

# **FARINGDON** **TOWN COUNCIL**

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Sally Thurston



## **Minutes of a Planning & Highways Committee Meeting held on Tuesday, 10 March 2015 at 7.15 pm in the Old Town Hall, Market Place, Faringdon**

**PRESENT:** Cllrs **Dr Mike Wise (Chairman)**  
**Ian Bell**  
**Jane Boulton**  
**Angela Finn**  
**Andrew Marsden**  
**Alex Meredith (from Min 7/4/15)**

**IN ATTENDANCE:** **1 Member of Public**  
**Gary Smith, Gary Kay Smith Ltd (up to and**  
**incl Min 7/4/15)**  
**Hilary Sherman, Deputy Town Clerk**

### **1/4/15 Apologies for Absence**

There were no apologies for absence.

### **2/4/15 Minutes of Meeting: Tuesday, 17 February 2015**

The Minutes were AGREED and signed as correct record of  
the meeting held on 17 February 2015.

### **3/4/15 Declarations of Interest**

There were no declarations of interest.

### **4/4/15 For Information**

(a) The Deputy Town Clerk's list of actions was received and  
NOTED, as follows:

<b>Min No.</b>	<b>Action</b>	<b>Person/s Delegated</b>	<b>Action Taken</b>
8/3/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 19.2.15
9/3/15	Meeting of FNP Steering Group to be arranged to review revised FNP	Deputy Town Clerk	Meeting took place on 6 3 15 and decision was taken to recommend that P&H Committee approve revised FNP including Local Green Spaces Policy.

10/3/15	To re-circulate committee Terms of Reference	Deputy Town Clerk	There is an item on the agenda for the Planning & Highways Committee meeting, 10 3 15
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(b) A list detailing Planning Permissions that have been granted/refused/withdrawn was received and NOTED, as follows:

**Planning Applications - Permission/s Granted by VWHDC:**

**P14/V2331/LB** Two replacement windows to front of property on ground floor  
**75 London Street, Faringdon**  
For: Mr Davies-Porter  
***(No Objections - Planning & Highways Committee Meeting, 28.10.14)***

**P14/V2794/O** Demolition of an existing garage, creation of a private access drive and erection of two dwellings on land forming part of the rear gardens of 15a and 15b Coxwell Road. Application also seeks permission for the erection of two garages to the front of 15a and 15b Coxwell Road to replace demolished garages  
**Stonehaven, 15A Coxwell Road, Faringdon**  
For: Mr Peter King  
***(No objections - Planning & Highways Committee Meeting, 6.1.15)***

**P14/V2876/HH** Erection of single storey rear and side extensions with roof space over living room extension to create additional bedroom  
**The Old Pump House, Stanford Road, Faringdon**  
For: Mr James Waller  
***(No objections - Planning & Highways Committee Meeting, 27.1.15)***

**P14/V2711/DIS Fully Discharged** Erection of a single storey extension to existing church to accommodate new church hall, kitchen and accessible WC with associated landscaping works to include relocation of listed tomb and new footway. Discharge of conditions 4 & 5 (archaeological) on P12/V0494  
**Church of All Saints, Church Street, Faringdon**  
For: Church of All Saints  
***(No objections - Planning & Highways Committee Meeting, 6.1.15)***

### **Planning Application(s) Refused by VHWDC**

**P14/V2883/FUL** Conversion of existing annex and partially constructed pool house into a separate dwelling  
**The Old Pump House, Stanford Road, Faringdon**  
For: Mr James Waller  
**(No objections - Planning & Highways Committee Meeting, 27.1.15)**

**P14/V2892/FUL** Erection of three dwellings on land associated with 20 Market Place, with access taken via Regent Mews. Demolition of section of wall to gain access into site (amended by site plan C4962.14.050G)  
**Linden House, 20 Market Place, Faringdon**  
For: Dr and Mrs Scott-Brown  
**(Object - Planning & Highways Committee Meeting, 27.1.15)**

### **Planning Application(s) Withdrawn**

**P14/V2639/HH** Erect Sleeper wall and fence on top to replace hedge  
**23 Folly View Road, Faringdon**  
For: Mr Dennis Stayt  
**(No objections - Planning & Highways Committee Meeting, 9.12.14)**  
**Withdrawn 26.2.15**

**(c) Planning Application P13/V1366/O, Land off Highworth Road:** It was NOTED that the Secretary of State had refused outline planning permission

#### **5/4/15 Public Question Time**

There were no public questions.

