

FARINGDON TOWN **COUNCIL**

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday 17 February 2015 at 7.15 pm in the Jubilee Room, the Pump House, Faringdon

PRESENT: Cllrs **Dr Mike Wise (Chairman)**
Angela Finn
Mark Greenwood
David Price

IN ATTENDANCE: **Gary Smith, Gary Kay Smith Ltd** (*up to and incl Min 7/3/15*)
10 members of public (*up to and incl Min 8/3/15*)
Hilary Sherman, Deputy Town Clerk

1/3/15 Apologies for Absence

Apologies for absence were received from Cllrs Ian Bell, Jane Boulton, Andrew Marsden and Alex Meredith.

At this stage of the meeting the Chairman proposed that the following agenda items be brought forward on the agenda in order that the people involved could leave the meeting early if they wished:

No. 7: Faringdon Parking Survey

No. 8: Planning Applications to be considered

This proposal was AGREED.

7/3/15 Faringdon Parking Survey

The second draft of the Faringdon Parking Survey Report was received and considered. Mr Smith noted that it had only come to his attention that evening that the Vale of White Horse District Council had decided not to actively pursue the implementation of civil parking enforcement. He expressed his disappointment at this decision.

Mr Smith stated that in accordance with the timetable, the final report would be presented to Town Council at the next meeting of its Planning & Highways Committee on 10 March and that should Town Councillors wish to make any further comments, these would need to be submitted to him by 27 February 2015 at the latest in order to produce the report.

8/3/15 Planning Applications

a) *Peace Plaque*: Faringdon Peace Group had won a monetary award and wished to use this towards a plaque being placed in the town centre, either on a building or inlaid in a pavement. Representatives from the Peace Group stressed that this plaque was not a commemoration to the peace group but to peace in general. A sketch of the proposed plaque was displayed. As the locations they had considered would be on listed buildings, the Peace Group was advised to contact the Conservation Officer at the District Council in the first instance to ascertain what the possibilities were of erecting such a plaque. The Peace Group was further advised that pavements were the responsibility of Oxfordshire Highways and that the paved area under the canopy of the Old Town Hall was administered by the Faringdon War Memorial Trust.

b) Planning Applications were considered and decisions taken, as follows:

P15/V0056/A

New image forecourt signage
**Acorn Service Station, Park Road,
Faringdon**
For: Esso Petroleum Co. Ltd
NO OBJECTIONS

P15/V0154/O

Outline application for erection for a development of 12 dwellings and associated parking and landscaping, new access onto Fernham Road
**Land adjacent to Fernham Gate,
Faringdon**
For: Ede Homes Ltd
OBJECT on the following basis:

- ***Planning Design and Access Statement***: *The Planning Design and Access Statement states that the application is for the development of 12 dwellings on land at Fernham Road, Faringdon. The site is the parish of Great Coxwell and nowhere does the Planning Design and Access Statement acknowledge that fact, nor does it have any reference to its impact on Great Coxwell. References in paragraphs 44 and 45 to Local Plan 2031 Part 1: Strategic Policies and Sites (November 2014) Core policies 40 and 43 regarding Faringdon should be disregarded. Paragraph 7 states that the application site's only planning history is the formation of the 88 metre long landscaped earth mound along the southern boundary, which was permitted in April 2002 (application no. P01/V0047/FUL). Paragraph 17 states that the 88 metre long landscaped mound running along the whole of the site's southern boundary will be retained.*

This barrier has degraded over the years and is no longer effective as a barrier to noise from the A420. It should be reinstated.

Paragraph 16 states that the whole of the adjoining Coxwell Pit Site of Special Scientific Interest (SSSI) will be transferred to the Faringdon Fossil Trust at no cost, and access to it will be provided through the application site. The transfer of this site has been on-going since 2002 regarding the development of Fernham Gate, when Ede's had agreed to transfer this land to the Fossil Trust and pay £20,000 to Faringdon Town Council for fencing. This did not happen, despite continuing representation; this has incurred legal fees of £1,345 for the Town Council. Transfer of this land 'at no cost' will result in considerable future maintenance costs for the Town Council and it was felt that, as Natural England is responsible in ensuring that SSSIs are managed properly, responsibility for maintaining the site and access to it should remain with the current owners. As a result Faringdon Town Council at its meeting of 10th December 2014 resolved not to continue with the transfer of the SSSI. At the Faringdon Fossil Trust on 7th October 2014, the geologists were in agreement.

Unfortunately, representation by the Vale of White Horse District Council to the Independent Examiner regarding the Faringdon Neighbourhood Plan resulted in the deletion of policy 4.2C that would have prevented developments such as this outside the development boundary in the green space between Great Faringdon and Great Coxwell parishes.

- **Transport Statement:** *Table 1, paragraph 3.2 suggests that the am and pm peak trip rates for these privately owned houses will be 0.49 and 0.616, respectively. As no employment is provided with this site, hence, requiring commuting out of Faringdon. Considering its distance from the town centre, and infant and primary schools, see below, this seems to be an underestimate.*

Fernham Road is very busy with traffic accessing the Community College at each end of the school day and this has not been taken into account in the transport statement.

Paragraph 4.2 states that the development is only a short walk from the bus stops on Coxwell Road: in fact, it's about 600 m.

