

# FARINGDON TOWN COUNCIL

## **Minutes of a Planning & Highways Committee Meeting held on Tuesday, 7 January 2014 at 7.15 pm in the Jubilee Room, the Pump House, Market Place, Faringdon**

**PRESENT:** Cllrs **Dr M L H Wise**  
**Mrs J Boulton**  
**Ms K Draper**  
**J Cilia**  
**A V Hickmore**  
**A Marsden**  
**T White**

**IN ATTENDANCE:** **Stephen Tillman, SGR**  
**3 representatives from Gt Coxwell Parish**  
**Council**  
**2 members of public**  
**Deputy Town Clerk**

*(Before the meeting started, the Chairman proposed that agenda items Nos 1, 2, 5, 6, 8 & 9 be dealt with first in order that the representatives attending the meeting could leave early and this proposal was AGREED.)*

### **01/14 Apologies for Absence**

Apologies for absence were received from Cllrs J Gregory and D Price.

### **02/14 Minutes of Meeting: Tuesday 10 December 2013**

The Minutes were AGREED and signed as a correct record of the meeting held on 10 December 2013.

### **03/14 Public Speaking Time**

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

### **04/14 Declarations of Interest**

There were no declarations of interest at this stage of the meeting.

### **05/14 Proposed Developments, Coxwell Road**

In view of the impact that the large proposed housing developments in Coxwell Road would have on both Faringdon and Gt Coxwell Parishes, representatives from Gt Coxwell had been invited to discuss the issues further with Town Council. A representative of SGR, developers of the Fernham Fields development, had also been invited and both groups were welcomed to the meeting.

*P/13/V0139/0, Fernham Fields, Gt Coxwell:* Mr Tillman, SGR, advised that outline planning permission had been granted by the District Council, subject to an S106 agreement with both the County Council and District Council to secure contributions towards local infrastructure and to secure affordable housing. It was NOTED that if the S106 agreements were not completed and planning permission could not be granted by the determination deadline of 27 February 2014, the head of planning at the District Council was authorised to refuse planning permission in consultation with the chairman and vice-chairman.

Mr Tillman stated that SGR had recently met with the District Council Planning officers regarding S106 contributions. He confirmed that most of the legalities had been finalised and the financial contribution agreed but how it was to be disbursed had not yet been agreed. This was to be negotiated with Gt Coxwell Parish and Faringdon Town Council and he stated that the District Council had indicated it would now like to meet with the Town Council to agree allocation of S106 monies. It was AGREED that this meeting should be held as soon as possible with Gt Coxwell Parish and Faringdon Town Council and authority was delegated to Cllrs Dr Wise and Hickmore to represent the Town Council at this meeting.

In view of the changes that had been made to the original plan, Mr Tillman was able to confirm that there would be no care home included in the development.

*Traffic:* Concerns were again raised regarding the impact the new housing development would have on Coxwell Road and the A420 access. It was NOTED that the initial scheme did not have plans for the A420 and Mr Tillman indicated that although there was no technical need to upgrade the junction, it was up to County Council to cover the safety aspect of the plan.

*Noise:* Cllr Cilia expressed his concern that due to road noise the houses would be intolerable to live in and asked what the developers were going to do regarding noise mitigation. Mr Tillman stated that as this was only an outline plan, a detailed design would be put forward as part of the reserved matters.

Cllr Hickmore pointed out to Mr Tillman that the market for 3 and 4 bedroom houses was currently quiet and asked which Housing Association would be purchasing these houses; could the S106 agreement be varied? Mr Tillman advised that SGR was providing what the housing officers required and that SGR was dealing with a company by the name of Pioneer.

*S278 Agreement;* Mr Tillman confirmed that this agreement would be drawn up between the developer and the county council. The Town Council stressed that it did not want to see the same situation arise that happened with the provision of a bus shelter outside Winslow House where town council had had no previous knowledge of this agreement until the bus shelter had been manufactured.

