

**Minutes of the Fremington Parish Council Meeting
Held on Monday 25th April 2016 at 6.30pm at Fremington Parish Hall,
Higher Road, Fremington**

Present: Cllrs Mrs S Kingdom (Chairman), J Bell, F Biederman, R Cann, D Chalmers, Mrs J Dyson, K Groves, Mrs C McCormack-Hole, Ms M Scott and B Sherborne
Mrs V Woodhouse, Parish Clerk, Mrs E Badcock, Services Officer and Mrs L Steer, Deputy Services Officer
Mr M Steart, Woodward Smith and 4 other consultants representing the developer of the former Power Station Site, Yelland Quay

In Attendance: 107 Members of the public

A public meeting was held at 6.30pm and prior to the Full Council meeting to allow members of the public to ask questions and raise their concerns in relation to planning application 60823.

Mr Steart, the developer's agent, opened the meeting and outlined the plans to regenerate Yelland Quay. He explained that the site is allocated in the emerging local plan for employment, however, a viability test showed that housing would be required to make the development viable.

Cllr Biederman entered the meeting at 6.45pm

The consultants explained that the asbestos on site would remain in its concrete tomb buried on site and nothing would be built on this part of the site. Members of the public were further informed that any further contamination found throughout the re-development of the site would be dealt with appropriately.

Grave concerns were raised about the contamination on the site and the possibility of the concrete tomb breaking up and asbestos leaking into the water course. Concerns were also raised about the loss of habitat for wildlife, the visual impact especially on the estuary, the increase in traffic, the possibility of flooding and the lack of infrastructure to support the development.

The Public meeting closed at 8.26pm

The Council meeting opened at 8.27pm.

1604/26

Apologies

Cllrs D Brailey, Mrs J Flynn, A Rennles, G Turner and T Wood.

1604/27

Declarations of Interest

Cllr Bell declared a Personal and Prejudicial Interest in Item 1604/32 as Chairman of the Yelland Action Group.

Cllr Biederman declared a Personal Interest in Item 1604/32 as a District Councillor.

1604/28

Chairman's Announcements

The Chairman announced that there will be a public meeting on Monday 25th April 2016 in Fremington Parish Hall at 7pm to discuss the planning application which has been submitted for the Yelland Power Station Site. The Chairman also announced that an amended application for the Oakland Park South development had been received and would be discussed at the next Parish Council meeting.

1604/29

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).

PART A

1604/30

Public Participation Period

Public participation was dealt with prior to the meeting.

1604/31

To approve and sign the minutes of Fremington Parish Council meeting held on Monday 11th April 2016 as a correct record

Copies were circulated with the agenda.

It was **resolved**, with no votes to the contrary, to approve and sign the minutes of the meeting on the 11th April 2016 as a correct record. Cllr Mrs Kingdom duly signed the minutes.

1604/32

North Devon Council – Planning Application

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

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); employment (use Class B1) space of up to 6000 sqm gross floorspace; employment (use Class B2) space of up to 5,500 sqm; storage or distribution (Class use B8) space of up to 7000 sqm gross floorspace; community facilities (use Class D1) of up to 300 sqm; restaurant & café (use Class A3) of up to 300 sqm; (C) all the associated infrastructure including removal of any contamination, roads, footpaths, cycleways, drainage (including attenuation works), flood defence works, landscaping, public open space, utilities & vehicle parking also including demolition of buildings
Location: Former Yelland Power Station, Lower Yelland, Yelland, Barnstaple
Applicant/Agent: Yelland Quay Ltd

With the Chairman's consent and in accordance with the adopted Code of Conduct Cllr Bell took part in the debate but did not take any part in the vote.

Cllr Cann stated that the estuary is a world class environment which includes a distinctive combination of high quality natural and built environment assets including the coastline, landscapes, habitats, heritage and historic settlements within the UNESCO Biosphere Reserve. There would be increased highway pressures, approximately 1,057 houses have already been given planning permission within the parish, the contamination has not been adequately dealt with and there are concerns over the ecology and water quality.

It was **resolved**, with one abstention from Cllr Biederman, to recommend REFUSAL for the following reasons: -

- The residential element of the application would be visually intrusive in a largely unspoilt estuary setting of international importance.
- It would be visually intrusive on historic settlements such as Appledore and Instow.
- It would introduce an unacceptable urban characteristic to the estuary that would adversely impact on: -
 - The SSSI Designation
 - The UNESCO Biosphere
 - RSPB Isley Marsh
 - Unacceptable impact on the ecology of the Taw and Torridge Estuary

- The development does not adequately deal with the predicted future flood risks.
- It does not adequately deal with the water quality and contamination issues.
- It would create a conflict between the historic port use and the proposed residential development.
- There are already development pressures on Fremington Parish and a moratorium should be called until the infrastructure is in place.
- The site has insurmountable constraints including: -
 - Contamination
 - Impact on the ecology
 - Flood risks
 - Water quality conflict between the port use and any residential development
- The application does not provide: -
 - Any affordable housing
 - Any education funding or recognise the requirement for a new school in the Instow/Yelland catchment area

1604/33

Close

There being no further business the meeting closed at 8.33pm.

Signed Dated