

Fenny Compton Parish Council

Minutes of an Extraordinary Meeting Of Fenny Compton Parish Council Held at Fenny Compton Village Hall, Fenny Compton on Thursday 4th August 2022 At 7.30pm

PRESENT: Parish Councillors: Samantha Parkes in the Chair, Alan Payne, Derek Carless and Roly Whear

IN ATTENDANCE: Parish Clerk Lydia Cox

2022_08_01: Apologies

Apologies were received from Parish Councillors Jon Dutton, Emma Briscoe and David Johnson and were **accepted**

2022_08_02: Declarations of Interest

None

2022_08_03: Requests for Dispensation

None received

2022_08_04: Open Forum

There were six members of the public in attendance to listen to the discussion regarding the planning proposal

Comments from the members of the public were:

The village has already achieved the number of new houses expected – surprised that it has been raised at all. Three applications have already been refused due to affecting the infrastructure of village and being outside of the Built Up Area Boundary – why is this any different?

The application is limited on detail – ‘Custom’ self-build. Developer will dictate what each house looks like so is it really self-build? Therefore, 12 houses same as everywhere else? It is a ‘development’ under a different name

A Development would be relatively quick but there is no time limit with self-build. The period of time of disruption could be years. The current access way is not wide enough for two cars

Speed limit – Cars already going more than 30mph. Likely to have increased traffic, therefore more likely to have accidents

How has it been allowed to be resubmitted? Councillor Carless responded to say that there is significant demand for self-build across Warwickshire (but not in Fenny Compton) and therefore more likely to be approved as it has been reworded. SDC had previously identified as a development site, but it has now been removed

Consensus from open forum is that it should be ‘objected’ to plus already have 100 houses being built

2022_08_05: Planning Consultation – To consider the following planning application:

(i) Application Reference 22/02138/OUT: Outline planning application for 12 self/custom build dwellings with all matters for approval except for the appearance, landscaping, layout and scale of individual self/custom build plots Land Off (North), Station Road, Fenny Compton

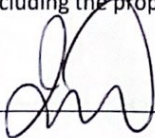
Councillor Payne noted that there is no flood risk from this site

Councillors questioned whether there is any reason not to remove barn – barn owls and bats nesting?

Councillors **agreed** to **Object** to the application on the basis of:

- This proposal is outside the Built-Up Area Boundary that has been defined for Fenny Compton in SDC’s draft Site Allocations Plan and as such extends the physical confines of the village
- Since the start of the SDC Core Strategy period (2011), planning permission has been granted for 129 properties in the parish (including the proposed developments at the former Compton Buildings site), against

Signed _____



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- a Core Strategy allocation of 84. The proposed development is well in excess of the number of homes allocated to Fenny Compton
- The current SDC draft Site Allocation Plan has removed the previously earmarked reserve housing sites (including this proposed site off Station Road) in Fenny Compton parish
 - The applicant claims 'there is a pressing need for self-build plots in the district', however there is no evidence for this in Fenny Compton. It is not evidenced by the housing needs survey that was recently undertaken and was not a requirement captured through our recent Neighbourhood Development Plan survey which had a response rate of 73%
 - The Parish Council are also concerned about the proposed access to the development, for both construction traffic, and future residential traffic. The proposed entrance is very narrow and would impinge on current residents of Thompsons Field

See appendix 1 for the final wording

2022_08_06: Date of next meeting

The next meeting is an Ordinary Meeting scheduled for Monday 19th September

MEETING CLOSED 20.25

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Appendix One: Final Submission to SDC

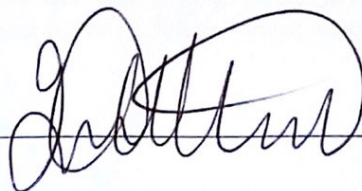
Fenny Compton Parish Council wishes to OBJECT to the above planning application.

We note that previous planning application 16/00990/OUT was previously refused permission and refused on appeal in 2017

We summarise our reasons to object to this application as follows:

1. Policy AS.10 (Countryside and Villages) of the adopted Core Strategy establishes that, within the rural part of the district, residential development should comprise small-scale schemes located within the physical confines of a settlement. This proposal is outside the Built-Up Area Boundary that has been defined for Fenny Compton in SDC's draft Site Allocations Plan and as such extends the physical confines of the village.
2. Similarly policy CS.15 (Distribution of Development) establishes that, for Local Service Villages such as Fenny Compton, residential development should comprise small-scale schemes located within the physical confines of the village. This proposal is outside the Built-Up Area Boundary that has been defined for Fenny Compton in SDC's draft Site Allocations Plan and as such extends the physical confines of the village.
3. Since the start of the SDC Core Strategy period (2011), planning permission has been granted for 129 properties in the parish (including the proposed developments at the former Compton Buildings site), against a Core Strategy allocation of 84. The proposed development is well in excess of the number of homes allocated to Fenny Compton under policy CS.16 (Housing Development)
4. We also note that the current SDC draft Site Allocation Plan has removed the previously earmarked reserve housing sites (including this proposed site off Station Road) in Fenny Compton parish. SDC's stated reason for this removal is that the parish has exceeded its dwelling requirement (84) identified in Core Strategy Policy CS.16.
5. The applicant claims 'there is a pressing need for self-build plots in the district', however there is no evidence for this in Fenny Compton. It is not evidenced by the housing needs survey that was recently undertaken and was not a requirement captured through our recent Neighbourhood Development Plan survey which had a response rate of 73%.
6. The Parish Council are also concerned about the proposed access to the development, for both construction traffic, and future residential traffic. The proposed entrance is very narrow and would impinge on current residents of Thompsons Field

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