

**Minutes of the Fremington Parish Council Meeting
Held on Monday 7th July 2014 at 7.30pm at Fremington Parish Hall,
Higher Road, Fremington**

Present: Cllrs B Clifton (Chairman), C Bell, J Bell, F Biederman, R Cann, B Hockin, Mrs S Kingdom, Mrs McCormack-Hole, Ms M Scott, B Sherborne, C Turner and T Wood
Mrs V Woodhouse, Parish Clerk, Mrs E Badcock, Services Officer, Mrs L Steer, Deputy Services Officer, four representatives from Welbeck, PC Nick Daffern and PCSO Jess Meaker

In Attendance: 91 Members of the public and members of the press

1407/25 **Apologies**
Cllrs D Brailey, Mrs J Flynn and D Harris.

1407/26 **Declarations of Interest**
Cllr F Biederman declared a Personal Interest in Items 1407/45 57628 1407/39.
Cllr Ms Scott declared a Personal and Prejudicial Interest in item 1407/34.

1407/27 **Chairman's Announcements**
The Chairman reminded members of the importance of Councillors attendance at meetings, and explained that business could not be transacted if a meeting becomes inquorate; he was concerned that this had become a regular occurrence and asked that all members make a conscious effort to attend meetings. The Chairman requested that the Clerk circulates a memorandum to all members to this effect.

It was announced that a new North Devon Cancer Care Car Service had been launched, there would be a sandcastle competition at Croyde beach for anyone wishing to take part and an Extra-Ordinary Full Council meeting had been arranged for Monday 21st July 2014 at 6pm in the Parish Hall to discuss the draft Local Plan.

1407/28 **To agree the agenda between Part A and Part B (Confidential)**
It was **resolved** to agree the agenda between Part A and Part B (Confidential).

PART A

1407/29 **To receive a report from the Police**
PCSO Meaker provided a report, which was circulated and a copy is attached to these minutes as Appendix One, and stressed that vehicles were being left unsecured and opportunists were breaking into them, she urged members of the public to ensure they leave their vehicles secure. Cllr Mrs McCormack-Hole asked if new signs could be provided for the car parks, PC Daffern agreed to see if there were any available. Cllr Ms Scott thanked PCSO Meaker for attending the recent allotment meeting. Cllr Biederman requested an update on the speed awareness day with Fremington Primary School. PCSO Meaker responded stating that the area needs re-assessing and then they will involve the children with a community speed watch.

PC Daffern and PCSO Meaker left the meeting and did not return.

1407/30 **Public Participation Period**
None.

It was proposed and unanimously agreed that item 12 on the Agenda be moved forward to this point followed by item 20 Application 57663.

Cllr Cann expressed his concern at providing a platform for the scheme; it was noted that the item was to provide a brief explanation of the scheme and answer any questions.

1407/31 **To receive representations from Welbeck Strategic Land LLP relating to planning application 57663**

The Chairman introduced Mr Haines, Ms Robinson, Mr Trewin and Mr Lloyd to the meeting. The proposals were outlined, and members of the public raised concerns and asked questions about if the proposed development was within the development boundary, the impact on the existing traffic and the increase in traffic the proposed development would cause. Residents were concerned about the amount of empty homes currently for sale or to let in Yelland already and the lack of infrastructure and jobs.

The Chairman thanked those in attendance and drew the discussion to a close.

1407/32 **North Devon Council – Planning Applications**

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

It was formally noted that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the above, were preliminary taking account of the information matters) was on the basis that the views expressed made available at the time to the Parish Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against.

