

**Minutes of the Extra-ordinary Fremington Parish Council Meeting  
Held on Wednesday 30<sup>th</sup> January 2019 at 7.30pm at Fremington Parish Hall,  
Higher Road, Fremington**

**Present:** Cllrs Mrs S Kingdom (Chairman), S Adams, F Biederman, R Cann (from Minute No. 1901/31), Mrs J Cann, D Chalmers, I Crawford, Groves, Mrs C McCormack-Hole and P Thorn  
Mrs V Woodhouse, Parish Clerk  
Mrs E Badcock, Services Officer  
3 representatives of the applicant's agents for planning application  
Mr K Bines, Planning Officer, North Devon Council

**In Attendance:**

59 Members of the public

1901/27

**Apologies**

Cllrs A Rennles, D Brailey, Miss L Goodger, B Sherborne and Ms Scott.

1901/28

**Declarations of Interest**

All Councillors present declared a Personal Interest in Item 1901/33 as the agent is also the Parish Council's Architect for the replacement of the Beechfield Centre and change of use of the office.

1901/29

**Chairman's Announcements**

None.

1901/30

**To agree the agenda between Part A and Part B (Confidential)**

It was **resolved** to agree the agenda between Part A and Part B (Confidential).

Cllr Cann entered the meeting.

1901/31

**Public Participation Period**

The Chairman proposed and it was unanimously agreed to allow public participation following the presentation from the applicant's agent.

1901/32

**To approve and sign the minutes of Fremington Parish Council meeting held on Monday 14<sup>th</sup> January 2019**

Copies were circulated with the agenda.

It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting held on the 14<sup>th</sup> January 2019 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

1901/33

**North Devon Council – Planning Applications**

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

*It was formally noted that participation of the Councillors who are also members of NDC in both the debate and subsequent vote (in respect of any of the above, were preliminary taking account of the information matters) was on the basis that the views expressed made available at the time to the Parish Council. The District Councillors were reserving their final views on the applications until they were in full possession of all the relevant arguments for and against*

60823 Proposal: Hybrid planning application (A) full application for the raising of the ground levels, site access works & highway infrastructure to site, (B) outline application for 280 dwellings (use class C3), 50 bed hotel (class use C1) space of up to 3000sqm employment (use class B1) space of up to 1000sqm gross floorspace; up to 2000sqm (C) all the associated infrastructure including removal of any contamination, roads, footpaths, cycleway, drainage (including attenuation works), flood defence works,

landscaping, public open space, utilities and vehicle parking and including demolition of buildings

Location: Former Yelland Power Station, Yelland, Barnstaple

Applicant/Agent: Yelland Quay Ltd

The Chairman invited the agent to present to the Council and explained that public participation following the presentation.

The agent explained that the planning consultant and ecologist for the application were in attendance. The Agent gave a summary of the last two years and explained that the application had been in the planning system for this time because at the examination of the Local Plan in 2016 the Inspector requested a review of the employment allocation for the site and questioned why it was not more of a mixed use. The Agent has been working closely with other agencies to review this and the Inspector has agreed the allocation in the 2018 Local Plan subject to some mitigations, the revised application seeks to address the allocation and create a new community.

The Chairman invited questions from Councillors. Members were concerned that similar had been promised at Roundswell and never delivered and questioned the commitment from doctors, dentists etc. to locate to this area. The Agent explained that it was too early for a commitment, this is an outline application for an all or nothing scheme and seeks to provide the commercial space. Members acknowledged that the developer was required to make improvements at the junction with the main road but asked what improvements, if any, would be made to the main road as the traffic is already unbearable. The Agent explained that they had been in consultation with the highway authority on the scheme for the last four years and were told in 2016 they would have to provide a new footway towards Instow and improvements to the junction onto the main road, however, they have not yet received any comments on the 2018 submission and are awaiting the consultation response from the Highway Authority which will then provide an indication as to the Section 106 contribution required.

Members raised concerns that the transport assessment did not appear to have been updated and stated that a journey to Barnstaple takes around 15-20 minutes, this is known to be untrue and nothing in the transport assessment appears to address the issues. The Agent confirmed that new traffic surveys have been undertaken.

Members asked for clarification on the proximity of the development to the Tarka Trail, the Agent confirmed it was about 20-30m from the first built form, the Agent further confirmed that there would be upgrades where the main road crosses the Tarka Trail

Members asked what form the community building would take, the Agent envisaged a similar set up to the Parish Hall and explained that there are other facilities on site to cater for other leisure activities and it was hoped it would be run by the community or as part of the overall management of the site.

