

**STOKE FERRY PARISH COUNCIL**  
**Minutes Subject to the Approval at the next Meeting**  
**Extraordinary Meeting of the Parish Council**  
**Wednesday 26 September 2018 at 7.00 pm**  
**Stoke Ferry Village Hall**

**Attendance:**

Cllr Sue Lintern	Chair
Cllr Jim McNeill	Vice Chair
Cllr Daphne Clements	
Cllr Trudy Mann	
Cllr Shirley Cordner	
Cllr Kit Hesketh-Harvey	
Cllr Gail Reeve	
Cllr Grant Tomkins	
Helen Richardson	Parish Clerk and Financial Responsible Person

**Also, in attendance:**

Cllr Colin Sampson Borough Council of Kings Lynn and West Norfolk  
Mr Chris Philpott Footpath Warden

**Members of the Public: 48**

**198/18 Apologies and Welcome**

There were apologies received and accepted from Cllr Mandy Leamon.

**199/18 To Receive a Presentation from 2Agriculture Representatives Regarding Proposed Housing Development on Land at Furlong Road (Stores Area) and Land at Lynn Road (Mill)**

The Chair shared that the purpose of the meeting was to share current ideas for the development of the mill for housing but that the mill had advised that it was not at the planning stage currently.

Gavin Berry, the Managing Director of 2Agriculture thanked the Stoke Ferry Parish Council for hosting them at the meeting as an opportunity to present their ideas on the future of the mill site in Stoke Ferry and this was because of a feasibility study they had undertaken. Gavin introduced David Onions, of the Pegasus Group and Shaun MacCarthy from Amber Residential working for 2agriculture on the project, they presented making the following points in their presentation:

- From 2Agriculture's point of view they didn't believe the centre of the village was an ideal site for their business and to move sites they would need to understand the real value of the site and to how best to maximise its value.
- They wished to outline the proposals and also wished to understand the thoughts at this early stage of the Stoke Ferry Parish Council.

- There was the mill site at the centre of the village and the storage facility on the outskirts to consider.
- There were potential options to bring forward residential developments on both sites, though the mill site had substantial remediation and cart-away costs, contaminants and other factors borne by development. The site encompassed green space which the intention was to bring in as a composite of the site.
- In terms of detail they had tried to achieve an ideal potential capacity of 52 homes on the mill site, and if the planning application is submitted there wouldn't be the level of detail shared with the public on the board's as displayed, as it would be an outline planning permission. This process had been undertaken to understand the general capacity for homes on the residential development.
- The storage site would involve the same considerations and there would be an outline application and a principal for capacity for the site.
- There would be several supporting elements to consider over both sites such as ecology, existing trees, transport and traffic in support of the planning applications. Some tentative surveying had taken place on ecology due to it be seasonal led.
- As well as discussions with the Parish Council they would be discussing with other parties' such as Highways and the Borough Council and would be looking to draw up a more specific scheme and come back to the community for a full public consultation in the village hall. There would be leaflets to each household and a website.

The Chair thanked the mill representatives for their presentation and advised that she would now open discussions up for the Parish Council only, and public after. The Chair confirmed it was not to confirm or object. The Parish Council made queries and comments with the following responses from mill representatives:

- Thanks, was given to the representatives for coming along to a meeting and consulting with the Parish Council. An architect familiar with the local area was introduced to the mill as an offer to provide opinions going forward and what would suit the village and West Norfolk best and in terms of the need for affordable housing.
- Following a query Gavin advised that a timetable for the schemes depended on planning and if there was support for planning then they would be able to advance their plans over the next three years as a minimum timeframe to be able to relocate the mill.
- Employees would be re-located and discussions would take place with them.
- There was no land secured currently for the mill to relocate to.
- Gavin advised that no agreement would be agreed until they could be assured that they could maximise the sites.
- There was no affordable housing identified currently at this initial stage which was only a testing exercise for capacity of homes, and they would be led by Borough Council and comply with that policy position of 20% affordable housing to a scheme, but the cost of the relocation of the mill needed to be the driving force. If this wasn't achievable the scheme would be discussed with the Borough Council.

