

**MINUTES OF A RECONVENED EXTRA-ORDINARY MEETING OF INSTOW
PARISH COUNCIL HELD AT ALL SAINTS CHAPEL COMMUNITY CENTRE,
INSTOW ON
MONDAY 2nd FEBRUARY 2015 AT 7.00pm**

Present: - Councillor Moores (Chairman)

Councillors Champion, Crombie, Green, Mrs Hackett, Harrison and Renshaw.

Mr M Isaac (Clerk).

In Attendance: 20 parishioners/members of the public.

144 OPENING OF THE MEETING

The meeting was declared open by the Clerk.

145 APOLOGIES

Apologies were received from Councillor Johns and Vandersteen

146 COUNCILLOR DECLARATION OF INTERESTS

There were no declarations of interest announced.

147 PLANNING APPLICATIONS

The Chairman allowed a Parishioner to speak who stated that Brownfield sites should be developed before greenfield sites and that there were flooding and sewerage issues relating to the Marine Parade application. He also considered that a play area was unnecessary.

Councillor Green gave an overview of a meeting he and the Chairman and Clerk had had with North Devon Council Planning Officers to discuss issues raised at the previous meeting.

He stated

1. Status of Local Plan

The Local Plan is to be put to NDC and TDC for approval in February. The version to be considered will include recommendations for changes to the Plan following the last public consultation but there are no changes to the Instow section. There will then be a further public consultation in spring 2015 after which the planning team will look at the responses but will only make changes where new factors have been identified. The Plan will then be sent to the Secretary of State for final approval.

Until it has received final approval the Plan has no official status and the above Planning Applications will be determined without taking the Plan into consideration. The Plan will therefore not be accepted as a reason for limiting the total number of houses to 23, although the reasons for putting this figure in the Plan (e.g. over-intensification of

development) may be cited.

2. **Barton Farm out-buildings**

The suggestion that the site of the Barton Farm out-buildings could be developed for housing in place of one of the 3 proposed sites is not feasible. If a Planning Application were submitted for this site it would be considered on its merits but it cannot be considered in the context of the current Applications. Nevertheless the Planning Officers are prepared to take up this matter with Christie Estates if IPC recommends it. The fact that the out-buildings are not within the Development Boundary is irrelevant until the Local Plan has been approved.

(a) 58606 Outline Application for Erection of 10 Dwellings, Public Open Space, a Locally Equipped Area of Play, Footpath Link to the Tarka Trail and Access & Associated Works, Land North Of Marine Parade Instow

It was noted that having all of the affordable houses on one site was not a reason for the rejection of the Applications. The Planning Officers had said that this was not objectionable given that the 3 sites were close together but delivery of the affordable homes was critical, and there would be contractual obligations to provide them within stated time-frames.

The potential flooding and sewage spillage issues had been noted and would be addressed in responding to the Application.

It was also noted that the MOD had raised concerns regarding the proximity of dwellings and security issues for the Camp.

RECOMMENDED that the Application be APPROVED subject to the following conditions:

- i) Flooding and Sewerage issues being resolved satisfactorily
- ii) The concerns of the MOD and Chalet owners regarding proximity and security being addressed
- iii) That Instow Parish Council be granted ownership of the open space/play area site to enable the Parish Council to exercise control of the site and a 10-year management contract with a fee payable by the developer.

(b) 58608 Outline Application for Erection of 12 Dwellings and Access & Associated Works Land at Barton Lane Instow

Councillor Moores stated that he had called the above application to be considered by NDC Planning Committee if the Planning Officer was mindful to Approve the application.

It was noted that the Planning Officers had served an “application for consideration of further details” in relation to the layout of the above site. This has stopped the clock for up to 8 weeks as far as the determination of the Application was concerned. Following the conclusion of this exercise the Application would be sent back to IPC for a further review.

RECOMMENDED that the application be REFUSED for the following reasons:

- i) inappropriate layout; adverse impact on the setting in relation to the historic church was an important factor
- ii) adverse landscape impact;
- iii) flood risk at the north west corner of the site
- iv) the views expressed by the ND Conservation Officer as the gateway to the village

(c) 58626 Outline Application for Erection of 7 Dwellings and Access & Associated Works at Anstey Way, Instow

It was noted that objections have been raised with regard to:

- A) Privacy: dwelling Plot 1 overlooking Valeridge. The Applicant had agreed that this should be a bungalow
- B) Water run-off into the drive of Valeridge
- C) Risk of the bank falling into the grounds of Valeridge.

It was also noted that the proposed number of houses on the site was 7, whereas the number specified in the draft Local Plan was 5, and that the site area was considerably larger than that in the Local Plan.

RECOMMENDED that the application be APPROVED subject to the following:

- i) Development being restricted to the area identified in the draft local plan and to 5 dwellings in total on the site.
- ii) The issues relating to overlooking and privacy to Valeridge being addressed
- iii) Appropriate provision for surface water run-off into the road drain.)

(d) GENERAL ISSUES

- i) That the Planning Officers be requested to enter into discussions with the Applicant regarding future proposals for the Barton Farm Farm Buildings.
- ii) That the Developer be requested to make a financial contribution to Education/the School.
- iii) That the road drainage and sewerage be improved to prevent greater flooding at Barton Cross from the Barton Lane and Anstey Way developments and to eliminate sewage overflows on the land north of Marine Parade.
- iv) That it be noted that increased vehicle movements from these proposals affect not only local traffic but also commuting to Barnstaple, and recommend that the housing developments in these Applications not go ahead until appropriate road improvements have been made to speed up commuting into Barnstaple.
- v) That Pedestrian crossings be provided in appropriate locations.
- vi) Concern was expressed that the draft Local Plan indicated 23 dwellings but the applications are for a total of 29 dwellings

Chairman

The meeting adjourned at 8.45 p.m.