

Minutes of the Annual Parish Meeting, held on Monday 13th May 2019 in Fritwell Village Hall, starting at 7:40pm

Those present:

Residents / Parish Councillors: As for the AGM with the exception of the Clerk.

- 1) **Apologies:** As for the AGM and Clerk.
- 2) **Minutes** of the Annual Parish Meeting held on Monday 14th May 2018 were formally agreed and signed by the Chair as a true record.
- 3) **Matters arising** from the above minutes: None.
- 4) **Planning Application 19/00616/OUT** by Cala Homes:

Councillor Foster introduced the discussion by explaining that this was an ***Indicative Application***, put forward in outline as recent legislation allows permission to be granted in stages.

The content is as follows:

- 38 dwellings
- 25 market homes and 13 affordable or social housing
- Access road
- Other details are left as ***Reserved Matters***, for consideration by planning officers as they arise in the future.

Councillor Foster indicated that the Parish Council's response must include the broadest issues such as potential S106 money and other mitigation from the developer. She clarified that this latest application by Cala Homes incorporates OCC land fronting onto Fewcott Road in addition to the Wrighton's land behind this. This amendment was requested by both the PC and CDC when responding to the previous application.

Thus, the views of residents on this application and on mitigation and enhancement of village amenities was being sought.

District Councillor Kerford-Byrnes explained the processes by which CDC Planning Committee reaches its decisions, referring to both the LP and MCNP. According to the latter, there are 750 new homes allocated for the rural communities for the period until 2031, most of which are under construction or have already been built. 75 remain to be allocated between the three Category A villages in the MCNP area.

The following points were raised by residents: Brackets indicate area of the village of individual respondents.

- Fritwell has poor sustainable transport links and this development will encourage additional car journeys. (East St / Fewcott Rd)
- This development is in contravention of policies laid down in LP, MCNP and in the National Planning Policy Framework. 38 homes, when added to developments already underway, will create a 25% increase in the size of the village. (Fewcott Rd)
- Development will be on a greenfield site, not on a brownfield site and will extend the village boundary into the surrounding countryside. (Hodgson Close)
- This development will be the first test of the newly approved MCNP and if approved, will call into question the efficacy of the plan. (Town Well End)
- Access will be onto a 60mph stretch of road with poor lines of sight. The planned pathway between the existing turn to Hodgson Close and the new access road will erode an existing drainage ditch and increase the risk of flooding in the future. It also appears that this might not be wide enough for wheelchairs. (Fewcott Rd)
- Bringing new residents into the village does not guarantee an enhanced village community, such as pubs. (Fewcott Rd)
- There is no guarantee that the proposed new homes would provide children who would attend the village school. Even if they do, they will leave at eleven years of age. (Hodgson Close)
- Enhancement of the Village Hall was ruled out at the time of the last application. This time, S106 money will be limited. Social Housing raises the risk of anti-social behaviour. (Hodgson Close)
- Would like to see more development in the village and can remember the time before Hodgson Close and Town Well End were built. Affordable houses are to be welcomed as the existing ones have enhanced the village and enabled younger people to stay. (East St)
- The village shop and post office will remain a sustainable part of Fritwell. (East St)
- Are the Parish Council for or against this application? (Hodgson Close)

Response from Councillor Foster to the above question: *The PC will take account of residents' views, both those articulated tonight and those emailed before the deadline. The school, shop, Village Hall, bus services will all benefit from controlled growth. Recent new housing, such as Hodgson Close has benefitted the village.*

Residents are encouraged to submit their own responses to CDC and the PC is only one among many. Due to a direct intervention by Councillor Foster, the deadline for submissions has been extended to 24th May, due to Easter Holidays and the purdah period between previous and new councillors.

- The Parish Council does not have the power to reject any application put to the local authority. All they can do is to comment on applications and

the impact on infrastructure such as sewerage capacity and internet provision; the PC can identify potential mitigation. (North St)

Response from Councillor Foster: *Mitigation could include playing field enhancement, traffic calming (placemaking) and buses, as well as a contribution towards the Village Hall.*

- I endorse the list of mitigation possibilities: traffic calming in Fewcott Road and at the crossroads, along with playing field rejuvenation. (East St)
 - I support mitigation although promises are not always delivered. (Hodgson Close)
 - Mitigation should be delivered first, before building. (The Lane)
 - The PC objected to the last application by Cala on a variety of grounds, including the S106 requirement being unclear and the absence of consideration of other mitigation. (Hodgson Close)
 - I respect the drive for S106 money but it doesn't detract from 38 additional houses which would change the character of the village. (Fewcott Rd)
-
- Would this development protect Mancetter's field? (The Lane)

Response from Councillor Foster: *Although development on Mancetter's Field can't be ruled out, this has been designated a Local Greenspace in the MCNP which gives another layer of protection. Fritwell will be well above its allocation of new homes if the Cala application goes ahead and thus the risk of further development will be reduced.*

- Has there been a further approach regarding the land at the end of Forge Place? (Forge Place)

Response from Councillor Foster: *There is no current approach.*

- Erosion of services is ongoing. How is our village category allocated? (Hodgson Close)

Response from Councillor Foster and District Councillor Kerford-Byrnes: *This was arrived at by a tabular calculation, listing the amenities available in each village. Those with the most amenities are in Category A but there is still a wide variation between the size of villages in the same category. This is due to the historical merging of Categories A, B and C into simply categories A and B.*

5) Cemetery Regulations: updating is in hand and the revised version will be available on the website shortly.

6) AOB:

- i) Questions from resident ~ If a convicted sex offender moves into the village, does the PC get notification?

Response from Councillor Foster: *This is purely a police matter. The police are not allowed to publish general information but individuals with concerns can approach the police for further information. Residents and the PC can have faith in our justice system.*

Added for information: *The child sex offender disclosure scheme in **England** and Wales (also sometimes known as “**Sarah's Law**”), allows anyone to ask the police if someone with access to a child has a record for child sexual offences.*

- ii) Further question from a resident ~ What is happening regarding the Covert Farm and George and Dragon sites where building work appears to have stalled?

Responses from Councillors Foster, Ultsch and District Councillor Kerford-Byrnes: *Covert Farm has been affected by a legal issue involving a ransom strip and the necessity to upgrade the access road to meet OCC adoption standards. The investor behind the developer, Savvy Homes, has petitioned OCC with three options to break the deadlock.*

The George and Dragon site has been delayed by the need to move an overhead electricity cable and place this underground before work can continue. Work on this has begun today.

The meeting closed at 9:12 pm.