

# FARINGDON TOWN COUNCIL

## Minutes of a Planning & Highways Committee Meeting held on Wednesday, 6 June 2012 at 7.15 pm in the Jubilee Room, the Pump House, Faringdon

**PRESENT:** Cllrs A V Hickmore (Chairman)  
Ms K Draper  
D Keeble  
A T Marsden  
J Smith

**IN ATTENDANCE:** 2 members of public (1 member left after Min 84/12; 1 member left after Min 86/12)  
Deputy Town Clerk

### 80/12 Apologies for Absence

Apologies for absence were received from Cllrs Dr M L H Wise, T White, D Price and Mrs J Boulton.

### 81/12 Minutes of Meeting: Tuesday, 15 May 2012

The Minutes were signed as a correct record of the meeting held on Tuesday, 15 May 2012.

### 82/12 For Information Only

(a) Notices of Permission from Vale of White Horse District Council in respect of the following planning application were received and NOTED:-

**P12/V0643/ZZZ** Conversion of garage to habitable room  
**33 Harding Close, Faringdon**  
For: Mr J Nightingale  
(Approved - Planning & Highways Committee Meeting, 24.4.12)

(b) A Certificate of Lawful Use or Development in respect of the following application was received from the Vale of White Horse District Council and NOTED:-

**P12/V0414/LDP** Application for a Certificate of Lawfulness for the proposed erection of a single storey porch and single storey rear extension  
**16 Station Road, Faringdon**  
For: Mr and Mrs T Kelly

(c) *Action List:* The Deputy Town Clerk's list of actions, undertaken as a result of the previous meeting, was received and NOTED, as follows:

<b>Min No.</b>	<b>Action</b>	<b>Person/s Delegated</b>	<b>Action Taken</b>
75/12(a)	Faringdon Neighbourhood Plan: Organisation of public meeting to be deferred	Deputy Town Clerk	To be discussed at meeting of Steering Group on 6 June 2012.
75/12(d)	VWHDC emerging Core Strategy: Cllrs Hickmore and Dr Wise to attend meeting at VWHDC on 31 May		Report to be submitted to meeting of Planning & Highways Committee on 6 6 12.
76/12	Decisions taken on planning applications to be forwarded to VWHDC	Deputy Town Clerk	Submitted by email to VWHDC 16 5 12
77/12	Requests for red tarmac on sites in Faringdon to be submitted to Oxfordshire County Council	Deputy Town Clerk	Submitted to OCC 6 6 12

#### **83/12 Public Question Time**

No questions had been received.

#### **84/12 Public Speaking Time**

A local resident wished to consult with the Town Council on a planning application which he was currently proposing to submit to District Council. He pointed out that he had been waiting for the District Council to produce the IHSP but as this was not now going to be adopted, he wished to proceed as quickly as possible with his application. He was advised that Town Council could not take a view until his formal application had been made to District Council and a copy forwarded to Town Council for its comments.

#### **85/12 Declarations of Interest**

There were no declarations of interest.

#### **86/12 Planning Applications were considered and decision taken as follows:-**

*(At this stage of the meeting, the Chairman proposed that Planning Applications P12/V0494 and P12/V0495-LB be moved forward on the agenda in order that Mr Chamberlain could speak on behalf of the Church. This proposal was seconded and CARRIED.)*

**P12/V0494**

**P12/V0495-LB**

Extension of a single storey extension to existing church to accommodate new church hall, kitchen and accessible WC with associated landscaping works to include single track driveway and replacement gate. (As amended by Drg No. & acc letter from agent/applicant  
**Church of All Saints, Church Street,  
Faringdon**

For: Mr J Chamberlain

Following clarification by Mr Chamberlain on the various points originally raised by Town Council and the acknowledgement that the amendments now proposed addressed those issues, the members **APPROVED** the applications.

**P12/V0970**  
**P12/V1137/LB** Internal alterations to convert existing offices into residential accommodation on the first and second floor of a three storey end of terrace property, to provide two self-contained lettable flats with two bedrooms each; including modern bathroom and kitchen facilities.

