



Fremington Parish Council



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PLANNING CONSULTATION RESPONSE

Mr K Bines
Case Officer
Strategic Development & Planning
North Devon Council
Lynton House
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Barnstaple
EX31 1DG

Application: 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 floor space; 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

Fremington Parish Council response

This application was discussed by the Parish Council on the 30th January 2019.

It was **resolved** to recommend to North Devon Council that this application be REFUSED. 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.

Victoria Woodhouse
Clerk to the Council

Victoria Woodhouse BA (Hons), Clerk and Responsible Financial Officer
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