

Compton Parish Council

Chairman: Dave Aldis

Clerk: Sarah Marshman

MINUTES of the PARISH COUNCIL MEETING

Held on Tuesday 15th August, 2017 at 7:30pm in the Scout Hut, Mayfields.

Those present: Councillors D. Aldis (Chair), M. Pinfold and A. Strong.

In attendance: The Parish Clerk.
2 members of the public.

4236 Apologies

Apologies were received from Cllrs. M. Birtwistle, P. Burnett, L. Moss, R. Pinfold, K. Simms and I. Tong and District Councillor Virginia von Celsing.

4237 Any declarations of pecuniary interests by members or the Clerk

There were none.

**4238 To receive: Questions or comments from members of the public
Representations from any member who has declared a pecuniary interest**

There were none.

4239 To approve the minutes of the Parish Council Meeting held on 2nd August, 2017

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

4240 Matters arising from the minutes of the Council Meeting on 2nd August, 2017

AS has viewed the signage stating 'private property' that has been put up on the footpath from Hockham Road to Churn Road and stated that the signage for the Ridgeway needed to be made more visible. AS has also revisited that handrail at the steps that lead down the footpath from the old Station and believes that as there is no rail on one side and it is broken on the other, it appears to be unsafe. AS will raise this again with West Berkshire Council who have previously stated they believe this to be safe.

4241 Planning Applications

a) To consider the following new applications:

App. Ref.	Location	Proposed Work	Recommendation
17/02029/ FULD	6 Mayfield Cottages, Warnham Lane, Compton, RG20 7PL	New detached dwelling.	OBJECT
Comments: The principle of new housing development outside of the village settlement boundary is not supported by Compton Parish Council, this is aligned to PPS7 which states that new building should be strictly controlled (including single dwellings) in the countryside. The area is currently characterised by dwellings separated by generous spaces allowing views of the countryside beyond, the proposal seeks to fill one of these spaces.			

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Chairman

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Date

According to Policy C1 of the Housing Site Allocations DPD, there is a presumption against new residential development outside of the settlement boundaries of Compton. Planning permission will not be granted where a proposal harms or undermines the existing relationship of the settlement within the open countryside or where it does not contribute to the character and distinctiveness of a rural area, including the natural beauty of the AONB.

A previous application - 10/02643/FULD The Hatchery, 1 Mayfield Villas, Warnham Lane, Compton – stated a “proposed new dwelling would have a detrimental impact on the street scene and the rural character of the North Wessex Downs AONB. The proposed dwelling fails to respect the context of the local environment which is characterised by dwelling separated by generous spaces, allowing views to the countryside beyond”. The proposal was also rejected due to being “outside of any identified settlement boundaries” and being “in an unsustainable location where the use of the private car is inevitable”.

The recent appeal decision on application 15/00296/OUTMAJ confirms that West Berkshire Council has a five-year housing supply. As a result, the relevant policies for the supply of housing are up-to-date and full weight can be afforded to the settlement boundaries as defined in the development plan policy C1. New residential development is not permitted outside of the boundaries, in the countryside, unless justified as an exception to policy. We do not consider that this application in any way justifies an exception to policy but we do recognise the effort made by the developer to consider and incorporate sympathetic planning design with low detrimental impact and the degree of consultation with the Parish Council.

17/01674/ FUL	10-12 Old Station Business Park, Compton	Section 73A: Variation of Condition 1 - 'Plans approved' of previously approved application 00/00964/FUL - Construction of three two storey light industrial units in one block of three units	OBJECT
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Further information:

The Parish Council agreed the application should be referred to their planning consultant, who would write a full letter of objection to the application.

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

It was resolved to request VvC call in application 17/01674/FUL 10-12 Old Station Business Park, Compton if it was recommended for approval.

c) To consider whether to refer any planning applications for further response from our planning consultants

As agreed above, application 17/01674/FUL is to be referred to the planning consultant.

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

There were none.

Meeting closed 8:30pm.

Date and time of next scheduled meeting:

➤ **Parish Council Meeting: Monday 4th September, 2017 at 7pm** in the Wilkins Centre

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Chairman

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Date