

Compton Parish Council

Chairman: Dave Aldis

Clerk: Sarah Marshman

MINUTES of the PARISH COUNCIL MEETING

Held on Monday 6th June, 2016 at 7pm in the Wilkins Centre, Burrell Road.

Those present: Councillors D. Aldis (Chair), M. Birtwistle, P. Burnett, L. Moss, M. Pinfold, R. Pinfold, K. Simms, A. Strong and I. Tong.

In attendance: The Parish Clerk, Mark Bassett from Freeths LLP and 32 members of the public.

The meeting started at 7pm.

3871 Apologies for absence

Apologies were received from Cllr. I Tong.

3872 Any declarations of pecuniary interests by members or the Clerk

KS declared an interest on planning application 16/01418/OUTMAJ.

The chairman altered the running order of the meeting to ensure that the items of interest to the members of the public attending were ordered together.

3874 To approve the minutes of the Parish Council Meeting held on 9th May, 2016

It was resolved that the minutes be accepted as a true record and they were signed by the Chairman.

3875 Matters arising from the minutes of the Council Meeting on 9th May, 2016

There were none.

3873 To receive: Questions or comments from members of the public

Representations from any member who has declared a pecuniary interest

The public wished to discuss planning application 16/01418/OUTMAJ Land at Old Station Business Park, High Street, Compton.

The following points were discussed:

- The address information is incorrect, using the postcode for Yew Tree Stables;
- The site is within 20 meters of a main river (The Pang);
- The number of houses has increased since the consultation – and this could increase further as this application is only for outline permission;
- The site is outside of the settlement boundary;
- The application is contrary to the DPD and WBC strategy;
- The council was asked what plans they had for the use of CIL money, the council confirmed that, as CIL has only recently been introduced, they have not yet devised a specific plan, however, the new burial ground is the big project they are currently investigating;
- The corner on which the new roundabout may be sited is dangerous and the cottage next to this has had a variety of vehicles through their garden wall over the years.

.....
Chairman

.....
Date

Mark Bassett from Freeths LLP (representing the applicant) spoke and answered questions. The following points were discussed:

- He noted that the general feedback from the consultation in April showed there was significant opposition to the principle of building on green land;
- The number of houses was increased in order to provide more affordable housing, with 18 houses for market and 17 for affordable housing (up from 12 in consultation documents);
- The aim is to ensure 5-10 of the affordable houses are for residents of Compton or those with direct links to Compton by providing them under a rural exception site. The ability to do this was queried as rural exception sites are only granted when the whole site is included;
- Planning policy states that in new developments, 40% of housing must be affordable housing, the current number of affordable houses goes above the number required by this policy;
- Concern was raised about the proposed mini roundabout as this would mean that school children would need to cross more roads to reach the school. It would also cause urbanisation as street lighting would be required. The council has previously looked at mini roundabouts for traffic calming, but they are not sympathetic to a rural location;
- There is a memorial bench and some trees on the land that would be lost by the installation of the roundabout. The developer confirmed they would need to move the bench and consult the family;
- It is thought the statement that 15 cars would enter/exit the site during peak hours was a significant underestimate for 35 households. Especially due to the very limited level of public transport available. The existing flow of traffic in the village had not been surveyed for the application;
- Some of the trees in the field have TPOs and it is believed red kites and bats are present in the field;
- The developer suggested there are two ways to deliver the affordable housing, either to provide the land to the parish council who can then liaise with a social landlord or for the developer to remain involved and get the parish council involved in nomination rights on the properties;
- The flood warden suggested that objecting on the grounds of inadequate sewage capacity was incorrect as the sewage pumping station can increase pumping by a factor of 4 when the surface water is up;
- The parish council is looking at commissioning its own housing needs survey and encourages everyone in the village to fill it in;
- The split in housing is planned as 6x 2 bed, 17x 3 bed, 9x 4 bed and 3x 5 bed;
- The drainage from the accumulation basin at the south west corner is fundamentally flawed as the drainage is aimed to flow north to the Roden when drainage from the site goes south towards the Pang;
- The plans do not show conservatories on five houses in Yew Tree Stables, these are not taken in to account in the distances from the site;
- There are no front elevations of the site so the public is unable to picture what the site will look like from the High Street;
- The development is in an elevated position in relation to the village;
- The main reasons for objections were summarised as: the site is in an AONB, it is outside of the settlement boundary, there is enough development planned in the village with the development of the Institute site, the roundabout will cause urbanisation.

3876 To receive a report from our District Councillor

VvC recently brought Nick Carter, chief executive of West Berkshire Council, to view the village. They visited the sports hall, which he agrees is in need of development. Some funding has been raised for this by The Downs School, but significant further funding is required. NC also looked at

.....
Chairman

.....
Date

the potential of a 20mph limit and indicated this may be suitable but would take some time to implement. They also visited the surgery but nobody was there at the time.

3889 Planning Applications

a) To consider the following new applications:

KS left the room whilst application 16/01418/OUTMAJ was discussed.

