

**MINUTES OF AN EXTRA ORDINARY MEETING OF INSTOW PARISH
COUNCIL HELD IN THE PARISH HALL, INSTOW ON
THURSDAY 31st JANUARY 2019 AT 7.00 pm**

Present: - Councillor Moores (Chairman)
Councillors Mrs Clements, Crombie, Green, Mrs Hackett, McCrum and Stenton.

Mr M Isaac (Clerk)

Also Present: Mr Bines – ND Planning Officer

In Attendance: 18 parishioners/members of the public.

142 OPENING OF THE MEETING

The meeting was declared open by the Clerk who outlined the format of the meeting.

143 APOLOGIES

Apologies were received from Councillors Johns and Mrs Stanbury.

144 DECLARATIONS OF INTEREST

There were no declarations of interest announced

145 60823: 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 AT FORMER YELLAND POWER STATION, LOWER YELLAND, YELLAND, BARNSTAPLE

Mr Bines, NDC Planning Officer outlined the application and history to the application. He stated that the Inspector at the Local Plan Inquiry had considered the views of Natural England who were satisfied that such development could take place without harm to the nature conservation interests of the Taw/Torrige Estuary SSSI and bird species of international importance. The site was incorporated into the adopted Local Plan for development (Policy FRE 02)

The Parishioners and other members of the public were given an opportunity to ask questions and express their concerns, which included impact on historic scene of Instow, impact on SSSI,

Biosphere Reserve, wildlife, light pollution, relocation of the transformer, international importance of the Estuary, land contamination and increase in traffic along the B3233.

Parish Councillors expressed their views in light of the concerns expressed by Parishioners.

It was RESOLVED that the Parish Council recommended REFUSAL of the application for the following reasons:

- The development would be visually intrusive in a largely unspoilt estuary setting of international importance.
- It would introduce an unacceptable urban characteristic to the estuary that would adversely impact on the:
 - SSSI Designation
 - UNESCO Biosphere Reserve
 - RSPB Isley Marsh
 - Ecology of the Taw and Torridge Estuary
- There are profound concerns relating to significant contamination by asbestos on site which remain unanswered and which potentially pose unacceptable health safety risks.
- Failure to demonstrate that there is sufficient capacity in the sewerage system
- An increase in traffic along the B3233 especially through Instow during construction works, with no proposed infrastructure improvements to accommodate the substantial increase in traffic movements along an already congested road
- The application does not include any education funding or recognise the requirement for a new school in the Instow/Yelland catchment area.

Chairman

The meeting ended at 8.58 p.m.