

**Minutes of the Fremington Parish Council's Fremington Quay Management Committee
held on Thursday 22nd February 2018 at 2.00pm
at the Parish Council Offices, 12 Higher Road, Fremington**

- Present:** Cllrs F Biederman (Chairman), D Chalmers, R Cann, A Rennles, B Sherborne and G Turner
Mrs Victoria Woodhouse, Parish Clerk
Ms Dominie Dunbrook, Senior Economic Development Officer, North Devon Council
Tim Stapleton & Alistair Green, Stapleton Green Architects
- 7 members of the public.
- 1802/83 **Apologies for Absence**
Cllr T Wood.
- 1802/84 **Declarations of interests**
Cllr Cann declared a Personal Interest in Item 1802/88 as a North Devon Councillor, a Parish Councillor and Chairman of the Fremington Quay Environment Group.
- Cllr Biederman declared a Personal Interest in Item 1802/88 as a North Devon Councillor and a Parish Councillor
- It was noted that Cllrs Chalmers, Rennles, Sherborne and Turner also had a Personal Interest in Item 1802/88 as members of the Parish Council.
- 1802/85 **To agree the agenda as published**
It was **resolved**, with no votes to the contrary, to agree the agenda as published.
- 1802/86 **Chairman's Announcements**
None
- 1802/87 **Public Participation**
The Chairman explained that following the presentation in item 1802/88 he would open the meeting to questions from members of the public prior to Councillors.
- 1802/88 **To approve and sign the minutes of the meeting held on 18th January 2018 as a correct record**
It was **resolved**, with no votes to the contrary and one abstention, to approve the minutes of the meeting held on 18th January 2018 as a correct record. Cllr Biederman duly signed the minutes.
- 1802/89 **To receive presentation and details on the proposed development of the Water Tower at Fremington Quay in relation to Planning Application 64322**
Ms Dunbrook presented a brief background of how the project was developed through the Coastal Communities Team following an initial visioning event. Ms Dunbrook explained that the ideas and themes that were put forward at the visioning were collated into an economic plan which looks at how we use, protect and enhance the area of Fremington Quay. It was noted that the Parish Council's Chairman and Vice-Chairman had attended the visioning event but had not been consulted further. One of the projects identified through the visioning event and subsequently the economic plan was bringing the brick structure back into use and reflecting the heritage of the site. A brief was presented to the architects for a small scale potters studio with a retail element this would be for one potter to sell what is made on site and would be a small scale development. The plans had been drawn up in consultation with a potters requirements and the Local Authorities Planning and Conservation Officers. Ms Dunbrook explained that there is a footpath connection to the back of the site which they hope to improve through the project.

Mr Stapleton explained that the structure is the last remaining structure of the Quay's industrial use and the project looks to give the building a purpose providing future viability. Mr Stapleton explained the orientation and design of the proposed development and explained that there is a separate area for the kiln due to the heat produced but gave assurances that the kiln would be electric, no smoke would be omitted, a mechanical ventilation system would be used within the building and there would not be any noise from the kiln either.

Cllr Cann acknowledged that the residents of Fremington Quay were not well represented at the visioning event for the economy of Fremington but the Parish Council was and the project developed from this event. He noted that the parish is famous for pottery and the project looked to celebrate this heritage and add value to the Quay. Cllr Cann explained that it would not be a commercial operation and would urge people with concerns to visit the pottery studio in South Molton although it was noted that this held classes and the studio at the Quay would not, but would house one potter with a small retail area to sell their work. Cllr Cann explained that they were well aware of the constraints at the Quay and a Master Plan had been commissioned to look at movement at the Quay and he felt the proposals would have minimal impact on the residents.

Cllr Biederman opened the meeting to questions from members of the public.

One member of the public asked for clarification on the retail element of the proposals. It was confirmed again that it would only be for them to sell their work and they would not be looking to serve any refreshments from the site.

A member of the public spoke on behalf of the residents at Fremington Quay and explained that the building is not the former water tower it was noted that the reference was to the "water tower site" and pottery was never created at the Quay. The member of the public felt the plans were deceptive and did not show the elevation of the neighbouring house whose garden is actually higher than the roof of the building. Parking is a problem at the Quay although the real issue is the access road. Due to the access the viability of the project was questioned with most of the passing trade visiting the café being local residents; to enable the project to become viable more visitors will need to be encouraged to the area. Concerns were raised about exporting from the site to support the sustainability of the business and concerns about the empty building should the business not become sustainable. The member of the public was concerned that residents had not been consulted and drew attention to the Conservation Area Management Plan for the Quay. Concerns were also expressed about the possibility of the kiln being changed for a larger kiln in the future and how the clay slick, water and drainage would be dealt with.

Mr Stapleton explained that the proposals had been developed with the Conservation Officer and they would be looking to capture those people using the Tarka Trail and café. The proposals reflect the traditions of pottery within the parish and the Environment Agency will have the final ruling on treatment of sewage.

Cllr Cann confirmed that the Parish Council had supported the concept and any objections raised as part of the planning process will be considered at North Devon Council's Planning Committee.

Cllr Turner thought the proposal was a good idea and asked how many extra people it would bring to the area. Ms Dunbrook explained that potters would be invited to tender for the lease and would put their business case forward at that point, the studio was not intended to be a destination site but provide an employment opportunity and utilise those already visiting the Quay.



A member of the public felt that other businesses and uses of the Quay could capitalise on the project and felt that there was a bigger picture that should be considered if the micro management of the Quay was stopped with opportunities for everyone, however, he did feel an alternative site closer to the Heritage Centre might be more appropriate.


Members asked who would manage the building and it was noted that the management of the building had not been considered yet.

The Chairman thanked Ms Dunbrook, Mr Stapleton & Mr Green and members of the public for their attendance.

1802/90

Close

The meeting closed at 3.15pm.

Signed..... 

Dated 24/5/18