



## Public Document Pack

North Devon Council  
Brynsworthy Environment Centre  
Barnstaple  
North Devon EX31 3NP

K. Miles  
Chief Executive.

### **PLANNING COMMITTEE**

A Planning Committee Site Inspection meeting will be held on **WEDNESDAY, 12TH MARCH, 2025 at 10.00 am.**

**NOTE: Please assemble at Chilpark, Freminton, as per attached report.  
Please wear appropriate footwear.**

Members of the Planning Committee

Councillor Davies (Chair)  
Councillor Lane (Vice-Chair)

Councillors Bishop, Bulled, Crabb, Denton, Haworth-Booth, R Knight, C Leaver, Maddocks, Prowse, L. Spear, Walker, Whitehead and Williams

### **AGENDA**

1. Apologies for absence
2. Declaration of Interests

Please telephone the Corporate and Community Services team to prepare a form for your signature before the meeting. Interests must be re-declared when the item is called. A declaration of interest under the Code of Conduct will be a Disclosable Pecuniary Interest, an Other Registrable Interest or a Non-Registrable Interest. If the item directly relates to your interest you must declare the interest and leave the location for the item, save in the case of Other Registrable Interests or Non-Registrable Interests where you may first speak on the item as a member of the public if provision has been made for the public to speak. If the matter does not directly relate to your interest but still affects it then you must consider whether you are affected to a greater extent than most people and whether a reasonable person would consider your judgement to be clouded, if you are then you must leave the location for the item (although you may speak as a member of the public if provision has been made for the public to speak) or, if you are not, then you can declare the interest but still take part).

3. To agree the agenda between Part 'A' and Part 'B' (Confidential Restricted Information)

### **PART A**

4. (10am approx.) **78364: Land off Chilpark, Fremington, Barnstaple, EX31 3BZ (Pages 3 - 8)**  
**Meet at: Beginning of public footpath that leads**

**through the site (at end of Chilpark cul-de-sac)**

Residential development comprising of 101 homes & infrastructure including access works and associated open space (amended plans, information and red outline). Report by Senior Planning Officer (attached).

5. (11am approx.)

**Adjournment**

Adjournment for travel to the next location.

6. (11.30am approx.)

**79268: Broadlands Farm, Saunton Road, Braunton, Devon, EX33 1HG** (Pages 9 - 16)

**Meet at: Field entrance to the east of Broadlands Farm, Saunton Road, Braunton, Devon EX33 1HG.**

RE: Erection of 9 dwellings for Social Rent for residents of or those with a local connection to Braunton Parish. Report by Lead Planning Officer (Major Developments) (attached).

**If you have any enquiries about this agenda, please contact Corporate and Community Services, telephone 01271 388253**

Note: copies of representations received relating to planning applications are available to view on the web, linked to the associated planning application record - [www.northdevon.gov.uk](http://www.northdevon.gov.uk)

<b>PLANNING SITE INSPECTION GOOD PRACTICE</b>	
<b>Do</b> try to attend site visits organised by the Council where possible	<b>Don't</b> hear representations from the applicant or third parties
<b>Do</b> ensure that you treat the site inspection only as an opportunity to seek information and to observe the site	<b>Don't</b> express opinions or views to anyone
<b>Do</b> ask questions or seek clarification of matters which are relevant to the site inspection	<b>Don't</b> visit a site on your own, even in response to an invitation, unless you have spoken to the Planning Department.



## **North Devon Council: Planning Site Inspection Summary**

**Application Number: 78364**

**Site Inspection date/time: Wednesday 12 March 2025 / 10:00am**

**Site/Application address:**

Land off Chilpark  
Fremington  
Barnstaple  
EX31 3BZ

**Application detail:**

Residential development comprising of 101 homes & infrastructure including access works and associated open space (amended plans, information and red outline)

Planning officer: James Jackson

Location Plan attached: Y

Location of meeting point identified on plan: Y

Details for location of meeting point (eg parking/access):

Parking is available on-road at Chilpark within close proximity to the meeting point

**Plans and Images:**

OS Plan / aerial image shows meeting point and site visit route.

Site Location Plan below shows extent of site edged in red.

Proposed Site Plan and Streetscenes show overview of proposals.

Aerial images show site in context of surrounding area.



