

Minutes of an Ordinary Meeting of Fairfield Parish Council held in the Foyer of Baycroft Care Home on Thursday 23rd January 2020 at 8:20 pm

Councillors present: B E Dack (Chairman) (BD), N Andrews (NA), P Daffarn (PD), A M Hunt (AMH), S Little (SL), S Reader (SR) and N Reynolds (NR)

Officer present: Katrina Henshaw (KH)

Also present for all or part of the meeting: CBC Ward Member Councillors S Dixon (SD) and B Saunders (BS) and twelve members of the public.

362 Apologies for Absence

362.1 Apologies for absence received from CBC Ward Members Councillor N Harris (NH).

363 Chairman's Notice

363.1 FPC's statement on commitment to openness and transparency was presented with the meeting sign-in sheets. The Chairman confirmed members of the public have read the announcement on openness and transparency.

364 Disclosures of Interest and Dispensation requests

364.1 No declarations of interests were received.

364.2 No written requests for dispensations for declarable interests were received.

364.3 No requests for dispensation were granted.

365 Council Minutes

365.1 A request to include additional information in item 337 was declined as minutes are only intended to be formal records of official acts and decisions and do not need to record the narrative representations made by councillors. It was confirmed that additional budget information provided by NA has been received by all councillors and can be referred to as needed.

365.2 Minutes of the ordinary meeting held on Monday 9th January 2020 had been circulated to all councillors and following a vote with five in favour, one against (NA) and one abstaining, it was

RESOLVED

That these minutes be agreed as a true and accurate record of the proceedings and be duly signed by the Chairman.

366 Planning Applications

366.1 **CB/19/04325/VOC Fairfield Gardens.** Deadline for comments to CBC is 30th January 2020. Variation of Condition 16 to planning permission CB/15/03182/FULL. Erection of 131 dwellings with access, parking, landscaping, open space and associated works.

It was noted that at the Parish Meeting (attended by twenty-nine residents) held immediately prior to this meeting residents strongly objected to the removal of Condition 16 which states: -

Each unit within the apartment block hereby approved shall be occupied only by:

- a) persons aged fifty-five or older; or*
- b) a widow or widower of such a person or persons, or*
- c) any resident dependant or dependants of such a person or persons, or*
- d) a resident carer of such a person or persons*

FPC agreed to **OBJECT** to this application and if officers are minded recommending it for approval FPC request it is called into the Development Management Committee for determination.

REASONS

- FPC objected to application made in January 2018 and still object as in FPC's view nothing has changed since that application.
- It seemed acceptable for Crest Nicholson to include this condition in the original application CB/15/03182/FULL made September 2015.
- The feedback presented and seen as representative of both the community of Harlington House and extending to Fairfield Gardens was unanimous in strongly objecting to the removal of Condition 16. Additionally, the community of Harlington House confirmed that no amount of compensation would be considered as acceptable mitigation for this removal.
- There is little accommodation in this area specifically for persons aged fifty-five or older.
- Of the nineteen apartments in Harlington House eight have been sold and are already occupied and it is believed a further two are Sold Subject to Contract. A review of completion dates shows a regular frequency of sales over the time the apartments have been available.
- Enquiries from prospective buyers have increased since the General Election in December.
- Crest Nicholson relying on a local sales office and have not engaged local estate agents for support.

The minutes of the Parish Meeting are also to be submitted as evidence of the strong objections from residents.

367 Any other business

NB This is for exchange of information only. No discussions can take place, nor can any decisions or actions be agreed at this time.

367.1 Crest Nicholson have requested a telephone meeting with the Chairman next week for an update on FPC's agreed response and the Chairman has agreed to this.

367.2 Residents were encouraged to make formal objections to CBC.

368 Date of next meeting

368.1 The next full Ordinary Meeting for FPC will be held in the Community Hall on Thursday 13th February 2020 at 7.00 pm for planning and 7.30 pm for all other matters.

Meeting closed at 8.35 pm

Glossary of acronyms

CBC	Central Bedfordshire Council
FPC	Fairfield Parish Council
VOC	Variation of Condition