

# FARINGDON TOWN COUNCIL

## Minutes of a Planning & Highways Committee Meeting held on Tuesday, 9 October 2012 at 7.15 pm in the Jubilee Room, the Pump House, Market Place, Faringdon

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

**IN ATTENDANCE:** 4 members of public  
Cllr J Cilia  
Deputy Town Clerk

*(The Chairman proposed that in order for the visitors and members of public to speak early, the items in which they were interested (Agenda Items No 7 - Proposed Solar Photovoltaic Park; No 8 - Housing Proposal Coxwell Road; Planning Application P12/V1948/FUL) be moved forward on the agenda for discussion after Agenda Item No. 2 - Minutes of Meeting. This proposal was seconded and CARRIED.)*

### **151/12 Apologies for Absence**

Apologies for absence were received from Cllrs D Price and Dr M L H Wise.

### **152/12 Minutes of Meeting: Tuesday, 18 September 2012**

The Minutes were AGREED as a correct record of the meeting held on Tuesday, 18 September 2012.

### **153/12 Declarations of Interest**

Cllr A Marsden declared an interest in Planning Application P12/V2057/FUL  
*Reason for declaration:* In so far as he is a neighbour.

### **154/12 Proposed Solar Photovoltaic Park, Wicklesham Lodge Farm, Faringdon**

Representatives from The Landmark Practice, acting on behalf of Solar Power Generation Limited (SPGL), gave a short presentation on the above proposal together with a brief outline of the work which SPGL is currently undertaking nationwide. It was NOTED that SPGL is currently in the process of preparing a planning application for the installation and operation of a solar park on 28 hectares of agricultural land at Wicklesham Lodge Farm and hoped to submit an application to the Local Planning Authority in the very near future. Various aspects of the development were covered including details of the solar panels to be used and the use of the agricultural land on which it is proposed to site the solar farm. It was proposed that the site be used for solar energy production for a period of 25 years with the site then decommissioned in its 26<sup>th</sup> year, the infrastructure removed and the land returned to agricultural use.

Various questions were raised by the councillors, such as what effect did the dust from gravel extraction on neighbouring land have on the solar panels, what type of security fencing was being provided and the provision of hedges around the boundary of the site. The queries raised were noted by the representatives and would be relayed back to the developers.

The Chairman pointed out that no formal decision could be made by the Town Council until the full planning application had been received from the Vale of White Horse District Council and forwarded to Town Council for its consideration and comment.

**155/12 The following planning application was considered:**

**P12/V1948/FUL**

Construction of a single dwelling

**Landview, Canada Lane, Faringdon**

For: Mr R Stewart

The applicant was invited to speak regarding his application and he highlighted various amendments that had now been made which he hoped would meet some of the concerns originally raised by the District Council. A neighbouring resident who objected to this planning application was also invited to speak and he outlined his objections.

Following these presentations, and further discussion, the members had **NO OBJECTIONS** to the application.

*In view of the confidential nature of the following item, the Chairman proposed invoking Town Council Standing Order No. 1(c) which states it is advisable in the public interest that the public be temporarily excluded and they be instructed to withdraw. The proposal was seconded and CARRIED.*

*It was AGREED, however, that the two members from Gt Coxwell Parish Council who were present at the meeting could remain in view of advice they could give. They were reminded of the confidentiality of this item.*

**156/12 Housing Proposal, Coxwell Road, Faringdon**

A short presentation was made on behalf of Altitude Real Estate, a company which was interested in developing an area of land on the Coxwell Road for residential housing. Although this land fell within the Gt Coxwell Parish boundary, it was close to the Faringdon boundary and therefore would have some impact on the infrastructure of Faringdon. It was NOTED that the company had been in pre-application discussions with the District Council and it was hoped that an application for planning permission would be submitted to the District Council before Christmas 2012.

*(Cllr Hickmore proposed revoking Town Council Standing Order No. 1(c). The proposal was seconded and CARRIED and the meeting resumed in open session.)*

**157/12 For Information Only**

- (a) *Traffic Advisory Committee:* Draft Minutes of Meeting held on 14 September 2012 were received and NOTED;
- (b) 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>
143/12	Decision taken on planning application to be forwarded to VWHDC	Deputy Town Clerk	Submitted by email to VWHDC 19 9 12
146/12	Request to C/Cllr Mrs Heathcoat to consider installation of vehicle activated signs	Deputy Town Clerk	Request submitted to C/Cllr Mrs Heathcoat who has responded that she will be auctioning the request.
147/12	Letter to be written to Oxfordshire County Council regarding damage to kerbs in Marlborough Street	Deputy Town Clerk	Letter written and response awaited.

**158/12 Public Question Time**

No questions had been received.