- The mill would discuss the listed buildings along the front of the mill with the Borough Council and Historic England but there was no further update at this time.
- The development needed to be a viable scheme to relocate the mill and there may be an opportunity to include business units, but a mix of residential and commercial may not work side by side and they were unable to say they were envisaging replacement employment potential.
- A comment was made to the mill representatives if there had been any thoughts around the legacy that they were leaving behind.
- The mill representatives advised that there were no other options, it was either that the mill remained and was refurbished and an investment of plant, or it was relocated and sold for housing development.
- Following a query about if there was a discrepancy between relocating and staying, the Parish Council were advised that there was a higher upfront capital investment for housing, and what was best for the village was important, and a refurbishment of the mill was a lower capital cost, but it was not a preference for the business.
- A comment was made to the mill that more housing, if there was not enough parking provision, could make it difficult for buses and that potential traffic issues were a concern. There was also concern that a bigger population in the village and the school and doctors also come into that provision issue. The mill representatives advised that they would have to provide a community infrastructure charge (CIL), and that would cover schools, the development would contribute to the Education Authority if that was needed and the Parish Council would get 15% of that receipt. The Chair advised that it was capped at 50k for any one year as Stoke Ferry has no Neighbourhood Plan in place. A point was made that the provision of housing could help the school to expand and increase its viability.
- Work would be done around flood risk assessment for both sites with any schemes agreeing with the local authority.
- It was too early in the scheme to discuss building methods, but it was likely to be traditional, though that is not to say that part of the site could not be green, but that would probably be discussed further down the line in detailed design.

The Parish Council concluded their queries and the Chair opened queries to the public, which were answered by the mill as follows

- In answer to a member of the public queries about what their cost drivers were, the mill advised that they were a private business and funds generated did benefit shareholders, and if the relocation of the mill would be a massive investment on which they needed to make a commercial return.
- It wasn't their intention to leave the site derelict as it wouldn't be in their interest as they wouldn't be generating any funds from the land and if there was outline approved by the Borough Council then that provided a value for the site. Then after it is marketed to gauge developer interest around purchasing the land, the developer would make a reserved matters planning application with more details.
- There were several factors that fed into what was a suitable housing capacity including what the Borough Council believes. 2Agriculture and the Borough Council will consider what fits with the local area.

- A Viability Assessment hasn't been actioned at this stage and, in terms of numbers, a commercial developer wouldn't necessarily build 4-bedroom houses if there was no viability of sale and if something different was put forward that could increase the number of starter homes.
- 2Agriculture intend to leave the site clean, but the risk of asbestos and any other remediation would be for the developer.
- Following a query from the Parish Council. Gavin Berry confirmed that the Environment Agency's permit did contain condition of environmental nature that if they leave the site, and they would still need to put it back as they found it.
- A member of the public commented that there were also two fields within the development scheme, and to have that built on didn't seem like the right thing for them to do. The mill confirmed that there had been ecology surveys within the field.
- Regarding a query regarding the listed buildings off the High Street owned by the mill, Gavin advised that the work would be carried out and they were awaiting quotes, there was some insulation work to be done and roof repairs. There was no date as to when the work was to be done but it was in hand. The mill confirmed that the sale of the listed buildings would be part of the scheme.
- A member of the public expressed concern for impact on the village with more of a need for doctors' surgeries. The mill advised that the Borough Council had an infrastructure charge which covered medical and education facilities, and, if the Borough Council can justify the need for infrastructure, a S106 Agreement could be used to meet that requirement.

Following a query from the Parish Council the mill confirmed they would be happy to review a local sustainable development idea for consideration within their scheme.

The mill advised that there may be a potential for building plots to be sold as self-build plots and they could explore that as part of the details for the design process.

The mill agreed that if anyone had any queries that they could contact them direct.

The Chair thanked the mill representatives for attending the meeting and looked forward to receiving information on how it progresses.

**200/18**      **Date and Time of Next Meeting** – Ordinary Parish Council meeting on  
Wednesday 3 October 2018

**Meeting closed at 7.46 pm**