57663 Proposal: Outline application for up to 135 dwellings plus infrastructure including the creation of a vehicular access to B3233, provision of open space, landscaping, allotments, ponds & other associated development – all matters reserved except access

Location: Land adjacent to the B3233, West Yelland, Barnstaple

Applicant/Agent: Ms C Robinson, Welbeck Strategic Land LLP

It was **resolved**, with no votes to the contrary, and two abstentions, to recommend REFUSAL. The proposed development would be a visual intrusion in the landscape and would have a significant adverse impact on the internationally important Taw Estuary, Biosphere and Tarka Trail. This area has some of the very best agricultural land in North Devon and much of the area is grade 2 or 3 agricultural land which we cannot afford to lose if we are to maintain any semblance of sufficiency in sourcing local food. The development of the site would result in the loss of some of the most valuable agricultural land in North Devon. Much of the area falls within flood zone 3. The development would perpetuate and add to the notorious example of Ribbon Development along the B3233 between Fremington and Yelland and would be contrary to good planning guidance. The development would be visually intrusive in the Taw landscape and would be contrary to the long held policy of not permitting development to the north of the B3233 in order to protect and maintain the open vista of the Estuary and Biosphere. The site is not well related to services or local centres. The increase in traffic would add to existing congestion at the Cedars Junction. The application is a major departure from the Local Plan. This green field site is not in the emerging North Devon Local Plan. There is already adequate land allocated nearby for over 1200 dwellings at Larkbear, Tews Lane, Allenstyle, Fremington Army Camp and Glenwood Farm. The site is outside of the Development Boundary for this locality as shown in the emerging North Devon Local Plan. The site is divorced from any substantial settlement and development needs could be met in a better location. The proposal does not provide identified infrastructure and community needs. There are recent approvals and sites identified and supported in the emerging Local Plan that would more than meet the 5 year housing land supply. The emerging Local Plan already identifies sufficient sites to meet the 20 year land supply in better locations. Given the availability of alternatives this site is not required.

Cllrs C Bell, Hockin and several members of the public left the meeting and did not return.

1407/33 **To approve and sign the minutes of Fremington Parish Council meetings held on Monday, 12th May 2014 and Monday 9th June 2014 as a correct record**

Copies were circulated with the agenda.

It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meetings as a correct record, Cllr Clifton duly signed the minutes

1407/34 **To receive, and to ratify the decisions therein, the minutes of the following Committee meetings**

Copies had been circulated with the agenda.

- Finance & Personnel Committee held on Monday 12th May 2014
- Parks and Playing Fields Committee held on Thursday 29th May 2014
- Finance & Personnel Committee held on Monday 9th June 2014
- Parks and Playing Fields Committee held on Thursday 26th June 2014

It was **resolved** to receive and to ratify the decisions therein, the minutes of the Finance & Personnel Committee held on Monday 12th May 2014

Cllr Cann questioned the decision made in minute no. 1405/62; he felt that the bikes were an asset to the Heritage Centre and asked that this be taken back to the Parks and Playing Fields Committee for further consideration. It was **resolved**, with no votes to the contrary and one abstention, to refer the item back to the Parks and Playing Fields Committee.

Cllr Cann also questioned the decision made in minute no. 1405/65. Cllr Ms Scott declared a Personal and Prejudicial Interest and left the meeting. The meeting became inquorate and informal discussion took place. Cllr Cann noted the reasons for not progressing the matter but felt the applicant might be able to overcome them and suggested a meeting with the Full Parish Council might provide answers.

Cllr Ms Scott returned to the meeting.

It was **resolved**, with three abstentions, to receive and to ratify the decisions therein, the minutes of the Parks and Playing Fields Committee held on Thursday 29th May 2014 except the decisions contained within minute nos. 1405/62 and 1405/65.

1407/35 **Highways Issues – update**

None received.

1407/36 **Matters to Note – all items held in office unless otherwise stated**

- Veterans World magazine – Issue 32 June 2014
- DCC Residential Care Services Review – Results of Consultation – June 2014

It was reported that the Parish Clerk had received a telephone call from the Mayor of Barnstaple to ask if the Chairman of the Parish Council would be willing to attend a meeting with Mayors and Chairmen of other Town and Parish Councils to discuss the closure of the residential care services with a view to writing a letter signed by all the Mayors and Chairmen to DCC and Parliament. Unfortunately the Chairman is unable to attend as he will be on holiday and his apologies have been submitted. It was **resolved**, with no votes to the contrary, to agree to the Chairman signing a letter opposing the closures and to enquire as to whether the Vice-Chairman and Cllr Mrs McCormack-Hole could attend in his place.

