

# FARCET PARISH COUNCIL

## The Minutes of meeting held 24<sup>TH</sup> April 2023 at Farcet Village Hall

Councillors D Gillam, L Granger, J Hughes, S Howell, A Cunningham, M Rainey and the Clerk Mrs E Tager  
3 Member of the public were present

### Public Participation

This section (at the Chairman's discretion may last up to 15 minutes) is to ask questions of, and make comments, regarding the Parish Council. Questions not answered at this meeting will be answered in writing to the person asking the question, or may appear as an agenda item for the next meeting.

The following concerns were raised regarding application 22/02490/FUL- Demolition of all buildings and erection of 19 dwellings and construction of accesses to highway, Adjacent 9 Cross Street Farcet

A resident advised she was concerned regarding the number of houses, does not believe that the houses are in keeping with the village. Believes the concerns raised by the residents have not been addressed.

A resident raised concerns about the surface water and drainage onto George Alcock Way into a holding area, possible contamination on water course and damage to wildlife. Concerns of felling of trees on the site and construction traffic over 7.5tonne limit.

A resident advised cross street current suffers flooding and concerned this will be exasperated. Wanted to ask whether fencing would be replaced by the site owner between site and neighbouring properties.

A resident – also highlighted the issue of flooding on Cross street. Parking is always an issue now, this would be made worse due to the number of houses. Would have preferred less housing and a possible play area.

Land agent- developer has been in discussing with planning authority. Proposals have been amended slightly, although number of houses remains the same. Houses have made more in keeping with the village, the layout is within guidelines for parking, garden, privacy. Access route for construction traffic now set out in plans. Tree will be lost from the development, by the scheme does include a landscaping plan. Boundaries will be strengthened as part of the conditions of the plan.

Parish Council comments- school places, the school plan suggests a declining a school admission. Suggested Parish Council requested a contribution to traffic calming- Cllr Gillam advised the Parish Council DID NOT request any contribution, this was suggested by the agent declined by the Parish Council.

23/00325/FUL- Change of use and conversion of Sorting Office into dwelling with associated works, Flat Rear Of 30 - 32 Main Street Farcet

A resident spoke regarding this application. Indicating the parking used the garden, impermeable parking area. This was a change of use and not extending the outside of the property.

### 18/23-24 Receive and approve apologies

Schedule 12 of the Local Government Act 1972 requires a record to be kept of the members present and that this record form part of the minutes of the meeting. Members who cannot attend a meeting should tender apologies to the Parish Clerk as it is usual for the grounds upon which apologies are tendered also to be recorded.

**Resolved: None**

### 19/23-24 Receive Disclosable Pecuniary Interest declarations

Regulation 2012 (SI 2012/1464) (NB this does not preclude any later declarations)

**Resolved: None**

### 20/23-24 Planning

22/02490/FUL- Demolition of all buildings and erection of 19 dwellings and construction of accesses to highway, Adjacent 9 Cross Street Farcet (re-consult)

Cllr Gillam outlined his concerns- Amount of traffic on Main Street (1600 cars a day) use this street with speeds up to 60mph in a 20mph zone (as recorded on MVAS)- concerned about traffic accessing Main street from new development.

Flooding risk assessment – does not take into account that flooding actually happens on Cross Street  
Increase in traffic flow, as site has not been an active business site for over 5 years

Archaeology conditions not met by developer

Too many houses for the site- could there have been more visitor spaces for parking? Losing existing parking on cross street with the entrances.

What will happen to the existing property- no currently in the plan, but is a concern.  
Development would have been better as cul de sac, Rather than several access points

The changes submitted by the developer does not address concerns raised by the Parish Council

**Resolved:** It was proposed by Cllr Cunningham, seconded by Cllr Granger and agreed to recommend refusal as the additional information submitted to the developer does not address the previous concerns raised by the Parish Council. 1 abstention.

23/00325/FUL- Change of use and conversion of Sorting Office into dwelling with associated works, Flat Rear Of 30 - 32 Main Street Farcet

Cllr Gillam outlined the plans for the site.

**Resolved:** It was proposed by Cllr Gillam, seconded by Cllr Hughes and agreed to recommend removal as can see no reason to object.

**21/23-24 The meeting closed at 19:34pm.**