Members queried the highways contribution again and the Agent confirmed that they were awaiting the consultation response, members asked for an idea of timescale on this and the Planning Officer outlined the process and confirmed that consultees have 21 days in which to respond, however, with applications such as this they will ask for extensions which will be agreed where possible, highways have its own process and the Planning Officer will wait for the response.

The Chairman proposed and it was unanimously agreed to suspend Standing Orders to invited Public Participation. The Chairman explained that each member of the public would be permitted to speak once only and for a maximum of three minutes.

Members of the public felt that the application should not be automatically justified just because it is a Brown Field Site. Concerns were raised about flood risk, with no reference to the predicted rise in the sea level mentioned in the flood risk assessment which was felt to be inadequate.

A member of the public raised concerns about the proposed junction on the main road and the safety issues and conflicts this will cause for the existing properties which will be effected by the new junction (around 7 properties), concerns were also raised about the blind junction of Welch's Lane just beyond.

A member of the public asked if land remediation relief was applicable to the site, the Agent was not aware. It was noted that the application provided for use classes A, A3, B1, C1 and C3, however, community infrastructure is D and there is no provision within the application for this use class and the style of the properties shown are completely out of keeping. It was also felt that several details within the documentation were incorrect.

Members of the public raised concerns about the asbestos and other contaminates on site and the cost of remedial works the Agent confirmed that the Geo Technical report submitted with the previous submission outlines how this will be dealt with and this has not altered.

Several concerns were raised about the traffic along the main road and members of the public felt it would be unacceptable to add further traffic to the area.

A member of the public questioned the levels the site is being rased by and the Agent confirmed that the site will be raised by a maximum of 8.6m above sea level so the level will be raised between 2.6m and 3m.

Members of the public asked for clarification on the number of jobs that would be created. The Agent confirmed that they have applied for a broad range an economic impact assessment has not been completed by they estimate around 200 full time equivalent positions. Clarification on the cost of the houses was also requested, the Agent explained that the market would dictate the price but they are providing 1 bed to 5 bed properties. Concerns were raised about school capacity in the area and the Agent confirmed that they are awaiting the response of the education authority which will indicate the Section 106 contribution.

Members of the public were concerned that the Local Plan had allocated housing for the whole area most of which was underway, however, it was also clear that the infrastructure to support these developments is required and this has not been delivered.

Concerns were raised about the visual impact from Heanton and Appledore and these had not been represented, it was noted that the viewpoints shown had been agreed with NDC but the Agent could provide further viewpoints if requested by the Planning Authority.

Concerns were raised about the impact on the wildlife this development would have and the rare species that are currently found in this location. Concerns were also raised about the sewage capacity.

The Planning Consultant was clear that the site had been allocated within the Local Plan and the development would happen and explained that the discussion should be about design etc.

The Chairman and Council agreed to reinstate Standing Orders.

Cllr Biederman explained that the Local Plan has been through a process and allocated the site but that does not mean that the proposal is acceptable in planning terms.

Cllr Chalmers informed the meeting that DALC is hosting a meeting on the 14<sup>th</sup> February and has asked Highways to come along and explain why they do not put in objections to these planning applications.

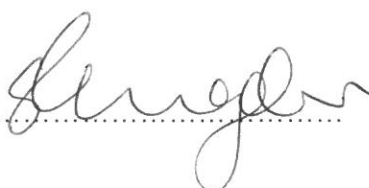
Cllr Cann explained that he had represented the area since 1976 and had been consistent in objecting to development on this site and had abstained from voting on the Local Plan due to this allocation and recommended refusal and outlined the reasons for the refusal.

**It was resolved**, with no votes to the contrary and one abstention, to recommend REFUSAL the proposal will have an unacceptable impact on the estuary and an area of international importance which is at the heart of the Biosphere and a SSSI along with an RSPB reserve. The visual impact will be intrusive on the estuary and other communities such as Heanton and Appledore and create an urban intrusion. The Parish Council is concerned at the disturbance of the asbestos on site that would be required. There is already significant development taking place within the Parish and no remedial works or proposals to deal with the highway issues and congestion within the area. The infrastructure in the area is not adequate and there are not sufficient school places to cope with the increase this development would create.

1901/34

**Close**

There being no further business the meeting closed at 8.39pm.

Signed  Dated 4.2.19