**159/12 Public Speaking Time**

There were no members of the public present at this stage.

**160/12 Planning Applications were considered and decisions taken as follows:**

**P12/V1920/LB**

Removal of internal walls to enlarge the dining room and kitchen

**Church View, 29 Market Place, Faringdon**

For: Mr Jonathan Puddifoot

**NO OBJECTIONS**

**P12/V1995/HH**

**P12/V1996/LB**

Demolition of external WC. Two storey and single storey extension at rear, dormer extension to loft area at rear

**23 & 24 Market Place, Faringdon**

For: Mr Paul Johnson

**NO OBJECTIONS**

**P12/V2057/FUL**

Change of use from tennis courts to residential, including demolition of existing changing rooms and erection of 11 no. new dwellings (5x2 bedroom and 6x3 bedroom dwellings)

**Faringdon Tennis Club, Southampton Street, Faringdon**

For: Faringdon Tennis Club/Builders Ede Ltd

**NO OBJECTIONS** but Town Council requests (a) that development is completed within 2 years from date of any planning permission granted and (b) that car parking is increased to 2 spaces per household, giving a total of 22 car parking spaces.

**161/12 Vale of White Horse District Council Local Plan**

A letter dated 19 September from D/Cllr Richard Webber written to Parish Councillors regarding speculative housing development proposals was received and NOTED.

**162/12 Consultation on the Vale of White Horse District Council Updated Sustainability Appraisal Scoping Report 2012**

It was NOTED that the District Council is consulting on the above report which could be found on the District Council's website [www.whitehorsedc.gov.uk/evidence](http://www.whitehorsedc.gov.uk/evidence). As the District Council's deadline for comments was 18 October, members were asked to forward to the Deputy Town Clerk any comments they may have on the Scoping Report before this date so that the comments could be submitted to the District Council. It was FURTHER NOTED that the Deputy Town Clerk had informed the Planning Consultants for the Faringdon Neighbourhood Plan about this consultation.

**163/12 Faringdon Neighbourhood Plan (FNP)**

- (a) A public meeting was held on 2 October which was well attended by members of the public. (approx. 110). A presentation prepared by the FNP Planning Consultants outlining their thinking to date was given. Members of the public were asked to respond to the Planning Consultants' key questions by completing a form which was circulated on the night. This form was also made available on the FNP website. The Chairman further reported that he, together with Peter Anderson, the FNP Administrator, would be meeting residents from Portway who had expressed concern regarding a suggestion in the Planning Consultants' report which indicated that the Portway area could be developed for retail.
- (b) The Chairman stated that information had been received that Government had now granted further funding to local authorities towards supporting neighbourhood planning in 2012/13.

It was AGREED that the Town Clerk, in her role as Responsible Financial Officer, should be instructed to write a letter to the Leader of the District Council asking for confirmation that this extra £10,000 would also be paid to the Town Council together with the balance of money remaining following settlement of costs for the consultation, examination and referendum stages in respect of the Faringdon Neighbourhood Plan (approx. £7,000).

#### **164/12 Salt Bins**

As there were no salt bins on the Folly Park Housing Development, Cllr Ms K Draper requested that 2 salt bins be installed before winter. The members felt that this was the responsibility of Bloor Homes and the Deputy Town Clerk was asked to write to Bloor Homes asking if they could provide 2 salt bins. If Bloor Homes refused, then the Deputy Town Clerk was asked to approach Sovereign Vale Housing Association to ask if it could possibly provide the 2 salt bins.

#### **165/12 Affordable Rural Housing Conference, 26 September 2012**

Cllrs White and Mrs Boulton had attended this conference and together gave a report. It was NOTED that although discussion revolved around various topics, including Neighbourhood Plans and allocation of houses, the conference related more to villages and rural exception sites. Cllr White asked that the possibility of developing a rural exception site in Faringdon be considered.

#### **166/12 S106 Agreements**

- (a) It was NOTED that there were no further updates on current S106 agreements;
- (b) In view of the number of possible new housing developments in Faringdon, the members were asked to consider/review possible ideas for S106 contributions and submit these within the next 10 days to the Deputy Town Clerk for further discussion at the next meeting of the Planning & Highways Committee due to be held on 30 October.  
*Bloor Homes Proposed New Housing Development, Park Road, Faringdon:* Cllr Keeble reported on a recent site meeting held on 25 September at which representatives from Bloor Homes, Oxfordshire County Council, Vale of White Horse District Council and the Town Council were present and outlined the various issues that were discussed. It was NOTED that the housing density would be between 30-35 houses per hectare giving an approximate total of 340. Bloor Homes would now be preparing a plan incorporating comments from the discussion group which would be presented to Oxfordshire County Council and Vale of White Horse District Council for their input.