**Minutes of the meeting of Fringford Parish Council,   
held on Monday 18th July 2022 at 7.45pm.**

**Appendix 2**

Agent – Walsingham Planning Consultants (Apologies Received)

Applicant – R2 Development (Not Present)

Ian Palmer – Staniforth Architects (present at the Meeting).

**Questions and statements from Residents**

**Statements from residents**

* A resident stated that there had been some difficulty finding the exact location of the development due to the incorrect road names provided. It was corrected to show Crow Lane as the location.
* The resident extended his frustration that no notification of the preparations for development including diggers on the land with up to six workers carrying out surveys had been received.
* The resident expressed his concern over the proposed footpath. This is currently being routed on land owned by the resident and again no consultation, contact or permission had been sought.
* A resident living adjacent to the site stated that when there is heavy rain it does not take a lot of water for the pond to rise and start to flood their property at a significant cost of repair. There has been no contact or concern over the impact this development would have on potential flooding.
* Another villager stated her concern over the impact that this development may have on her son. He is currently living in the cottage adjacent to the development and this will ruin his quality of life. The villager has had conversations with R2 Developments and Walsingham and was disturbed by the lack of response and consultation. The lack of thought that has been given to the profound impact this will have on the resident in the cottage has been very distressing.
* One resident living on Crow Lane raised his concern about the increased crowding cars on the road. This would lead to further possibilities of serious accidents both with vehicles and pedestrians.
* A resident stated it was imperative for the planning dept to visit the site.
* Is the planning to remove the wall?
* This is outside of Highway Land.
* A resident expressed his concern over the removed vegetation and that this will not be replaced satisfactorily.
* The development will currently extenuate the risk for residents walking along the road.

**Questions from Residents**

* Q.1 On the design statement, consultation has been widely conducted with residents, Parish Council, the locality, how has this been done?
* A.1 This meeting would be the consultation with the Parish Council. It was confirmed that the notification from the Local Authority was received. However, no contact has been received by R2 development.
* Q.2 Why are these homes are four / five bedroom homes and not affordable homes to attract longer term people to the village.
* A.2 This is something I will feedback to ask for a rationale from the developer / Agent.
* Q.3 What was the feedback from the pre-application consultation. The current understanding is that Fringford is not suitable for residential development.
* A.3 Our understanding is that until the Local Plan is changed the development is deemed acceptable
* Q.4 Does the Agent understand the planning history in Fringford, given the number of applications which have been turned down recently, particularly in light of the limited access to services.
* A.4 I am not aware if they have researched this.
* Q.5 A resident asked when a definitive plan will be published as the current plan is indicative?
* A.5 This matter is currently reserved so this is currently a design not confirmed. The only matter that has been reserved is the access,
* Q.6 What Access do you have? The lane is so narrow, so how will you be able to cope with the increased traffic from a Health & Safety perspective on such a narrow thoroughfare?
* A.6 One of the consultees is the County Highways who are currently satisfied with the width.
* Q.7 Are you aware that there have been three applications recently turned down on appeal at a site in the village?
* A.7 I am not, but this is something that I will feed back to the Developer and the Agent.
* Q.8 Will the residents, if they wish to access the school and pub, with the current plan, aware that they would have to walk along narrow crowded roads which would increase the danger and risk level unless they drive, which then increases traffic activity in the village.
* A.8 Again this is something that I will pass onto the developer and Agent.