Concern was raised by the members regarding the increased pressure that this development would put on services such as water, roads, schools and other services, all of which were already under strain. Mr Tillman advised that in order to bring forward the upgrade of the sewerage work that Thames Water had planned between 2015 and 2020, SGR had agreed to pay the cost of this work which would provide on-going capacity, not only for this site but also for extra housing up to 1000. This cost had nothing to do with S106 but would be apportioned to other developments in the area, if and when they were granted planning permission.

*Public Open Space:* Mr Tillman suggested that upkeep of this area (approx.6 acres) be discussed between the two parishes. If neither parish wished to take on the maintenance, an estate management company would be employed and the costs for this would come from money allocated within the S106 agreement.

Mr Tillman was asked how long SGR would be involved in the development and when it would be handed over to Miller Houses? Mr Tillman advised that this would be a gradual phase out and eventually Miller Homes would develop the scheme. It was agreed that Miller Homes should be invited to come and talk to the Planning & Highways Committee in order to discuss the plans further and Mr Tillman stated he would provide relevant contact details.

(At this stage of the meeting, Mr Tillman left the meeting.)

The representatives from Gt Coxwell Parish Council wished to discuss the decision making processes of the District Council planning department which seemed to be that evidence provided did not have any relevance to the planning department's decision making. Gt Coxwell Parish Council was interested in seeking a judicial review of this process and advised that an Environmental & Planning Lawyer was prepared to draw up a draft letter for £500 + VAT. Gt Coxwell Parish Council had asked the Town Council to support this letter. Cllr Hickmore pointed out, however, that the potential costs of a judicial review could be enormous and if the Town Council was to agree to support this course of action, it would need to know what the likely total costs would be. Gt Coxwell Parish Council was asked to provide a draft copy of the proposed letter in time for the next scheduled Town Council meeting.

Gt Coxwell Parish Council also suggested that a survey should be carried out on traffic accessing the roundabout junction at Marlborough Street as the traffic flow would be affected by the new proposed large housing developments on Coxwell Road. Cllr Hickmore proposed that tenders for this work be obtained and brought to the Planning & Highways Committee for consideration. This proposal was seconded and CARRIED.

## **06/14 Community Governance Review**

The members received and considered a letter from the Chief Executive of South Oxfordshire and Vale of White Horse District Councils regarding a proposal to extend the boundary between Great Faringdon and Great Coxwell. It was AGREED that Town Council welcomed the process but wished to query whether the Local Authority was proposing to revisit the situation again if the next large housing development on Steeds Farm was given planning permission.

## **07/14 For Information**

- (a) A list detailed Planning Permissions granted/refused was received and NOTED, as follows:-

### **Permissions Granted**

- P13/V2227/FUL** Variation of condition 2 (approved plans) on planning permission P10/V0867 for minor realignments to the internal road network and alterations to parking arrangements; provision of new canopy structure and minor changes to NE elevation of store  
**Tesco Store, 19-25 Park Road, Faringdon**  
For: Tesco Stores Ltd  
*(No objections - FTC Planning & Highways Committee Meeting, 29.10.13)*
- P13/V2383/FUL** Demolition of existing dwelling. Erection of a replacement dwelling with new dropped kerb for 4A Fernham Road  
**4 Fernham Road, Faringdon**  
For: Tom Gristwood  
*(No objections - FTC Planning & Highways Committee Meeting, 19.11.13)*
- P13/V2414/LB** Replacement non-illuminated ATM header  
**Lloyds TSB Bank plc, 8 Market Place, Faringdon**  
For: Lloyds Banking Group  
*(No objections - FTC Planning & Highways Committee Meeting, 19.11.13)*
- P13/V2391/HH** Extensions at ground and first floor levels plus conversion of existing garage into extension of existing living room  
**16 Rawdon Way, Faringdon**  
For: Mr S P Hibberd & Mrs T J Hibberd  
*(No objections - FTC Planning & Highways Committee Meeting, 19.11.13)*

**P09/V1950/HH**

Replace existing concrete slab decking with wooden decking to same height and incorporate a safety handrail (retrospective). Fit one velux light tunnel.

