

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Chilpark, Fremington (at entrance to public footpath through to site) on Wednesday, 12th March, 2025 at 10.00 am

PRESENT: Members:

Councillor Davies (Chair)

Councillors Bishop, Bulled, Haworth-Booth, R Knight, Lane, Maddocks, Prowse, Walker and Williams

Officers:

Lead Planning Officer (Major Applications) and Senior Planning Officer

125. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Denton, Spear, and Whitehead.

126. DECLARATION OF INTERESTS

There were no declarations of interest announced.

127. 78364: LAND OFF CHILPARK, FREMINGTON, BARNSTAPLE, EX31 3BZ

Also present were: Matt Steart and Roxanne Townsend of Woodward Smith Chartered Architects.

The Chair outlined the site visit meeting procedure and etiquette to the Committee and attendees, and advised that the public did not have permission to go onto the site so were required to stay on the public footpaths, and the permissive path through the site.

The Corporate and Community Services Officer confirmed the following:

- That any observations which were made during the course of the site visit by Members of the Planning Committee were limited to those issues identified by the Planning Officer in consultation with the Chair of Planning Committee, and the Ward Member, or Members of the area where the application was located, as set out in Part 3, Annexe 2, of the North Devon District Constitution.
- Such observations were made after viewing the site and on the basis of the limited information available. Any such observations were not, nor should they

be, taken as an indication that the application was acceptable or not acceptable.

- A full presentation and consideration of all the planning issues would be made when the matter was determined by the Planning Committee.

The Senior Planning officer addressed the committee and presented the map of the site, along with the proposed areas of development, public open space, woodland, SuDS ponds, and play area.

The Committee members were shown the following:

- The location of the permissive path through the site.
- The boundary of the site
- The location of the development area, the woodland, the County Wildlife site, and the Tarka Trail at the boundary of the site.
- The location of the proposed park land and wooded areas.
- The location of the proposed road-access into the site, both from within the site, and from the existing Chilpark development (next to no.12A Chilpark).

In response to questions, the Committee were advised:

- No design matters were known- but would be presented to the Committee meeting.

Reports in relation to protected species, and biodiversity net gain would also be presented to the Committee when the application was presented for consideration.

The applicant's Ecologist recommended that an updated otter survey should be undertaken prior to the commencement of development also there had been no evidence of otters in the area. This was a precautionary measure.

A strategy regarding Over-wintering birds could be secured by condition and the application had been assessed by Natural England.

- The play area would be equipped with play equipment.
- There would be a buffer of land between the dwellings and the wooded areas.
- Devon County Council would attend the future Committee meeting in relation to the access from the B3233, through Chilpark to the new development, and any resulting removal of hedgerows and fencing.
- The land was in joint ownership between three parties.

128. ADJOURNMENT

RESOLVED that it being 11.00 a.m. the meeting be adjourned to allow for travel to the next location and to reconvene at 11.30 a.m.

RESOLVED, that it being 11.38 a.m. the meeting be reconvened.

129. 79268: BROADLANDS FARM, SAUNTON ROAD, BRAUNTON, DEVON, EX33 1HG

Also present was: Steven Reed, Senior Historical Environment Officer, Devon County Council.

The Chair outlined the site visit meeting procedure and etiquette to the Committee and attendees, and confirmed that the public had permission to go onto the site.

The Corporate and Community Services Officer confirmed the following:

- That any observations which were made during the course of the site visit by Members of the Planning Committee were limited to those issues identified by the Planning Officer in consultation with the Chair of Planning Committee, and the Ward Member, or Members of the area where the application was located, as set out in Part 3, Annexe 2, of the North Devon District Constitution.
- Such observations were made after viewing the site and on the basis of the limited information available. Any such observations were not, nor should they be, taken as an indication that the application was acceptable or not acceptable.
- A full presentation and consideration of all the planning issues would be made when the matter was determined by the Planning Committee.

The Lead Planning Officer (Major Developments) addressed the committee and advised of the historical significance of the Great Field (in which the site was located). The Great Field was an example of medieval open field farming systems, or 'strip' fields.

The Committee were given copies of:

- A historical map of Braunton and the surrounding area (dated 1904) which identified the location of the plot with an 'X'.
- An aerial view of the site and a location plan (both contained within the agenda).

The Committee members were shown the following:

- The location of the site within the Great Field, and the location of the proposed 9 dwellings
- The boundary of the site.
- The existing farm (Broadlands) alongside the northern boundary of the site

The Lead Planning Officer (Major Developments) advised that:

- The plot was bordered to the north by the main road (B3231), and that other nearby developments dated from approximately the 1970s.
- The proposed dwellings would provide housing for those with ties to Braunton.

- There were no design details, nor specific details, in relation to the proposed development as yet, as it was a Permission in Principle. More details on this would be discussed at Committee.

The Committee continued through the site to the south and viewed the larger, unenclosed portion of the Great Field. The Committee noted the expansive views across the site, the public right-of-way across the site, and the boundaries.

The Devon County Council Senior Historical Environment Officer advised that there were only two other similar sites within the UK, and this was the largest of the three. Although not a scheduled monument, Historic England had advised that any proposed planning could be controlled under the National Planning Policy Framework (NPPF) as an undesignated heritage asset. This gave weight despite being unscheduled.

The Committee proceeded to the location as marked '3' on the agenda: this was at the top of Stallards/bottom of Willoway Lane in Saunton Park to observe the elevated view of the site in context. They could clearly see the site of the proposed dwellings, alongside the existing farm, and the overall area of the Great Field within the landscape.

Chair

The meeting ended at 12.22 pm

NOTE: These minutes will be confirmed as a correct record at the next meeting of the Committee.