack of play provision on the new development.

A member of the public stated that the Council should consider seeking a Section 106 agreement to clearly establish the delivery and handover arrangements for any new community spaces.

Cllr Bridgemen thanked the members of the public for their comments and reiterated that anyone that wished to make representations needed to send them to North Devon Council planning department.

2609/35 **Minutes**
It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on the 21st May 2026 as a correct record.

2609/36 **North Devon Council - Planning Applications**

81274 Proposal: Extension to dwelling with new raised decking
Location: 60 Lynhurst Avenue, Sticklepath, EX31 2HY
Applicant/Agent: Mr & Mrs Howell

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

82196 Proposal: Retrospective application for access road to dwellings & reinstatement of consented access to grassland
Location: Land of Higher Gorse Road, Roundswell
Applicant/Agent: Woodward Smith Chartered Architects

Members discussed the above application and noted that this access was the preferred access to the site. It was **resolved**, with no votes to the contrary, to recommend APPROVAL.

82214 Proposal: Residential development comprising of 160 dwellings with the formation of access, a community building, the creation of a public open space and associated infrastructure.
Location: Land adjacent to Lagoon View, Yelland
Applicant/Agent: Pearce Construction (Barnstaple)

It was **resolved**, with no votes to the contrary to defer the application to Full Council.

82228 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of the felling of 1 x Holm Oak (Quercus ilex) (T1)
Location: Village Green, Fremington
Applicant/Agent: Gavin Hendry Tree Surgery & Grounds Maintenance

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

2609/37 **Street Naming and Numbering**

Members considered the naming of the new Development; suggestions were put forward for Wallis Way and Denton Drive. Members discussed they suggestion and other arrangements of the road names, with Wallis Way becoming Wallis Drive and Denton Drive becoming Denton Way, to improve consistency and overall flow.

It **was resolved**, with no votes to the contrary to approve the naming of the development as Wallis Drive and Denton Way.

The meeting closed at 10.28am.

Signed..Jeff Bondy..... Dated..22 oct 2026