- 1407/37 **County and District Councillors' Reports**
Cllr Biederman expressed his disappointment at the closure of the DCC care homes.
- Cllr Cann informed members that new leaflets had been produced by NDC to simplify the process of reporting dog fouling.
- Cllr Turner reported that a planning application for 17 dwellings near Aspen Grove had been called in to NDC Planning Committee.
- 1407/38 **To note completion of Audit for the year ended 31 March 2014 and consider the External Auditors Certificate and Opinion**
It was **resolved**, with no votes to the contrary, to note the completion and to draft documents inline with the External Auditor's Opinion to be considered at the next Finance and Personnel Committee meeting.
- 1407/39 **To discuss response/lack of response from Devon County Council regarding the Ash Beds at Yelland**
It was reported that following the original letter sent to Mr Bowman in April 2014 the Parish Clerk had written to the Chief Executive of DCC on 12th June 2014 regarding the lack of response and a response had still not been received. It was **resolved**, with no votes to the contrary, to submit a formal complaint to DCC about the lack of response to the Parish Council.
- 1407/40 **To appoint Co-ordinator for the Snow Warden Scheme following the resignation as Co-ordinator of Cllr Hockin**
After consideration Cllr Cann agreed that he would be the key holder and receive weather updates but felt unable to commit to undertaking the role fully. It was **resolved**, with no votes to the contrary, to accept Cllr Cann's proposal.
- 1407/41 **To consider further information with regard to Flagpoles and associated quotations subject to appropriate permissions**
It was reported that Cllr Harris had been to look at the flagpoles and as they do not lower he felt unable to undertake the work himself. Quotations had been received to paint the existing flagpoles at a cost of £450 or replace the flagpoles at an approximate cost of £600. Cllr Turner and Cllr Biederman would be happy to pay for the replacement flagpoles from their NDC Community Councillor Budgets and it was **resolved**, with no votes to the contrary, to replace the flagpoles, the cost of which will be met from Cllrs Turner and Biederman's NDC budgets and place the flagpoles on the Parish Council's insurance for material insurance.
- 1407/42 **To receive reply from Central Government via the MP regarding budget cuts**
It was **resolved**, with no votes to the contrary, to note the reply.
- 1407/43 **To consider Community Infrastructure Levy Draft Charging Schedule, North Devon**
Members considered the document and the possibility of producing a Neighbourhood Plan and it was **resolved**, with no votes to the contrary, not to proceed with a Neighbourhood Plan at this time due to costs.
- 1407/44 **To consider Draft Statement of Community Involvement, North Devon**
It was **resolved**, with no votes to the contrary, to note the draft document.

1407/45

North Devon Council – Planning Applications

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

It was formally noted that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the above, were preliminary taking account of the information matters) was on the basis that the views expressed made available at the time to the Parish Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against.

57390 Proposal: Erection of conservatory
Location: 18 Middle Combe Drive, Roundswell, Barnstaple
Applicant/Agent: Mr G Brock

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbours and an appropriate design.

57519 Proposal: Variation of Condition 2 (approved plans) attached to planning permission 53147 (APP/X1118/A/12/2188898) to allow for minor alteration to access road (military road) (additional information)
Location: Former Fremington Army Camp, Fremington, Barnstaple
Applicant/Agent: WSP Group PLC

It was **resolved**, with no votes to the contrary, to recommend REFUSAL as this is a compromise that would impact on the safety of the general public.

57601 Proposal: Extension to dwelling
Location: 2 Allenstyle Drive, Yelland, Barnstaple

Applicant/Agent: Mr & Mrs K & C Guymer & Phillips

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbours and an appropriate design.

57626 Proposal: Formation of track
Location: Collacott Farm, Newton Tracey, Barnstaple
Applicant/Agent: Mr I Stagg

The Parish Council felt it was unable to make a recommendation on the above application, and questioned the need for another track.

