

**The minutes of the Parish Council Meeting held at the Village Hall, Fenny Compton on 2<sup>nd</sup> January 2018 commencing at 7:45pm.**

**Present:** Jon Dutton in the Chair, Derek Carless, Neil Andrew, Michael Guest, Sam Parkes, Ian Hartwell, Parish Clerk Lisa Andersson and members of the public.

1. **Acceptance of Apologies:** Cllr Bob Stevens, Cllr Chris Williams.
2. **Declaration of Interests:** None.
3. **Dispensations:** None
4. **Open Forum:** Various residents spoke about their concerns with regards to the proposed development. No residents were in favour of the proposed development. The issues raised were as follows:

1. Residents of Grants Close were concerned regarding how the run-off water would be dealt with. It was felt that if the development went ahead and the run-off water was not adequately dealt with it would potentially result in additional flood risk to the residents in Grants Close, as well as the rest of the village. The concern over additional flood risk was shared by the rest of the residents of the village and was brought up at various stages of the meeting. It was noted by a councillor that the WCC is objecting to this proposed development on the grounds that they have not taken sufficient steps to prevent additional flood risk to the village.

There were additional concerns over who would be responsible for maintaining the ponds that have been proposed to deal with the flooding once the development is completed. Would the cost then fall to the Parish Council to maintain the flood prevention measures?

2. It was felt that the proposed properties would also look directly onto the houses of Grants Close – thus detracting from their privacy, as well as blocking out the residents light, particularly in the winter months.

3. Pedestrian safety was considered a concern. There is no footpath that would lead from the development. If a footpath was put in to deal with this issue, pedestrians would still need to cross the road to get to it, creating further risks for pedestrians.

4. It was felt that based on the Core Strategy that Fenny Compton would have provided more than adequate housing needs once the Compton Buildings site is developed (and this is looking likely to proceed in the near future). These additional homes would put the village well within the required quota for the next period. The Compton Buildings development also utilises a Brownfield Site, whereas the proposed development West of Avon Dassett is a Greenfield site. It needs to be confirmed that WCC are counting Compton Buildings as part of the requirement in meeting the Core Strategy.

5. Grants Close residents also feel that vehicle access to and from Grants Close is difficult currently (as it's a blind corner), but will be made more so by the increased traffic that would result from the proposed development.

6. It was noted that as this planning application was thrown out last time, surely it would be this time too? The Chair noted that although the new application has been seen as trying to deal with some of the previous objections, it certainly had not addressed the bulk of the issues. The Parish Council noted that it cannot be certain of the same outcome.

7. Residents wondered whether the individual objections would be taken into account when the decision is made. It was felt that they would add weight to the decision, particularly if the objections were made in a manner that challenges specific issues related to the planning application. It was felt that the more residents that objected on the ePlanning portal, the more weight it would gain when the decision was made.
  8. Some residents felt that the application doesn't take into account the general impact that the proposed development would have on the village.
  9. The ecological survey was deemed as having been inaccurate in terms of the impact the proposed development would have on the environment.
  10. The lights from the proposed development were also seen as having a negative impact on the environment for the villages.
  11. Increased traffic through the village is also seen as a concern. It was pointed out that although residents can include the traffic issues in their objection, unfortunately this would not be viewed as a planning consideration by the planning committee who make these decisions.
  12. A resident enquired about the appeals process. The Chair responded that if a decision goes to appeal, it was easier to turn down the appeal due to having the Core Strategy as a working document to help to make the decision.
  13. The detrimental effect on the setting of the Ancient Monument of the Hill Fort and the Grade II listed buildings around the proposed site also needs to be noted. Historic England has already responded to the planning application noting that unless there is a trade-off showing multiple benefits to the community to offset the detriment to the area that would follow the site being developed, it was not seen as a favourable development.
  14. A question was raised regarding who would be responsible for maintaining the ridge and furrow post development, should the development proceed? It was suggested that this should be included in S106 agreements, but would need to be looked at.
5. **Chairman:** Reason for Calling the Meeting - To discuss the planning for Outline Application for the erection of up to 39 no. dwellings (all matters reserved except for access), Land West Of, Avon Dasset Road.
  6. **Planning Consultation: Application Reference: 17/03520/OUT** – The Parish Council decided that based on the feedback from the discussion in the Open Forum, as well as from the Parish Council's response to the previous application for the same site and subsequent investigations, that a response would be formulated by the Chair, and then be circulated for agreement by the other councillors before responding to the application.
7. **Date of Next Meeting: 15<sup>th</sup> January 2018.**

The meeting closed at 20.33.