

**Minutes of the Planning Committee Meeting
Held on Thursday 24th October 2024 at 10am in the Beechfield Centre,
Beechfield Road, Fremington**

Present: Cllrs J Bridgeman and S Haywood
Mrs V Woodhouse, Executive Officer

The meeting was inquorate and could not take place.

An informal discussion took place and agreed to recommend the following comments on the planning applications and ratify at the next meeting.

North Devon Council - Planning Applications

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

78993 Proposal: Outline application for up to 200 dwellings and 0.5ha of Commercial, Community and Business uses (Classes E and F), including a medical centre, associated open space, infrastructure and access with some matters reserved (appearance, landscaping, layout and scale) (resubmission of 77453)
Location: Land at Yelland South Quay, Lower Yelland, Barnstaple
Applicant/Agent: Devonshire Homes

It was agreed that the application should be submitted to the Full Council for comment.

79040 Proposal: Erection of new entrance porch
Location: 42 Heal Park Crescent, Fremington, EX31 3AP
Applicant/Agent: Mr & Mrs Richter

Approval subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

79115 Proposal: Single storey ground floor extension at rear of property
Location: 34 Heal Park Crescent, Fremington, EX31 3AP
Applicant/Agent: Mr Randall

Approval subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

79129 Proposal: Demolition of rural building and erection of one self build dwelling (utilising fallback position of approval 78243) and associated works
Location: Barrn 2 Horseacre Farm, Lydacott, Barnstaple, EX31 3QQ
Applicant/Agent: Mr L Barmant & Mr J Barmant

Concerns were raised about the frequency of building smaller developments which do not attract contributions to the community and the use of dwellings as holiday homes.

79230 Proposal: Demolition of garage and erection of single storey side extension
Location: 41 Ellerslie Road, Sticklepath, Barnstaple, EX31 2HT
Applicant/Agent: Mrs Bliss

Approval subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

- 79274** Proposal: Variation of condition 2 (Approved Plans) attached to planning application 76912 (Demolition of existing agricultural building and erection of a dwelling under fallback (following approval 72626, Conversion of redundant agricultural building to dwellinghouse) to allow a amendment of the drawings for a new small storage shed to house the equipment associated with a borehole
Location: Little Knightacott Farm, Lydacott, Barnstaple, EX31 3QG
Applicant/Agent: Miss Ward

Approval subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

- 79293** Proposal: Extension to dwelling together with associated works
Location: 11 Ballards Crescent, Yelland, Barnstaple, EX31 3EU
Applicant/Agent: Mrs Penny

Approval subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

- 79297** Proposal: Application for consent for works to trees covered by TPO 353 W1 in respect of T1 Oak – crown reduction of limbs on northern side of tree by approx. 4 metres to give a finished spread of approx 18m from 22m
Location: Land to rear of 5 Gibbs Plantation, Fremington, EX31 3UN
Applicant/Agent: Unknown – no documents available

Approval subject to it being in the interest of good tree management.

- 79314** Proposal: Demolition of garage, erection of two storey side extension and single storey rear extension and associated works
Location: 106 Lower Cross Road, Bickington, EX31 2PJ
Applicant/Agent: Mr Jewell & Miss Ham

Approval subject to an appropriate design and no adverse impact on the amenity of neighbouring properties.

- 79322** Proposal: Application for consent for works to trees covered by a tree preservation order in respect of T12, Horse chestnut crown lift to 3m due to excessive shading and encroachment, pre and post pruning dimensions: Ht-16m, radius; N-7m, E-11m, S-9M & W-6m
Location: 2 St Andrews, Lower Cross Road, Bickington, EX321 2LE
Applicant/Agent: North Devon Council

Approval subject to it being in the interest of good tree management.

The informal discussion closed at 10.20am

Signed.....

Dated.....