**26 Coxwell Street, Faringdon**

For: Karl Uzzell

**(Objected - FTC Planning & Highways Committee Meeting, 27.89.13)**

- (b) *Planning Application, Land south of Park Road:* The Deputy Leader of the Vale of White Horse District Council, D/Cllr R Cox, had raised concern that despite Town Council having registered to speak in respect of the above application, no Town Councillor was present at the meeting on 18 December. It was NOTED that Cllr Dr Wise had consequently advised the Deputy Leader that at no stage had Town Council registered to speak at this meeting and that Cllr Dr Wise had asked that the minutes of the meeting did not show that Town Council had registered to speak and did not turn up, as any such comment would imply the incompetence of town council officers and the Chairman and the dereliction of their duties. The Chairman advised that D/Cllr Cox had now responded and confirmed that the relevant Minutes would be amended accordingly.
- (c) 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>
215/13	Comments on planning applications to be submitted to VWHDC	Deputy Town Clerk	Comments submitted to VWHDC 18.12.13
217/13	To seek confirmation from relevant VWHDC Planning Officer that there will be no change of use of allocated land	Deputy Town Clerk	Confirmation sought but to date no response has been made by VWHDC.
218/13	To confirm to Oxfordshire Highways that Town Council agreed the proposals for bus stop clearways	Deputy Town Clerk	Confirmation sent 18.12.13
219/13	S278 Agreements: Copies of letters received from Baroness Kramer and Ed Vaizey MP to be forwarded to both VWHDC and OCC stating that Town Council looked forward to being involved in future discussions when S278 Agreements being drawn up.	Deputy Town Clerk	Copies sent 18.12.13. Response has been received from VWHDC Head of Planning Service dated 23 12 14 stating he would be in a position to response within next 10 working days. No response yet received.

#### **08/14 Public Speaking Time**

A parent from Ferndale School wished to advise the committee about the imminent closure of Ferndale School in Faringdon and in view of Town Council's commitment to education in its Neighbourhood Plan, asked for support from the Town Council that this school should remain open. The member of public was advised that this was a matter that would have to be raised with full Town Council at its next scheduled meeting.

#### **09/14 Planning Applications were considered and decisions made, as follows:-**

- P13/V2689/HH** Single storey rear extension, building over existing garage, loft conversion  
**3 Catkins Close, Faringdon**  
For: Mr Justin Gilroy  
**NO OBJECTIONS**
- P13/V2698/FUL** Division of existing building into 3 No. dwellings including additional first floor above single-storey element, new dormers, new porch and attached garage.  
**Rogers Concrete Ltd, Sandshill, Faringdon**  
For: Mr Dominic Rogers  
**NO OBJECTIONS**
- P13/V2597/FUL** To demolish existing garage and utility room, proposed subdivision of existing house to create additional dwelling  
40 Westland Road, Faringdon  
For: Mr William Jones  
**OBJECT** on the following basis:-
  - overdevelopment of site
  - inadequate parking
  - out of keeping with the area
- P13/V2598/HH** Roof extension and alterations  
**2 Hampden Close, Faringdon**  
For: Mr Matthew Compton-James  
**NO OBJECTIONS**

#### **10/14 Faringdon Neighbourhood Plan (FNP) - Progress Report**

Copies of the draft SEA (Sustainable Environment Assessment) Screening Report drawn up by the consultants, URS, was received. It was NOTED that this report, together with the Bluestone Planning comments on the policies in the draft Faringdon Neighbourhood Plan, would be discussed by the FNP Steering Group at its meeting due to be held on 13 January 2014.

Meetings were also being set up by the FNP Administrator with the relevant stakeholders.

Cllr Cilia expressed his concern about the worthiness of continuing with the FNP. However, it was again reiterated that the whole idea of the FNP was to deliver the increase of employment land in Faringdon otherwise Faringdon would become a commuter town.

In view of the amount of time involved in progressing the FNP, Cllrs Marsden, Cilia and White agreed to assist the Chairman in moving the FNP forward and the Deputy Town Clerk was asked to arrange a suitable date for a meeting.

**11/14 S106 Agreements**

- (a) It was NOTED that there were no further updates on S106 agreements other than those mentioned in the minutes above.

**12/14 Precept 2014/15**

It was proposed, seconded and CARRIED that the draft Planning & Highways Budget 2014/15 with a total expenditure of £1950 be recommended to Finance Committee.