

**MINUTES OF AN EXTRA ORDINARY MEETING OF INSTOW PARISH  
COUNCIL HELD AT THE NORTH DEVON YACHT CLUB, INSTOW ON  
THURSDAY 5 MAY 2016 AT 7.00 pm**

**Present: -** Councillors Mrs Clements, Crombie, Mrs Hackett, Renshaw and Vandersteen

Mr M Isaac (Clerk) and Councillor Biederman DCC.

**In Attendance:** 20 parishioners/members of the public.

**17 OPENING OF THE MEETING**

The meeting was declared open by the Clerk.

**18 APOLOGIES**

Apologies were received from Councillors Green, Johns and Moores.

**19 APPOINTMENT OF CHAIRMAN OF THE MEETING**

In the absence of the Chairman and Vice Chairman the Clerk sought nominations for a Member of Council to Chair the meeting

It was RESOLVED that Councillor Vandersteen be appointed Chairman of the meeting.

**20 DECLARATIONS OF INTEREST**

There were no declarations of interest announced

**21 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), EMPLOYMENT (USE CLASS B1) SPACE OF UP TO 6000 SQM GROSS FLOOR SPACE, 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 USE 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 DEFENCEWORKS, LANDSCAPING, PUBLIC OPEN SPACE, UTILITIES & VEHICLE PARKING ALSO DEMOLITION OF BUILDINGS, FORMER YELLAND POWER STATION, LOWER YELLAND, YELLAND, BARNSTAPLE**

The Chairman outlined the purpose of the meeting which was for the Parish Council to decide on its response to be sent to the Planning Department at North Devon Council in relation to the above Planning Application.. He stated that, Parishioners would be invited to give their views after which the Council would discuss the matter and formulate its response.

He pointed out that the Parish Council had three options:

- a) To recommend acceptance of the Application
- b) To recommend refusal, giving reasons
- c) To recommend acceptance but with amendments or conditions; again, it is necessary to give reasons.

He stated that there were 4 main areas of concern:

- a) Contamination
- b) Transport issues
- c) Visual and Environmental Issues
- d) Social issues – Lack of Affordable homes, Job creation and Schooling.

The Parishioners and other members of the public were given an opportunity to express their concerns, namely impact on historic scene of Instow, impact on SSSI and Biosphere, International importance of the Estuary, land contamination and flooding issues with the raising of the land.

Parish Councillors expressed their views and raised the concerns expressed by Parishioners.

It was RESOLVED that the Application be REFUSED 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 the historic settlements of Instow, Appledore and Braunton
- 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
- There are profound concerns relating to significant contamination of asbestos on site which remain unanswered and which potentially pose unacceptable health safety risks.
- The development does not adequately deal with the predicted future flood risk and the raising of the levels would exacerbate the flood risk by displacing the water elsewhere
- 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
- An increase in traffic along the B3223 especially through Instow during construction works with no proposed infrastructure improvements to accommodate the vast increase in traffic movements along an already congested road
- No evidence in the application that jobs would be created following any development of the site.
- The site has insurmountable constraints such as:

Contamination

Impact on the ecology

Flood risks

Water quality conflict between the port use and residential use

- The application does not include
  - Any Affordable Homes
  - Any education funding or recognises the requirement for a new school in the Instow/Yelland catchment area.

Chairman

The meeting ended at 7.45 p.m.