App. Ref.	Location	Proposed Work	Recommendation
16/01418/ OUTMAJ	Land at Old Station Business Park, High Street, Compton	Outline application for the construction of up to 35 dwellings (including 17 affordable dwellings), informal public open space, surface water drainage, vehicular access and associated works. Matters to be considered: Access	OBJECT
<p>Comments: Compton Parish Council OBJECTS to this application. Their reasons for objecting are as follows:</p> <ol style="list-style-type: none"> 1. The development is outside of the settlement boundary; 2. The development is within the AONB and the conservation area and is detrimental to both; 3. This development is over and above the housing allocation for Compton in the DPD; 4. There is poor road access to Compton; 5. The proposed roundabout would require lighting – this would have an urbanising effect in a rural village; 6. There is an elevated flood risk in the lower area of the site – please see the report from the parish Flood Warden, Peter McGeehin, for further information on this; 7. We believe the number of traffic movements is underestimated; 8. The development would result in the loss of a green field site and would impact on public amenities e.g. the public right of way; 9. The current plans have no reference to the trees on the site that have TPOs; 10. There are red kites nesting in the field and bats are also found on the site. 			
16/01105/ HOUSE	Nielia, Downs Road, Compton, RG20 6RE	Front porch extension, rear minor extensions to create games room and extended dining area. Roof alterations to allow for new works and re-roof.	NO OBJECTIONS
16/01150/ FUL	Woodlea, Newbury Road, Compton, RG20 7RJ	Demolition of existing dwelling and outbuildings and replacement new dwelling, enhanced landscape and associated works.	NO OBJECTIONS
16/01373/ FUL	The Bungalow, Uplands, Downs Road, Compton, RG20 6RE	Section 73a: Removal of condition 2 of approved reference 114391: Detached bungalow.	NO COMMENT
<p>Comments: The parish council does not feel it has sufficient understanding of the issues to comment.</p>			

b) To consider whether to request our District Councillor call in any planning applications to the Western Area Planning Committee

VvC was requested to call in planning application 16/01418/OUTMAJ Land at Old Station Business Park, High Street, Compton.

.....
Chairman

.....
Date

c) To receive a report on West Berkshire Council recent planning decisions

App. Ref.	Location	Proposed Work	Response from CPC	WBC Decision
16/00624/ FULD	North East Of North Wing, High Elms, Aldworth Road, Compton	Erection of a single dwelling house to replace existing outbuildings/workshops.	Object	Refused

3877 Clerk’s report

The Clerk went through her report, which is at Attachment 1

3878 To consider dissolving the planning committee

This item was deferred.

3879 To review delegation arrangements to committees, sub-committees, staff and other local authorities

This item was deferred.

3880 To review the terms of reference for committees

This item was deferred.

3881 To consider adopting an investment policy

This item was deferred.

3882 To consider providing an extended contract for the grazing land if new fencing is provided by the tenant

This item was deferred.

3883 To consider creating a volunteer register for the village

This item was deferred.

3884 To consider activities to commemorate the Queen’s 90th birthday

A party was held in the village hall to commemorate the Queens’ 90th birthday. It was organised by the church but open to everyone. A person spoke about the events that had occurred in Compton during the past 90 years.

3885 To consider activities commemorating World War I

A post with the commemoration plaque is now in place in front of the noticeboard. It was mentioned that it may be appropriate to install another plaque in the new burial ground if this goes ahead.

3886 To consider suggestions for the enhancement programme

This item was deferred.

3887 To receive an update on the Cemetery

No update has yet been received from the company doing the design.

3888 To receive an update on vandalism and anti-social behaviour (ASB) in the village

An email had been received regarding the burning of a dismantled shed on the allotment site.

.....
Chairman

.....
Date

3890 To receive reports on the following:

a) Recreation Ground

The grass had grown too long and so the recent cut was not of great quality. It was discussed that a quote should be obtained so that one-off cuts can be done when required. DA will discuss with Scofell.

The BBSRC has asked the parish council to arrange cuts for Gordon Crescent and the footpaths off Church Road that are their responsibility. The parish council has arranged for these cuts through their contractors, and the BBSRC will reimburse the parish council for the costs involved.

c) Rights of Way

Byway 2 is in a very poor state. AS will contact the rights of way team at WBC.

d) Parish Assets & Management

The working party needs to meet to form a plan which would then need to be adopted by the council. Money may need to be budgeted for legal advice.

Communications have been received from the Compton Village Hall Secretary regarding land ownership. This will need to be discussed at the next meeting of the working party. A meeting has been organised for the Chairman, the secretary of the Village Hall Management Committee and representatives from CCB and BALC.

3891 To receive the finance report and approve payments due

It was resolved to approve the payments listed on the finance report, which is at Attachment 2.

3892 Correspondence

The Correspondence Report was presented and is at Attachment 3.

3893 Matters for future consideration and information

Some of the matting underneath the new swing has been pulled up. It was thought this would soon be resolved as the grass grows around the matting. It was noted that the reception to the swing has been very positive and it seems to be being used a lot.

Date and time of next scheduled meeting:

➤ **Parish Council Meeting:** Monday 4th July, 2016 at 7pm in the Wilkins Centre

.....
Chairman

.....
Date