#### **6/4/15 Public Speaking Time**

No member of public wished to speak at this stage of the meeting.

#### **7/4/15 Faringdon Parking Survey**

Gary Smith of Gary Kay Smith Ltd presented 6 bound copies of the final Faringdon Parking Study for approval by the Planning & Highways Committee.

*Civil Parking Enforcement (CPE):* It was NOTED, with disappointment, that the District Council had now informed the Town Council that it had decided not to actively pursue the implementation of civil parking enforcement. Gary Smith stated he had previously offered his services to the District Council, free of charge, to assist it with a desk top review of its model as he felt strongly that costs could be substantially reduced. The Parking Study itself highlighted the fact the CPE should have the highest priority as, without this enforcement, all the proposals

contained in the study would have little effect and subsequently there would be no improvement or added value to the town.

It was proposed, seconded and CARRIED that recommendation be made to Town Council to accept the Faringdon Parking Survey and that it be forwarded to the Vale of White Horse District Council for adoption, Town Council to ask that District Council takes up the offer from Gary Smith to carry out a review of its current model free of charge.

The Chairman proposed a vote of thanks to Gary Smith for the excellent work he had carried out on the parking study.

#### **8/4/15 Planning Applications to be considered:**

Planning Applications were considered and decisions taken, as follows:

##### **P15/V0163/FUL**

2 bedroom dwelling

**Land at rear of 19 London Street, Faringdon**

For: Mr David Delany

A resident of Dove Court, Swan Lane, spoke to the committee raising his concerns regarding access/egress to the proposed dwelling. It was NOTED that further objections had been submitted to the District Council by local residents. Following consideration, it was AGREED to

**OBJECT** on the following basis:

- (a) Overdevelopment
- (b) Limited Parking
- (c) Limited car access
- (d) In the Faringdon Conservation Area

##### **P15/V0275/HH**

Proposed replacement single storey rear extension; replacement roof to existing garage; alterations to existing window openings; new front porch extension; proposed loft conversion with front & rear dormers; removal of existing first floor dormer; & new roof lights to front & rear elevations

**37 Highworth Road, Faringdon**

For: Mr Roy Murdoch

**NO OBJECTIONS**

##### **P15/V0334/HH**

Single storey rear extension; relocation of existing dropped kerb & alterations to existing driveway

**4 Fernham Road, Faringdon**

For: Mr Tom Gristwood

**NO OBJECTIONS**

**P15/V0372/HH**

Proposed two storey side extension with porch addition

**21 Westland Road, Faringdon**

For: Steve Pugh

**NO OBJECTIONS**

**P14/V2742/HH**

Single storey rear and side extensions

**31 Harding Close, Faringdon**

For: Mr James Long

**NO OBJECTIONS**

**P15/V0347/LDP**

Proposed rear extension

**72 Marines Drive, Faringdon**

For: Mr Stuart Hardy

*Please note: the Certificate of Lawful Development seeks confirmation from the Local Planning Authority that the proposed development is lawful.*

*VWHDC is unable to take any comments on the planning merits of the proposal into account.*

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**NOTED**

**8/4/15 Faringdon Neighbourhood Plan (FNP)**

(a) The FNP Steering Group had met on 6 March 2015 to consider the draft FNP which had been revised to include a Local Green Spaces Policy, together with accompanying evidence. Following discussion, the FNP Steering Group had agreed that recommendation be made to the Planning & Highways Committee to accept this draft.

The Chairman stated that all the local green spaces had now been identified and the relevant evidence supporting these had been drawn up and included in the revised draft FNP. It was NOTED that David Potter at the Vale of White Horse District Council had been very helpful in providing guidance on this aspect.

The Chairman proposed that the Planning & Highways Committee approve the draft revised FNP and recommend it to Town Council for official acceptance. This proposal was seconded and CARRIED.