**1 London Street & 10 Market Place,  
Faringdon**

For: Mr J Vincent

**APPROVED**

**P12/V1069** Change of use from A1 shop to A2 office

**16-18 London Street, Faringdon**

For: Mrs J Carroll

**APPROVED**

**P12/V0954** Non material amendment

**20 Rawdon Way, Faringdon**

For: Mr J Moland

**APPROVED**

**P12/V0794** Erection of a single storey side and rear pitched roof extension

**37 Bromsgrove, Faringdon**

For: Mr B Steven

**APPROVED**

### **87/12 Neighbourhood Planning Front Runner**

- (a) A letter dated 23 May 2012 was received from the Head of Planning, VWHDC outlining the methods by which the grant award of £20,000 from Communities and Local Government (CLG) to the district council to assist with costs of preparing a neighbourhood plan would be administered. This letter was in response to a request made by the Town Council to the Leader of the VWHDC asking that the initial £20,000 grant be released to Town Council at an early date in order to meet the costs of consultancy services. VWHDC pointed out that as it was the body responsible for administering this grant, monies could not be released until such time as consultation, examination or referendum stages had been completed. VWHDC stated, however, that it was able to lend money to other local authorities, including town councils, and that this could provide a useful way of assisting Town Council in the early stages of preparing the neighbourhood plan.

- (b) *Appointment of Planning Consultants.* It was NOTED that interviews had been held by the delegated interview panel on 28 May of the three preferred companies who had tendered to act as consultants in the production of a draft Neighbourhood Plan. The Committee AGREED to endorse the decision of the interview panel that Allies & Morrison be appointed on the terms outlined in their tender dated April 2012;
- (c) *Public Meeting, 12 June 2012;* The Chairman outlined the timetable for the public meeting which was being held to explain to people what a Neighbourhood Plan is and to invite townspeople to become involved in the process. Cllr Keeble pointed out that it should be made clear to people what had already been agreed for the town by the District Council and what could not be changed. Cllr Keeble suggested as a means of publicising the public meeting that a banner be made before the weekend to be hung temporarily on the Corn Exchange. The Deputy Town Clerk was asked to look into this possibility.
- (d) *Steering Group:* It was NOTED that there would be a meeting of the Steering Group on 12 June 2012 to meet the planning consultants before the Public Meeting.

### **88/12 Strategic Site Progress Meeting**

Cllr Hickmore reported on the following meetings:

(a) A meeting was held on 30 May 2012 between representatives from Bloor Homes and Cllrs Hickmore and Dr Wise, with the Deputy Town Clerk in attendance. This was held at the request of Bloor Homes who wished to update the town council on their future possible development in Faringdon. Bloor Homes have taken an option on the site south of Park Road and within that development propose to have buildings that were not as high as those on their other site on the north side of Park Road; the houses would be predominantly 3 bedroom on decent sized plots of land with a few 4- and 2-bedroom properties and no flats. At present, Bloor Homes were discussing their plans with VWHDC who had indicated that it would prefer a higher density. It was proposed that a junior school operated within the Academy Framework would be included on the site which would mean that education provision in Faringdon would be reviewed. VWHDC was still insisting on 40% affordable housing affordability but Bloor Homes wished this to be reduced and instead to offer 30% affordable housing in line with district council policy and 10% on the open market with a discounted sale. Bloor Homes stated that it would like to start building the new development as soon as its current site is finished.

Both Cllrs Dr Wise and Hickmore expressed concern about the pressure that would be caused to traffic in Park Road and it was NOTED that Oxfordshire County Highways are considering making Park Road a dual carriageway from the A420 roundabout up to the Tesco site to alleviate any problems. S106 was discussed with the possibility of allotments in Willes Close as well as on the new housing development.

(b) A meeting was held at the VWHDC offices on 31 May 2012 to discuss the site to the south of Park Road as a strategy housing location still to be progressed through the Local Plan (Core Strategy). This meeting was also attended by Oxfordshire County Council officers and representatives of Bloor Homes (the developer). The next site strategy meeting will be held in Faringdon in a month's time.

**89/12 Faringdon Car Parking Survey**

A Project Brief from the VHWDC Project Co-ordinator for the Faringdon Town Centre Parking Study was received. Town Council had no further comments to make on this and it was AGREED that the Project Co-ordinator should be advised to continue to progress the brief.

**90/12 Oxfordshire Minerals and Waste Plan**

A letter was received from Oxfordshire County Council (OCC) advising that it had published the Minerals and Waste Core Strategy document proposed to be submitted to the Secretary of State for independent examination and that any comments about this plan must be sent to OCC by midday 16 July 2012. It was AGREED that Town Council had no further comments to make.

**91/12 S106 Agreements**

It was NOTED that there were no further updates but members were asked to put forward for future consideration any suggestions they may have for possible contributions from S106 money.