

The minutes of the Parish Council Meeting held at the Village Hall, Fenny Compton on 3rd September 2018 commencing at 7:45pm.

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

1. **Acceptance of Apologies:** Cllr Bob Stevens and Cllr Chris Williams.
2. **Declaration of Interests:** Cllr Sam Parkes and Cllr Jon Dutton declared prejudicial interests in planning application **18/02234/FUL**.
3. **Dispensations:** None
4. **Open Forum:** Jon Dutton gave some background information regarding the Compton Buildings application (18/01097/OUT).

The original application was for 76 units and some light industrial units. The most recent application was for 80 houses on part of the land. This application is still under consideration. It is believed that a revised application will be lodged, dealing with some of the current concerns. The application we are looking at tonight will be for a further 20 homes. This will take Fenny Compton to 128 houses of our allocation as a local service village, and we are only required to provide 84. There is a 35% social housing contribution for these applications. The housing needs survey identified a requirement of 9. This would take us well over the requirement for affordable housing.

A resident noted that the application lacked any provision for low cost local housing. Cllr Dutton assured him that there was provision in the application. It was noted that the element of light industrial units that was part of the original outline planning permission appears to have disappeared. The Homes England representative who presented to the village in 2017 seemed to think that there was no need for this, in spite of the local residents saying they felt it was important in order to provide local jobs for the residents. It was felt that not enough research had been done into this issue.

Another resident asked whether change of use would be required due to the fact that there will no longer be any light industrial sites provided. Whether this would be required or not was not clear.

It was asked if there were any demand within Fenny Compton for business units. Homes England said they felt that there was no requirement for this as no one had shown any interest in the previous industrial buildings that were on the site. Cllr Guest noted that Homes England had a brief purely to build housing on this site. As part of the Neighbourhood Plan a business survey will be done, ascertaining the needs of the businesses in the village, but it probably would not be completed in time to be of use in responding to this application.

A question was put forward asking whether there would be a buffer between the railway line and the new houses.

There was concern that if the application for the additional 20 houses is refused, would it mean that future proposals could be for more homes than the current application is proposing. Also, would it be better to support the 20 additional homes, so that the disruption from building was contained to one period, as opposed to refusing to support it, and having to endure further disruption when the site is developed further down the line?

Would there be additional S106 monies made available for the additional homes. It was thought that there should be additional money available.
It was believed that there has been provision made for flood alleviation.
What precedent would be set if the Parish Council supported this planning application if part of this application fell outside of the built up area boundary. Cllr Dutton was under the impression that only phase 1 fell within the new built up area boundary. Therefore agreeing to this phase could have implications down the line for further applications outside the new built up area boundary.
Cllr Dutton summarised the concerns raised, in order to formulate the Parish Councils' response to the planning application (18/01097/OUT). A clear majority of the residents present at the meeting were against this planning application.

5. **Planning Consultation:**

i) Application Reference: 18/02425/TREE: T1 holly – Fell, T2 – holly – Fell. The Hollies, Church Street. No representation.

ii) Application reference: 18/01097/OUT: Outline planning application for the construction of up to 20 dwellings (all matters reserved except for access). Compton Buildings, Station Works. Object.

iii) Application reference: 18/02234/FUL: Two storey rear extension, convert existing garage into habitable rooms and convert existing carport into new garage. 1 The Willows, High Street. No representation.

6. **Date of Next Meeting: 17th September 2018.**

The meeting closed at 20:36