

FARINGDON TOWN **COUNCIL**

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday, 14 July 2015 at 7.15 pm in the Corn Exchange, Faringdon

PRESENT: Cllrs **Andrew Marsden (Chairman)**
David Barron
Jane Boulton
Al Cane
James Famakin (from Min 7/10/15)
Dr Mike Wise

IN ATTENDANCE: **Ken Dijksman, Dijksman Planning (UK) Ltd**
Matthew Green, Green & Co.
Hilary Sherman, Deputy Town Clerk

1/10/15 Apologies for Absence

There were no apologies for absence.

2/10/15 Minutes of Meeting: Tuesday, 23 June 2015

The Minutes were AGREED and signed as a correct record of the meeting held on 23 June 2015.

3/10/15 Declarations of Interest

There were no declarations of interest.

The Chairman proposed that the agenda item dealing with a residential proposal on Highworth Road be brought forward for discussion at this stage of the meeting in order that the representatives involved could leave the meeting early if they wished. This proposal was AGREED.

7/10/15 Residential Proposal, Highworth Road

Ken Dijksman introduced himself as a planning consultant working on behalf of Drivewalk Ltd, a company which brings land forward for planning approvals but which it does not actually undertake development. He also introduced Matthew Green who was acting for Drivewalk Ltd in terms of its financial interest, relationships with landowners and other similar areas.

Mr Dijksman stated that there was already in existence a planning application by Drivewalk for houses on half the site but that this would be withdrawn and a new application for the larger site would be made.

Discussions on certain basic principles were currently being held with the

District Council and it was hoped that an outline application for approximately 200 houses would be submitted in a couple of month's time. The company wished to ascertain from the Town Council what views, if any, it might have regarding the new proposed development of this site and various points were raised, including:

- Would there be affordable housing? Yes.
- Would there be shared road services? Yes. It was pointed out that the Town Council was not keen on this type of road layout which lacked defined footpaths owing to past experience with another large housing development in the town but Mr Green stated that the same issues would not arise with the Drivewalk proposal.
- Where would the main access to the site be? Oxfordshire Highways had already stated that the main access to the site from Highworth Road should be alongside the current youth centre. It was also mentioned that the Town Council would prefer there to be vehicular access from the proposed Steeds housing development and this was noted by the Drivewalk representatives.
- Housing requirements: Town Council commented that there was a need in the town, not only for large houses but also for small 2-bedroom houses for first time buyers. This was noted by the Drivewalk representatives.

Mr Dijkman also mentioned that Drivewalk was looking to hold a public exhibition in Faringdon and would be contacting the Town Council to book one of its venues in which to hold this consultation.

4/10/15 For Information

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

Min No.	Action	Person/s Delegated	Action Taken
7/9/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC on 26 6 15
8/9/15	Planning Proposal, The Steeds: Committee had noted that there were several inaccuracies in the updated Environmental Statement. Paper to be drawn up detailing these for submission to VWHDC	Cllr Dr Wise in liaison with Deputy Town Clerk	For consideration at Town Council Planning & Highways Committee meeting on 23 July when amended planning application due to be considered.

- (b) A list detailing Planning Permissions/Refusals recently granted by the District Council was received and NOTED, as follows:-

Granted:

P15/V1016/HH Replacement of conservatory with an extension at rear of dwelling
48 Town End Road, Faringdon
For: Mr & Mrs Barry John
(No objections – P&H Committee Meeting, 14.5.15)

Refused:

P15/V0357/HH Erection of a close board fence around back/side garden
21 Westland Road, Faringdon
For: Mr & Mrs Andrea Pugh
(Object – P&H Committee Meeting, 2.6.15)

- (c) Notification was received from VWHDC regarding amended property address, and NOTED as follows:-
Naming of an unnamed lane as a dependent thoroughfare, resulting in the amendment to the existing address for Grove Lodge, London Street to Grove Lodge, Smith's Lane, London Street, Faringdon SN7 8AG.

5/10/15 Public Question Time

There were no public questions.

6/10/15 Public Speaking Time

There were no members of public present.

8/10/15 Planning Applications

Planning Applications were considered and decisions taken, as follows:-

P13/V1102/O-5
(Outline)

Erection of up to 250 dwellings; a Class A1 retail shop (about 420 sq.m); a public house (Class A4); Green Infrastructure including sports pitches; children's play area; sustainable drainage system and other related infrastructure; internal roads, footways and cycleways; 2 vehicular accesses from Coxwell Road and alterations to the junction of Coxwell Road/A420.