As part of neighbourhood planning process, the next stage would require Town Council to hold a 6-week public consultation in Faringdon which it was hoped would commence as soon as possible. Following this public consultation, the draft revised FNP would be submitted to VWHDC for it to hold its 6-week public consultation. However, due to the purdah which VWHDC had put in place until end May 2015 due to the elections, there was some uncertainty as to when VWHDC would hold its 6-week public consultation.

It was FURTHER NOTED that advice was awaited on whether Town Council could go out to public consultation with the FNP during this purdah period. This matter would be discussed further at the Town Council meeting due to be held on 11 March 2015.

(b) A letter from Locality regarding new support programmes for Neighbourhood Planning was received and NOTED. In view of the work still to be carried out on the FNP, the Deputy Town Clerk was asked to investigate the possibility of applying for further funding.

(c) A joint letter from SODC and VWHDC was received from which it was NOTED that the Neighbourhood Planning Conference, originally planned for March 2015, had been postponed until September 2015.

#### **10/4/15 Planning Application - The Steeds, Coxwell Road**

A copy of a letter from the developer's planning consultant addressed to C/Cllr Mrs J Heathcoat was received and considered. Deep concern was expressed that the developer appeared now to be renegeing on its original plans to improve the A420 junction.

The Deputy Town Clerk was asked to write to the appropriate officer at Oxfordshire County Council (OCC) reiterating Town Council's preferred option that there should be traffic lights on this junction, as previously agreed with Oxfordshire County Council (OCC). Town Council was also concerned that the developer had contacted the County Councillor and District Council directly on this matter, with no contact having been made with the relevant parish council, in this case, Great Coxwell.

#### **11/4/15 S106 Contributions**

(a) *Planning Application P13/V0709/O, Park Road Residential Development:* VWHDC is currently finalising the S106 agreement in respect of this application and was seeking Town Council's acceptance of S106 contributions sought for Town Council. It was AGREED that the sum of £62,073, breakdown as outlined by the District Council would be acceptable and the District Council to be advised accordingly.

(b) It was NOTED that a meeting had been held on 19 February 2015 by the Chairman, the Town Clerk and Deputy Town Clerk with Ged Cassell, VWHDC. Various projects highlighted as possibilities for S106 contributions were discussed. Since then, the relevant groups had been contacted with a view to providing the necessary business cases for submission to the District Council. It was NOTED that Town Council would be the lead in presenting these cases to VWHDC.

#### **12/4/15 Community Infrastructure Levy Draft Charging Schedule Consultation**

The above consultation was being run by the VWHDC from 23 February to 23 March 2015. As the deadline for submission of comments was before the next meeting of the Planning & Highways Committee, the Chairman was delegated authority to review the Schedule on behalf of the Town Council. His comments would be forwarded to the Deputy Town Clerk in order that these could be formally submitted to the District Council and the comments would be available at the next meeting of the committee.

#### **13/4/15 Science Vale Area Action Plan - Issues and Scope Consultation**

The above consultation was being run by the SODC and VWHDC from 27 February to 7 April 2015. Cllr Ian Bell stated that, as Transport Representative, he would be attending the public event due to be held at The Beacon in Wantage on 26 March 2015. It was AGREED that Cllr Bell would report back to the Planning & Highways Committee at its next meeting due to be held on 31 March 2015.

#### **14/4/15 Draft Terms of Reference - Planning & Highways Committee**

The draft Terms of Reference were felt to cover the remit of the committee in a clear definitive way. It was AGREED that the draft terms of reference be submitted to the Town Council Strategic Working Group as a starting point on which to draw up a template for Terms of Reference for use by all committees.

#### **15/4/15 Salt Bins**

It was NOTED that there were currently 3 bins awaiting relocation to appropriate sites. These had been received from OCC free of charge. As there were currently no new sites requiring a salt bin, it was AGREED that they should be kept in storage until such time as a bin would be required.

#### **16/4/15 Damaged Bus Shelter, Park Road, Faringdon**

This matter was deferred to the next meeting of the Planning & Highways Committee as quotes for the repair work had not yet been received.

#### **17/4/15 Guides Campaign to Improve Faringdon**

Cllr Dr Wise was delegated to attend an event being run by the Guides on 28 April 2015. In the event he could not attend, Cllr Andrew Marsden was delegated to attend in his place.