## Plans

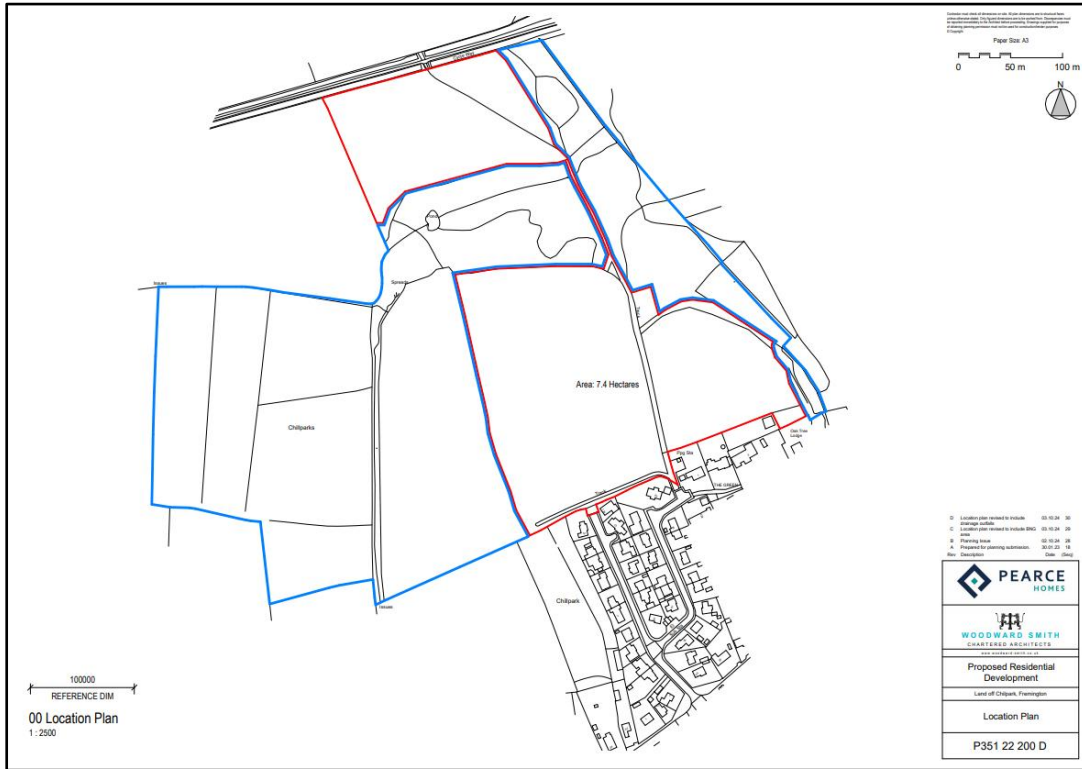
### OS Plan:



1. Meeting point for site visit at beginning of public footpath that leads through the site (at end of Chilpark cul-de-sac)
2. Walk through site along public footpath to view site
3. Walk to proposed access point with existing Chilpark development
4. Walk along Chilpark to view existing properties



