

NORTH DEVON COUNCIL

Minutes of a meeting of Planning Committee held at Meeting to commence 10.00 am on site: West Yelland: Field entrance on B3233 on Wednesday, 30th November, 2022 at 10.00 am

PRESENT: Members:

Councillor Ley (Chair)

Councillors Crabb, Davies, Gubb, Jenkins and Prowse

Officers:

Service Manager (Development Management) and Lead Planning Officer (South)

93. APOLOGIES FOR ABSENCE

Apologies were received from Councillors Fowler, Leaver, Mack, Mackie, D Spear, L Spear, Tucker and Yabsley.

94. DECLARATION OF INTERESTS

There were no declarations of interest announced.

95. 74943: LAND AT YELLAND ROAD, FREMINGTON

The Lead Officer (South) identified:

- The outline of the plot on the map, and the physical boundary at the site
- The location of the public open space. This was situated beyond the site towards the river/estuary.
- The location of the proposed new site access.
- The location of the neighbouring holiday lets.

The Lead Officer (South) advised the Committee that:

- There would only be one vehicular access route to the site.
- The current access would be closed off.
- A Section 106 agreement would be included in the full application; detailing the requirement for the open space to be kept open for the public in perpetuity.
- The farmhouse across from the site, on the other side of the B3233, was a listed building. This application was noted as having 'less than substantial harm' to that dwelling.
- There would be no access from the proposed site to the Tarka trail.

In response to questions from the Committee, and Ward Member, the Lead Officer (South) advised:

- The 73 responses to the application from the public would be covered within the main report for Committee.
- There had been no objections from Devon County Council Highways.
- The maximum height was 2.5 storeys, however this would be covered under reserve matters.

The Committee viewed:

- The neighbouring land from the gate in the North East corner of the site; looking towards the estuary.
- The field to the north of the site.
- The viewpoint toward Dunelin Drive
- The location of the proposed access from the site on to the B3233. This was opposite the rear of the bungalows along Ballards Crescent.
- The pedestrian access to the neighbouring site (Barratt David Wilson Homes) from the B3233. It was noted that site had direct access to the open space and Tarka trail beyond.

Chair

The meeting ended at 10.42 am

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