The Steeds, Land West of Coxwell Road

For: Welbeck Land Limited

OBJECT VERY STRONGLY

It was AGREED that a paper drawn up by Cllr Dr Wise outlining various inaccuracies in the Environmental Statement together with concerns regarding S106 planning obligations and the town's landscape setting, should be submitted to the District Council as Town Council's comments in respect of this planning application.

P15/V1323/MPO Application to reduce Affordable Housing Obligations under Section 106BA in connection with plan ref: P13/V0139/O
Erection of 200 dwellings
Fernham Fields, Coxwell Road
For: SGR (Faringdon) Limited
STRONGLY OBJECT
There is a significant need for affordable housing in Faringdon. The developers should meet their obligations in this respect about which they would have been aware when they first submitted their planning application.

P15/V1277/HH
P15/V1278/LG Demolition of steel framed building and existing shed. Erection of new shed and alterations to existing barn to provide ancillary annexe.
Hattons Farm, Radcot Road, Faringdon
For: Mrs Caroline Bell
NO OBJECTIONS

P15/V1464/DIS Discharge of condition 3 of planning permission APP/V3120/E/14/2223674 Opening up of wall between dining room and kitchen to provide a more suitable space for modern living
15 Gloucester Street, Faringdon
For: Mr I Phillips
NO OBJECTIONS

P15/V1462/LB Replacement and repair of specified fenestration
Tudor Farm, Radcot Road, Faringdon
For: Mrs Jean Woolley
FULLY SUPPORT

9/10/15 Vale of White Horse Community Infrastructure Levy Draft Charging Schedule

The Draft Charging Schedule, accompanied by a Statement of Modifications, has been submitted by the VWHDC for examination on 17 April 2015, and a copy was tabled at the meeting. Town Council had been advised that if it had any comments it would like heard by the Inspector in reference to the Statement of Modifications, it should contact the VWHDC by 20 July 2015.

The committee members AGREED that there were no comments to make.

10/10/15 Vale of White Horse Local Plan

A Planning Inspector had now been appointed by the Secretary of State to conduct an examination into the soundness and legal compliance of the Local Plan. A letter from the appointed Programme Officer (PO) regarding the initial hearings was received and considered. It was AGREED that Town Council should register to participate. Cllr Dr Wise was delegated to draw up a paper for submission with observations on the bigger picture as it affected Faringdon to cover issues such as the

large number of houses proposed for Faringdon, a town with very poor parking, no jobs, and a very poor infrastructure.

The following relevant deadlines in respect of the initial hearings were NOTED:

By 14 August 2015: Town Council to advise the PO if it wishes to participate in a Stage 1 hearing session;

By 21 August 2015: Submission of hearing statement by Town Council to PO.

11/10/15 Faringdon Neighbourhood Plan (FNP)

The 6-week public consultation on the draft pre-submission FNP had closed on 26 June 2015 and comments received from the public on the plan were currently being considered. In view of the time that it would take to bring the plan to town council for adoption, it was likely that the plan would not be submitted to the District Council until September 2015.

12/10/15 Vale of White Horse Design Guide (March 2015)

A letter was received from the District Council advising that the above Guide had been adopted by the District Council as a Supplementary Planning Document in March 2015.

A copy would be held in the Town Council office and the Guide could also be viewed on the District Councils website

<http://www.whitehorsedc.gov.uk/sites/default/files/VWH005SFS.pdf>

13/10/15 Maintenance of Faringdon Roundabouts

It was noted that a local resident had raised concerns with the Town Council about the untidy state of the roundabouts in and around the town. As maintenance for these was the responsibility of Oxfordshire County Council, the matter had been referred to it by Town Council.

However, the possibility of Town Council taking over responsibility for cutting and maintenance of verges and roundabouts was raised. It was noted that OCC already pays other parish councils for cutting their own verges. The Deputy Town Clerk was asked to research with OCC what this would entail for town council and report back to the committee at its next meeting.

14/10/15 Committee Members' Roles

It was AGREED that division of areas of responsibility amongst committee members was a good idea and the Deputy Town Clerk was asked to provide a list of activities and circulate this to the committee, listing suggested members responsible for certain areas.