## Site Location Plan (Site outlined in red):



## Proposed Site Plan:





## Proposed On-Site Public Open Space:



## Proposed Street Scenes:

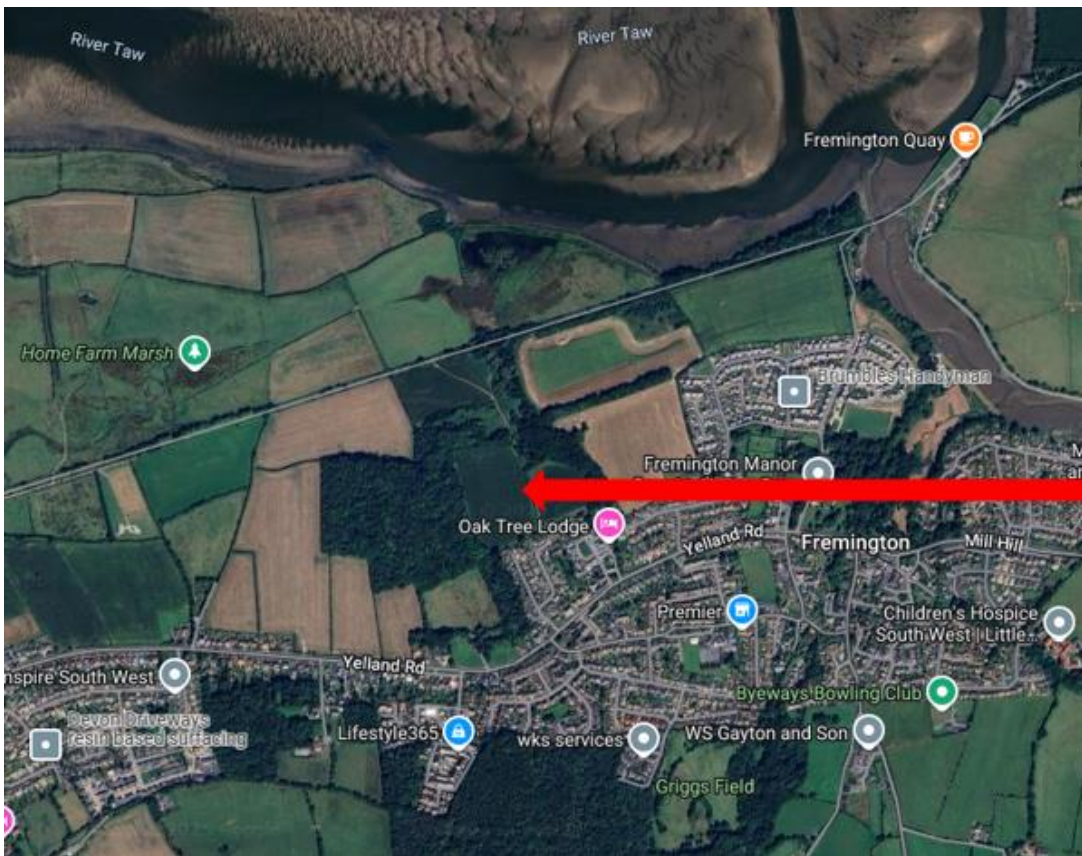




## Aerial Images:



THE SITE



THE SITE







## North Devon Council: Planning Site Inspection Summary

**Application Number:** 79268

**Site Inspection date/time:**

**Site/Application address:**

Broadlands Farm  
Saunton Road  
Braunton  
Devon  
EX33 1HG

**Application detail:** Erection of 9 dwellings for Social Rent for residents of or those with a local connection to Braunton Parish

Planning officer: Mrs J. Meakins

Location Plan attached: Y

Location of meeting point identified on plan: Y

Details for location of meeting point (eg parking/access):

Parking is available on-road within the residential roads adjacent to the site off of Saunton Road.

OS Plans 2 and 3 detail locations below:

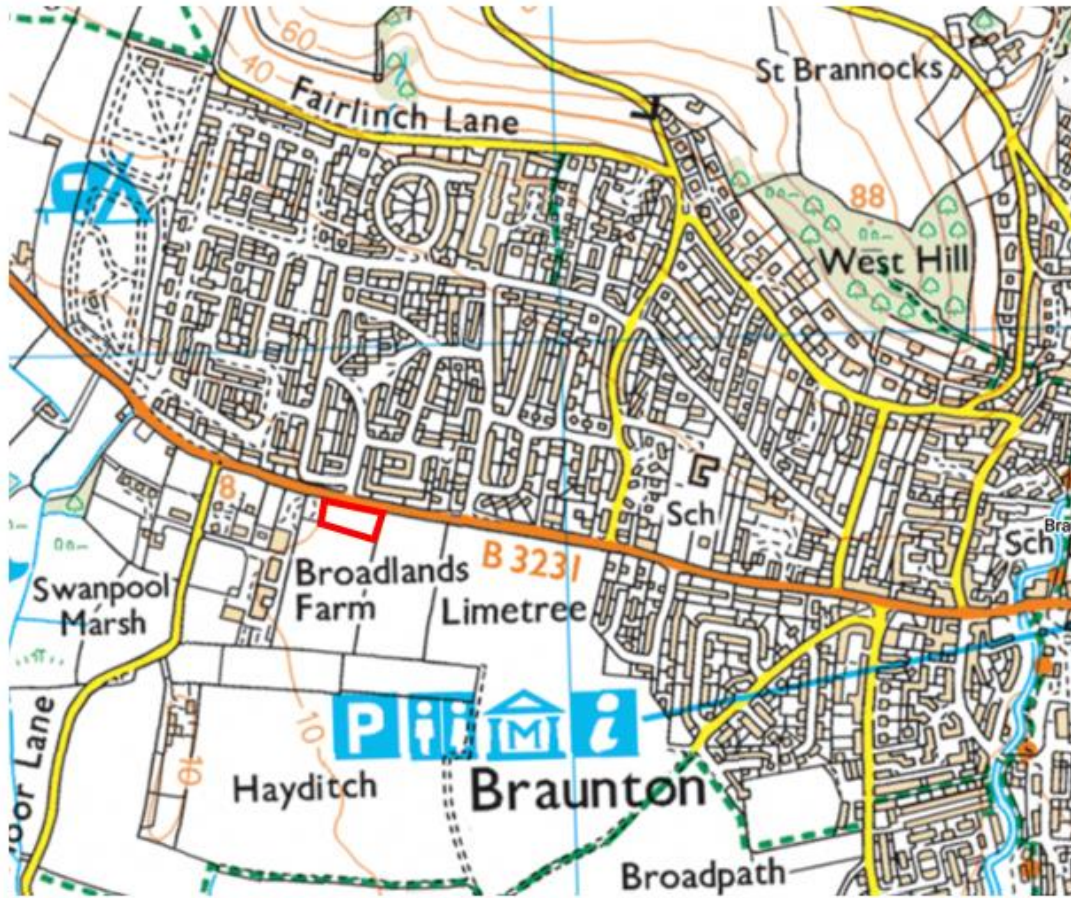
1. Meeting point for visit at field entrance on Southern side of Saunton Road
2. Walk into field to view site
3. Members proceed to top of Stallards/bottom of Willoway Lane in Saunton Park to observe elevated view of site in context.