Paragraph 4.4 claims that 2 km is an acceptable walking distance from amenities. The site is at the southernmost edge of the town whereas the 'town centre' is at the northern edge. The town centre is ~1.64 km on foot, the infant and junior schools ~1.74 km, the medical centre 1.75 km on foot (via footpaths) or 2.3 km by car. Parents wishing to take and pick up children from the infant and junior schools will be faced with $4 \times 1.74 \text{ km} = 7 \text{ km}$ walks each day; they will probably drive.

- **Ecology Report:** *The principal item of concern is disturbance to the badger sett by the construction process.*
- **Noise Survey:** *Paragraph 53 of the Planning Design and Access Statement shows the location of the site next to the A420. Paragraph 71 states only part of the gardens will meet the BS 8233:2014 guidance (i.e. in the range 50-55 dB(A) and that houses facing the A420 will need noise mitigation measures.*

Option A, paragraph 6.1, with noise levels of 55-60 db $L_{Aeq,T}$ in the rear gardens nearest the A420 exceeds the acceptable BS 8233 criteria of 50 dB $L_{Aeq,T}$ with an upper guideline value of 55 dB $L_{Aeq,T}$.

This is unacceptable. Option B only puts some of these gardens within the upper guideline value, with a claimed maximum of 57 dB LAeq,T. It should be remembered that an increase of 2 dB is an increase in sound pressure of 1.58 times.

Traffic noise will be intrusive on this site and all measures to reduce this to acceptable levels should be taken.

The internal sound levels are only achievable with the windows closed.

What happens in hot weather if residents want the windows open?

- **Ground Investigation Report:** *This was undertaken in 1997 before the site was in-filled and is no longer relevant. Paragraph 5 of the Planning Design and Access Statement states that the site was a former quarry that had been filled with inert waste. Land outside the site to the north and east was filled in the mid-20th century with foam rubber and plastic from vehicle upholstery and rubber tyres. A new ground investigation should be undertaken as the 1997 survey does not reflect the current state of the ground.*
- **General:**
 - (a) *Properties on the current Fernham Gate development, (in particular houses at Nos. 24, 25, 26 & 27) will be severely overlooked by the new proposed houses and also there will be loss of light to some properties in Fernham Gate;*
 - (b) *Town Council noted that the neighbouring residents had not been consulted on this proposal planning application.*

It was AGREED that Cllr Dr Wise, or if he was unavailable, another councillor on the Planning & Highways Committee, would attend the meeting of the District Council when this planning application was being considered in order that the Town Council would be represented.

2/3/15 Minutes of Meeting: Tuesday, 27 January 2015

The Minutes were AGREED and signed as a correct record of the meeting held on 27 January 2015.

3/3/15 Declarations of Interest

There were no declarations of interest.

4/3/15 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
8/2/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 29 1 15
10/2/15(a)	Draft Committee action plan	Deputy Town Clerk	Points submitted for consideration by the Town Council Strategic Working Party
10/2/15(c)	To review committee Terms of Reference	Cllr Dr Mike Wise, Cllr Angela Finn, Deputy Town Clerk	There is an item on the agenda for the Planning & Highways Committee meeting, 17 2 14

(b) A list detailing Planning Permissions granted was received and NOTED, as follows:

P14/V0715/FUL New 4 bed detached dwelling with off road car parking and new dropped kerb. (Amended by drawing number 6C received 19 November 2014; porch overhang removed and front fenestration altered)
Land between 13-17 Coxwell Street, Faringdon
For: Mr Steve Mackintosh
(Object - Planning & Highways Committee Meeting, 3 6 14)

P14/V2579/O Construction of two new dwellings and associated works
Land at Canada Lane, Faringdon
For: Mr David Page
(No objections - Planning & Highways Committee Meeting, 9 12 14)

(c) *Naming & Numbering*: Notification was received and NOTED from District Council regarding subdivision of 40 Westland Road to create 1 new residential dwelling now known as 40A Westland Road, Faringdon.

5/3/15 Public Question Time

There were no public questions.

6/3/15 Public Speaking Time

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

9/3/15 Faringdon Neighbourhood Plan (FNP)

A progress report was received from Cllr Dr Wise who advised that a draft of the proposed local green spaces policy and appendices would be submitted to the District Council for comments. Ordnance Survey (OS) maps with clear boundaries were required to be included and were being obtained from the District Council. It was NOTED that Cllr Dr Wise was currently updating the Basic Conditions Statement. Once comments on the amended FNP had been received from the District Council, the draft plan would be presented to the FNP Steering Group, the Planning & Highways Committee and subsequently Town Council for final approval. As part of Neighbourhood Planning process, a 6-week public consultation would then have to be held by Town Council.

10/3/15 Draft Terms of Reference - Planning & Highways Committee

Written draft terms of reference were received and considered with various additions being suggested. It was AGREED that the draft be re-circulated to committee members asking that any further comments be sent to the Deputy Town Clerk by 5 March at the latest in order that the revised terms could be considered by the committee at its next meeting.

11/3/15S106 Contributions

It was NOTED that the Chairman, Town Clerk and Deputy Town Clerk were due to meet Ged Cassell, District Council's Community Infrastructure Projects Officer, on 19 February to discuss further progression of possible projects, either town council or community, which would be eligible for funding from future S106 contributions.

It was FURTHER NOTED that Community Infrastructure Levy (CIL) should be coming into force at the end of the year.