57628 Proposal: Variation of Condition 2 attached to planning permission 47898 to allow an increase in the size of the porch
Location: Maple House, Linden Close, Sticklepath, Barnstaple
Applicant/Agent: Mr M Metters

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbours and an appropriate design and scale for the existing building.

57634 Proposal: Extensions to dwelling
Location: 8 Hele Lane, Roundswell, Barnstaple
Applicant/Agent: Ms B Read

It was **resolved**, with no votes to the contrary, to recommend APPROVAL subject to no adverse impact on the amenity of neighbours and an appropriate design.

1407/46

North Devon Council – Planning Decisions

North Devon Council, the determining Authority, has APPROVED the following applications with conditions as filed:

- 55479 Proposal: Outline application for a mixed use development comprising up to 1,394 square metres of employment use & up to 92 open-market & affordable dwellings, with a new access at the junction between Old Bideford Road & Tews Lane & associated modifications to the Brynsworthy junction with old Bideford Road
Location: Glenwood Farm, Old Bideford Road, Roundswell, Barnstaple
Applicant/Agent: Redrow Homes South West
- 56596 Proposal: Siting of 9MW gas fuelled capacity mechanism embedded generation plant to support the National Grid
Location: Land at West Yelland, Barnstaple
Applicant/Agent: Green Frog Energy Ltd
- 56762 Proposal: Erection of four holiday lodges (amended plans)
Location: Lower Yelland Farm, Yelland, Barnstaple
Applicant/Agent: Maria Bailey Planning
- 57187 Proposal: Erection of disabled access ramp
Location: 16 Byeways Close, Fremington, Barnstaple
Applicant/Agent: Nigel Polkinghorne
- 57236 Proposal: Increase height of existing garden wall from 1.2m to 1.9m
Location: Old Pound, Hill Top, Fremington, Barnstaple
Applicant/Agent: Mr & Mrs Kelly
- 57335 Proposal: Extension to dwelling
Location: Sea Cape, 11 West Yelland Road, Yelland, Fremington, Barnstaple
Applicant/Agent: Mr R Evans
- 57400 Proposal: Extension & alterations to dwelling
Location: 9 Rooks Farm Road, Yelland, Barnstaple
Applicant/Agent: D & J May Architectural Services
- 57471 Proposal: Application for consent for works to trees covered by a Tree Preservation Order in respect of removal of one Hawthorn tree
Location: 1 Shieling Road, Bickington, Barnstaple
Applicant/Agent: Mr B Ager

The following applications have been WITHDRAWN and will no longer be considered:

- 55114 Proposal: Extension of time limit for implementation of planning permission 43599 outline application for the comprehensive redevelopment of the site including the demolition of buildings with the exception of the Oliver Buildings, construction of residential development (up to 450 dwellings); retail space (A1 uses limited to bulky goods & DIY up to 10,000 sq m gross floor area); hotel (C1 uses up to 60 bedrooms); convenience retail/services uses (A1 & A2 uses with a gross floor area up to 1,000 sq m); community facilities (up to 1,000 sq m gross floor space); restaurants, cafes, public house & takeaway (A3, A4 & A5 uses); offices (B1 uses up to 4,000 sq m); together with all associated infrastructure including the removal of contamination, increasing ground levels, roads, footpaths, cycleways, drainage, flood defence works, landscaping, public open space, utilities & vehicle parking as shown on the concept master plan
Location: Leaderflush and Shapland Ltd, Raleigh Works, Taw Wharf, Sticklepath, Barnstaple

55355 Proposal: Approval of details in respect of discharge of Conditions 1 (phasing programme), 3 (detailed masterplan & design code) & 9 (renewable energy provision) attached to planning permission 43599
Location: Leaderflush and Shapland Ltd, Raleigh Works, Taw Wharf, Sticklepath, Barnstaple

It was **resolved**, with no votes to the contrary, to note the above decision notices.

Cllr C Turner left the meeting and did not return, the meeting became inquorate and the Chairman closed the meeting.

1407/47

Close

There being no further business the meeting closed at 9.07pm.

Signed Dated