## Plans

OS Plans (Site outlined in red)

OS Plan 1:

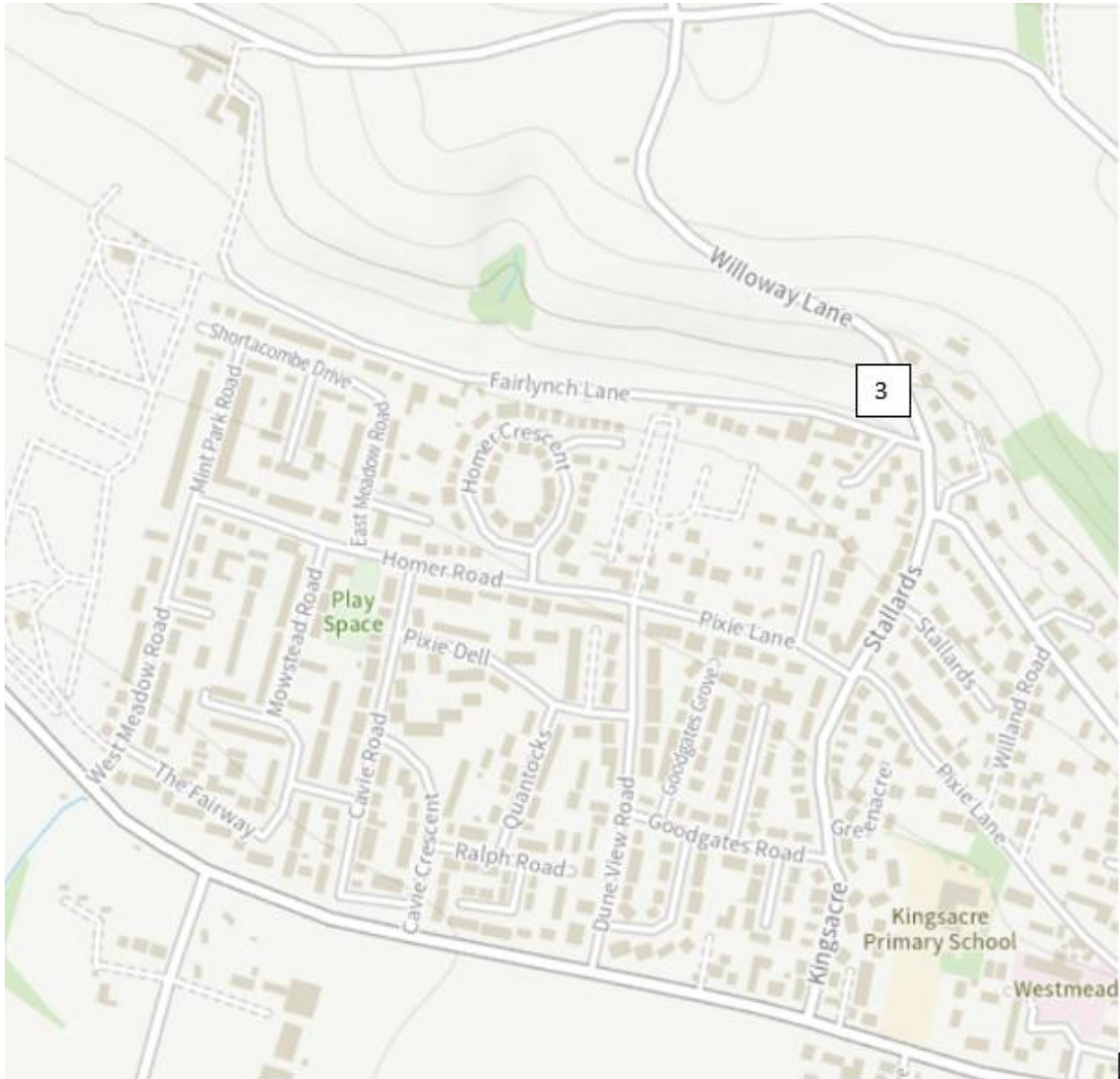


## OS Plan 2:



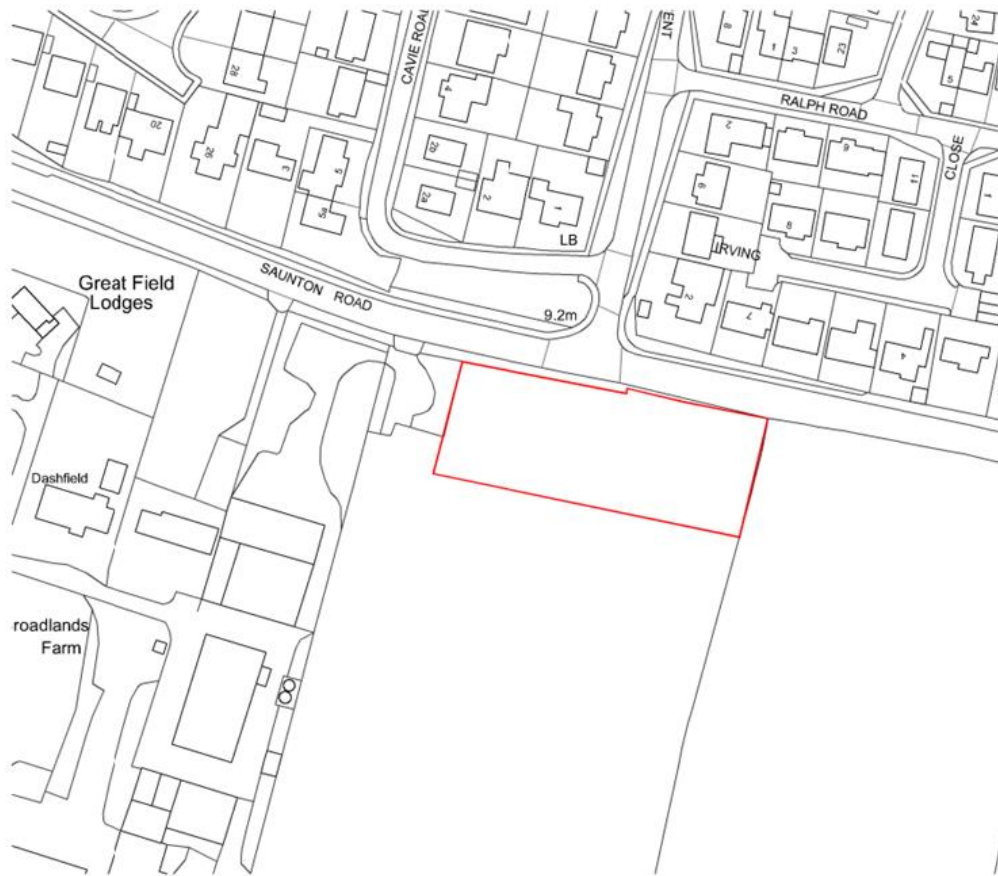


OS Plan 3:





## Site Location Plan:



22	10/12/24	Site plan submitted and approved	11/25
21	07/08/24	Final plan submitted to the Planning Committee	11/25
20	07/08/24	Final plan submitted	11/25
19	27/08/24	Final plan submitted	11/25

PROJECT TITLE  
24107 - Hartnoll Fields

DETAIL  
Site Location Plan

REGULATIONS  
24107HF - LHC - 00 - 00 - DR - A - 0101

STATUS	STATUS DESCRIPTION
S2	FOR INFORMATION

REVISION	DATE	SCALE
P3	27/08/24	1:1250 @A4

CONTRACTOR MUST CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO THE DESIGNER IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY BEFORE PROCEEDING WITH ANY WORK ON SITE.

LHC PROJECT NUMBER  
24107

**lhc design**

FACTS  
 FOR INFO  
 PLANNING  
 FOR DESIGN  
 FOR CONSTRUCTION  
 FOR OTHER



## Aerial views of site:





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To be completed by Corporate and Community Services:

**Reason for site inspection:**

Requested at Planning Committee of (date):

Minute extract from Planning Committee as above:

