

# DRAFT MINUTES

## FARINGDON TOWN COUNCIL

**Minutes of a Planning & Highways Committee Meeting  
held on Tuesday, 26 August 2014 at 7.15 pm  
in the June Rennie Room, the Pump House, Market Place, Faringdon**

**PRESENT:** Cllrs Mrs J Boulton (Vice-Chairman)  
I Bell  
Ms A Finn  
M Greenwood  
D Price  
A Marsden (*from Min 158/14 onwards*)

**IN ATTENDANCE:** Mr G Smith, Gary Kay Smith Ltd (*up to and  
incl Min 155/14*)  
4 members of public  
Deputy Town Clerk

### 149/14 Apologies for Absence

Apologies for absence were received from Cllrs A Meredith and Dr M L H Wise.

### 150/14 Minutes of Meeting: Tuesday 5 August 2014

The Minutes were AGREED and signed as a correct record of the meeting held on 5 August 2014.

### 151/14 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
108/14	Pathway improvement required between Tesco and Southampton Street	Cllr A Marsden	Being progressed
132/14	Oxfordshire County Council to report back on position relating to Coxwell Road bus shelters	OCC	OCC has responded that Legal Agreement not yet been completed and is currently being progressed; works cannot be restarted on site until Legal Agreement signed.
139/14	List of Town Council requests for S106 contributions to be forwarded to Mr Cassell, Community Infrastructure Projects Officer, VWHDC	Deputy Town Clerk	List sent 6.8.14 and receipt acknowledged by Mr Cassell who will be in touch in due course.

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140/14(b)	<i>P13/V1366/O Appeal</i> : Letter to be written to relevant people, including Ed Vaizey MP highlighting how FNP had influenced decision for this application to be taken now by Secretary of State	Chairman/ Deputy Town Clerk	Being progressed
143/14	Comments on planning applications considered to be forwarded to District Council	Deputy Town Clerk	Submitted 8.8.14
144/14	Representatives from Thames Water to be invited to a meeting of the Planning & Highways Committee	Deputy Town Clerk	Representatives will attend the meeting of the Planning & Highways Committee on 16 September 2014.
145/14	FNP examination: Request form for short list of prospective independent examiners to be submitted to NPIERS	Deputy Town Clerk	Form submitted 8.8.14.

- (b) Notification of Planning Permission granted by VWHDC in respect of the following planning application was received and NOTED:

**P14/V1060/FUL** Change of use and conversion of former offices and restroom etc. to 1 x 2 bed flat, internal changes and external fenestration changes (doors, windows and roof lights), short access stair and gantry with obscure glazed screen (as amended by drawing nos. 05E & 07F received 17 July 2014)  
**The Bargain Centre, 21 Market Place, Faringdon**  
 For: Mr Jose Corbi  
**(NO OBJECTIONS - Planning & Highways Committee Meeting, 3.6.14)**

- (c) T2352 Temporary Road Closure - A417 Challow (Rail Bridge) commencing 6 September for 3 months; Notification received and NOTED;
- (d) *West Oxfordshire Local Plan Housing Consultation*: Notification of public consultation from 8 August - 19 September 2014 was received and NOTED;
- (e) Department for Communities and Local Government Press Release (Cutting Red Tape to breathe new life into local communities) was received and NOTED.

### 152/14 Public Question Time

There were no public questions.

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## 153/14 Public Speaking Time

Ms G Webb raised the subject of the new public toilets proposed by District Council in its car park behind Budgens and provided information that she had obtained from the District Council regarding the budget for these public toilets. However, she had now learnt that the District Council would be moving forward on this proposal without consultation with the residents of Faringdon and felt that, yet again, this was a prime example of the District Council not engaging with the Faringdon community. She hoped that a strong view would be taken by the Town Council on this lack of liaison by the District Council.

## 154/14 Declarations of Interest

There were no declarations of interest.

## 155/14 Faringdon Parking Survey

Mr Gary Smith updated the committee on progress to date and provided drafts of the leaflets and questionnaire that he was proposing to use, highlighting that there was a deadline of 28 August for the leaflet to go to print. He also advised that the District Council had instructed him that its logo should not be used on the leaflet but that Town Council logo could be used. The members were concerned that the District Council, although responsible for arranging this parking survey, was not prepared for its logo to be publicised. Following consideration, it was AGREED that the draft leaflet and questionnaire, as presented, could be printed and that the Town Council logo could be used.

## 156/14 Planning Applications were considered and decisions taken as follows:

- |                      |                                                                                                                                                                                                                                                                                                                                       |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>P14/V1842/FUL</b> | Full application for the erection of three 3-bedroom terraced units<br><b>Land to north of 1-3 Rose Terrace, Faringdon</b><br>For: Mr Brian Hammond<br><b><u>NO OBJECTIONS</u></b> but District Council to note points raised by the Waste Management Officer. It was also noted that this site was outside the development boundary. |
| <b>P14/V1868/A</b>   | Installation of a non-food locker system with four adverts<br><b>Tesco, Park Road, Faringdon</b><br>For: Tesco Stores Ltd<br><b><u>NO OBJECTIONS</u></b>                                                                                                                                                                              |
| <b>P14/V1751/FUL</b> | Erection of two blocks of flats (total of 42 units), with associated parking, landscaping and bin/cycle stores<br><b>Land at Park Road, Faringdon</b><br>For: Ede Homes                                                                                                                                                               |

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Copies of the letters of objection submitted to the District Council by the Faringdon Chamber of Commerce and Wicklesham Commercial Properties were received and NOTED. Following consideration of this planning application it was AGREED that the following comments should be submitted to the District Council:

**This is a variation of the original planning permission with its requirement for 16 industrial units and Town Council strongly recommends that the District Council holds to the original permission. Faringdon Town Council OBJECTS to this planning application on the following grounds:**

- 1) It is contrary to the following Faringdon Neighbourhood Plan Section 4.5 Objectives:
- Allocate enough employment land to meet the requirements of at least 38% of the working age population of the Faringdon parish within a 5 km radius of the centre of the town;
  - Resist the existing trend of B1, B2 or B8 employment sites being lost to residential or retail development;
  - Provide incubation and small business start-up facilities, always ensuring that enough employment land is available to meet the subsequent needs of a growing business;
  - Establish a sustainable level of employment that matches the town's residential growth and that also allows Faringdon's existing economy to expand;
  - Through greater employment land allocations give local residents the option to work locally within the parish;
  - Resist the existing trend of employment sites being lost to residential development;
  - Reduce the scale of out-commuting to support greater vitality during the day and a more self-sufficient town;
  - Encourage new types of B1 and B2 business into the town;

and Policy 4.5A: Existing Employment Sites.

### **Policy 4.5A: Existing Employment Sites**

Intensification or redevelopment of the existing industrial areas along Park Road for employment purposes will be supported where this enhances the quality of employment opportunities available, provided that the Park Road frontages are of a good quality design with an attractive landscape setting, in accordance with Policy 4.7E, and that there would be no adverse impacts on the amenities in the surrounding area.

The following uses will be encouraged:

- 1a. Park Road Industrial Area (Regal Way) - encourage Class B1 uses and trade counter style employment uses.
- 1b. Park Road Industrial Area (Old Sawmills Road and Pioneer Road) - encourage Class B1/B2 uses.

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2) Paragraph 2 of the Planning, Design and Access Statement states: *‘Whilst the site is identified for employment development in the Vale of White Horse Local Plan 2011, the application has been submitted due to the high level of housing need in the Vale identified in the new Strategic Housing Market Assessment and to help the Council restore its five year supply of housing land. In addition, there is currently plenty of alternative land identified for employment development in Faringdon in both the adopted and emerging Local Plans.’*

Paragraph 13 of the Planning, Design and Access Statement quotes Paragraph 22 of the NPPF, which states: *"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. **Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.**"*

Paragraph 38 of the Planning, Design and Access Statement states: *‘Policy E3 of the Vale of White Horse Local Plan 2011 allocates the site for employment development, and Policy E10 identifies it as part of a larger strategic employment site and says the loss of such employment land to other uses will not be permitted. However, the Local Plan was adopted in 2006 and many of its policies are now out-of-date. In addition, there is plenty of other land identified for strategic employment development in Faringdon in both the adopted and emerging Local Plans. Table 5.6 on page 92 of the Draft Local Plan 2029 Part 1 Strategic Sites and Policies (February 2013) confirms that 7.38 ha of other land is or will soon be available for employment development in Faringdon.’*

Paragraph 39 of the Planning, Design and Access Statement states: *‘Policy E10 identifies the wider Park Road Industrial Estate as a strategic employment site, rather than just the current application site. Whilst there is an obvious need to protect the established employment site, there is no need to offer the same protection to the current application site as it is not currently used for employment purposes and it does not itself fulfil any strategic employment purpose - particularly as the adjoining land to the south-east (which is also covered by Policy E10) is now being developed for housing under planning permission no. P05/V1050/OUT.’*

The Faringdon Neighbourhood Plan has identified a need for sufficient employment land to meet the employment requirements of at least 38% of the working age population to prevent Faringdon from becoming a dormitory town and reducing the amount of out-commuting. The Planning, Design and Access Statement does not provide any evidence regarding the demand for commercial property of the type proposed in the original planning application. The only ‘evidence’ provided is that other employment land is available in Faringdon. The reference to NPPF paragraph 22 regarding there being no reasonable prospect of this site being used for employment is provided in paragraph 40 of the Planning, Design and Access Statement:

*‘The site has been acquired by Ede Homes with the intention of developing it with housing to help meet the high level of housing need (both market and affordable) identified in the new SHMA. There is no reasonable prospect, therefore, of the land being developed for employment purposes.’*

i.e. that Ede Homes has no intention of developing the land for employment uses irrespective of Policy E10 and the original planning application P05/V1050/OUT.

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The need to meet the District Council's five year supply of housing land and the SHMA seems bizarre given that it has taken nine years to develop this site.

3) The original application GFA/18495/1 (P05/V1050/O) was for 18 one and two bedroom flats in a three storey building and 16 Class B1 business units in a two storey building. The report dated 4<sup>th</sup> July 2002 undertaken by David Horrocks, Environmental Health Consultancy and Training Services (see attached document Noise Survey 2002) concluded that:

*'there are a number of industrial type noises, which are impacting deleteriously on the southern (sic) segment of the site. In my judgement these sources do represent significant problems on this southern (sic) segment of the site owing to both their character, eg 'grinding', 'humming', 'whirring', 'clanging' etc and to the difficulty in achieving any sustainable mitigation once any housing is in place.*

*I believe that public complaints alleging noise nuisance from these sources would be highly likely if this segment of the site was developed for housing. Furthermore, it would place the local authority in an invidious position were it to be charged with the duty to investigate such public complaints since it would be clear that any such problem would only have arisen as a consequence of the planning decision to develop the land since clearly no comparable problems exist from current activities on the industrial estate.*

*As a consequence of my findings, I therefore conclude that the majority of the site should be zoned for light industrial use. A smaller segment could, in my judgement be zoned for residential use...'*

As a consequence the part of the site adjacent to Faringdon Upholstery (actually the north west part of the site; Mr Horrock's map was rotated by 90° to the west), was allocated for industrial use and the remainder for housing. Numbers 33 and 35 Park Road between the site and Faringdon Upholstery were subsequently demolished. The current 'Environmental Noise Impact Assessment' undertaken by Impact Acoustics appears to have been done for background noise with monitoring on Park Road. Section 3.4 mentions '*Additional spot measurements were undertaken including at the rear of the site towards the small industrial site to ensure all major noise sources were captured.*' However the results are not reported, in contrast to the survey undertaken in 2002.

This development is therefore in contradiction of paragraph 123 of the NPPF '*Planning policies and decisions should aim to:*

- *avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development;*

4) Despite this site being allocated for employment use in the 2011 Local Plan, Employment Land surveys undertaken by URS in 2008 and 2013 contained serious errors that have still not been addressed by the Vale of White Horse District Council. (see attached map)

5) As part of the original application, the Faringdon gateway either side of Park Road adjacent to this site was to be relocated farther along Park Road to where the current 30 mph limit signs are located. The part of the gateway on the north side of the road was demolished in order to construct the access road leaving only the part on the southern side. The gateway needs to be re-instated as part of the current development.

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**P14/V1721/FUL**

Erection of a single storey rear extension  
**Unit 10, Pioneer Road, Pioneer Industrial  
Estate, Faringdon**  
For: Badnell Properties Ltd.  
**NO OBJECTIONS**

### **157/14 Faringdon Neighbourhood Plan (FNP) - Progress Report**

The Vale of White Horse District public consultation on the FNP was still ongoing, the deadline being 12 September 2014.  
The request form for a short list of prospective independent examiners had been submitted by the District Council to NPIERS (Neighbourhood Planning Independent Examiner Referral Service) and it was anticipated that a list would be available by the end of August.

### **158/14 Vale of White Horse District Proposal for New Public Convenience - Southampton Street Car Park**

It was NOTED that the District Council was not planning to hold a public consultation with the Faringdon residents and that it was currently obtaining quotes to demolish the existing facility and replace it with a new build. VWHDC had indicated it would advise Town Council once the procurement process had been completed and a provider chosen. The members were concerned that the District Council had not, in their view, adequately consulted with Faringdon residents and did not understand why it had not liaised more closely with them.

### **159/14 Transfer of SSSI, Coxwell Pit - Builders Ede**

It was NOTED that Builders Ede's solicitor had now responded and confirmed that his clients would like to arrange the Transfer of the SSSI but that they would need to retain a right of access to their proposed housing site nearby during its development for the purposes of complying with planning permission. In addition, the solicitor had confirmed there would be an anticipated contribution by Builders Ede of £20,000 to fencing and landscaping the SSSI.

Following consideration and concern at the length of time this matter was taking to be resolved, it was AGREED that the following RECOMMENDATION be made by the Planning & Highways Committee to Town Council:

#### ***Transfer of SSSI, Coxwell Pit, Fernham Road, Faringdon by Builders Ede***

*Town Council is recommended to instruct its solicitors to arrange for the immediate Transfer of the SSSI to the Faringdon Fossil Trust with a right of access to any new housing development by Builders Ede during construction of said development at Fernham Gate, subject to planning permission having been granted by the local planning authority for this development, this transfer to include a condition that Builders Ede will contribute £20,000 towards landscaping and future maintenance costs of the SSSI as originally agreed by Builders Ede in 2002.*

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## **160/14 Salt Bins**

A list of the current locations of salt bins in Faringdon had been circulated to all committee members. Suggestions were put forward for other locations, as follows:

- Swan Lane/Church Street junction
- Folly View Road
- Marlborough Gardens near the play area

It was AGREED that a request be submitted to Finance for the costs of these salt bins to be met from reserves, subject to the locations being approved by Oxfordshire County Council.

## **161/14 S106 Agreements**

*Planning Application P13/V2301 (proposed housing on the old Tetronics Site, Canada Lane:* It had come to the attention of the Town Council at very late notice that this application was due for consideration by the Vale of White Horse District Council at a meeting on 20 August but that the planning officer's recommendation was to approve this scheme without any S106 financial contributions which would otherwise have made the site unviable for the developer. The committee felt this was not acceptable as it would set a precedent for other developers to follow.

Cllr Mrs J Boulton reported that as the Town Council representative she had attended the Vale of White Horse District Council meeting when this Planning Application P13/V2301/O was considered. Opinions had been divided and she was unable to report the final decision made by the District Council. It was agreed this could be ascertained through the District Council website.