

**MINUTES OF AN EXTRA-ORDINARY MEETING OF INSTOW PARISH  
COUNCIL HELD AT THE PARISH HALL, INSTOW ON  
THURSDAY 17<sup>th</sup> SEPTEMBER 2015 AT 7.00pm**

**Present: -** Councillor Moores (Chairman)  
  
Councillors Mrs Clements, Crombie, Green, Mrs Hackett, Harrison,  
Johns, Renshaw and Vandersteen.  
  
Mr M Isaac (Clerk).

**In Attendance:** Approximately 30 parishioners/members of the public.

**55 OPENING OF THE MEETING**

The meeting was declared open by the Clerk.

**56 APOLOGIES**

There were no Apologies.

**57 COUNCILLOR DECLARATION OF INTERESTS**

There were no declarations of interest announced.

**58 PLANNING APPLICATIONS**

The Chairman outlined the format of the meeting. The first part of the meeting would be open to Parishioners to express their views and ask questions on each of the 3 Planning Applications. The second part of the meeting would be a discussion and voting on recommendations by the Councillors only.

Councillor Green gave an overview of the amendments to the 3 applications.

He stated that following the recommendation made by the Parish Council at its meeting in February and representations made by parishioners the NDC Planning Officer had referred the issues raised to the Applicants Agent for comment.

In relation to Application 58626 the applicant had reduced the area of the site by shortening the rear gardens but had not reduced the number of dwellings. In the opinion of the Planning Officer this was not a significant change and there was still a case for limiting the development to 5 dwellings. In order to reduce overlooking to Valeridge it was proposed to erect a bungalow. The surface water run off needed to be investigated further.

In relation to Application 58606 the applicant was proposing to use infiltration techniques to deal with surface water. If this was not viable an attenuation based system would be required. It was also proposed to regrade the site to reduce the flooding risk to the chalets along the western boundary. Some of the water would then flow away from the western boundary to the ditch on the eastern boundary.

In relation to sewerage South West Water had said that the matter had been resolved as the overflow had been relocated, and had raised no objections. In regard to this matter NDC has requested further information.

The applicant has stated that in relation to the issues raised by the Army Camp the noise levels from the Army Camp fall within acceptable levels, the flood risk would not be increased and security not compromised. In relation to the Chalets the proposed parking spaces have been repositioned and appropriate landscaping measures including a hedge/fence proposed along the western boundary to reduce impact.

The applicants have agreed to Parish Council being granted ownership of the proposed play area.

In relation to application 58608 the applicants Heritage Statement concluded that the impact on the Church amounts to less than substantial harm. However, Historic England has disagreed with this statement. (This could mean a possible rejection of the application or a reduction in numbers). In relation to landscape an impact study commissioned by NDC stated that there would be no significant impact on Instow and the development could enhance the entrance to the village. In order to mitigate flooding the plans had been amended to provide a ditch along the bottom of the site and move the proposed dwellings further up the hill.

Parishioners' comments on the 3 applications:

Application no 58606-

Photographic evidence was produced of sewage contaminated water flooding in the Chalets at the weekend. The proposal by the Applicant does not take away all the water and to allow water/sewerage to pool in the field would present a health hazard. When there's heavy rain the toilet will not flush.

The Army Camp. The Applicant had stated that the issues regarding security of the Army Camp would not be compromised and there were cameras covering all footpaths and security lighting.

It was stated that there were cameras covering the field and that the ditch down the side of the field to the pumping station needed to be kept clear. The drain in the top north side of the field had been broken for years.

It was asked why there was a requirement for a playing field?

It was asked why a new footpaths was being created into the play-ground site off the Tarka trail? Concern was expressed regarding noise pollution.

It was asked are the dwellings going to be permanent or holiday homes?

Application no 58608-

The minor amendments do nothing to allay concerns

Issue was taken with the Landscape Impact report completed by Wilson Partnership on behalf of Christie's agents which give a very positive opinion on 'enhancing the entrance to the village'. Local opinion seriously disagrees with this Wilson report which is subjective

Any development in the field would immediately give a negative impact & would be out of keeping with nearby properties & create further urban sprawl

The comment in the Agents' letter of 10th August following a meeting with the Conservation Officer(CO) excludes any mention of CO's adverse comment in her report on 14th January about the effect on the 'green field marking the clear separation between Instow Town and the seaside settlement'

Repeated suggestion that Barton Farm buildings should be incorporated in local plan to provide dwellings needed

It was noted the applicants had stated that the proposed site was selected in response to NDC's decision to include it in the emerging Local Plan

It was observed that local authorities have recently refused planning applications on land designated in the local plan which therefore cannot be regarded as sacrosanct.

It was stated that since the submission of the application further planning permissions had been granted on Barton Lane and traffic flows increased.

Affordable Housing – It was stated that Affordable Housing should be provided across all 3 application sites as required by National Policy and it was asked why was the Parish Council not supporting this Policy. The Chairman stated that NDC were looking at this issue.

It was stated that the amended plans depended on a contract agreed between NDC, DCC, NDCI Ltd and 2 individuals. NDCI Ltd is a company that appears to have limited assets.

### **Recommendations by the Councillors**

#### **(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, (Amended Information) Land North Of Marine Parade Instow**

The Council in view of photographic evidence (produced at the meeting) of sewage contaminated water flooding in the Chalets at the weekend which demonstrated that the sewage problem at the site had not been resolved, as claimed by South West Water, had no confidence that the applicant's proposals in relation to flooding and sewerage issues will prove satisfactory.

The Council re-affirmed its previous decision and RECOMMENDED that the amended 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. (Agreed by the Applicant)

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

The Council considered that the views of Historic England re-affirmed the Parish Council's and residents concerns regarding the impact on the Grade 1 listed Parish Church

The Council re-affirmed its previous decision and RECOMMENDED that the amended 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. (addressed by the provision of a swale)
- iv) the views expressed by the ND Conservation Officer as the gateway to the village
- v) increased traffic following recent planning permissions in Barton Lane

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

The Council re-affirmed its previous decision and RECOMMENDED that the amended 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**

The following general issues were re-iterated.

- 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 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 finished at 8.55 p.m.