

FARINGDON TOWN COUNCIL

Minutes of a Planning & Highways Committee Meeting held on Tuesday, 28 January 2014 at 7.15 pm in the Jubilee Room, the Pump House, Market Place, Faringdon

PRESENT: Cllrs Dr M L H Wise (Chairman)
Mrs J Boulton
Ms K Draper
A V Hickmore
A Marsden

IN ATTENDANCE: 2 members of public
Deputy Town Clerk

13/14 Apologies for Absence

Apologies for absence were received from Cllrs J Gregory, D Price, T White and J Cilia.

14/14 Minutes of Meeting: Tuesday 7 January 2014

The Minutes were AGREED and signed as a correct record of the meeting held on 7 January 2014.

15/14 For Information

(a) A list detailing Planning Permissions granted/refused by the Vale of White Horse District Council was received and NOTED, as follows:

Planning Applications - Permission/s Granted by VWHDC:

P13/V2598/HH Roof Extension and alterations
2 Hampden Close, Faringdon
For: Mr Matthew Compton-James
(No objections - Planning & Highways Committee Meeting, 7 1 14)

Planning Applications - Permission/s Refused by VWHDC:

P13/V2411/FUL Erection of a three-bed dwelling with 2 off-road car spaces and new dropped kerb. (re-submission of withdrawn application P13/V1701/FUL)
Land between 13 and 17 Coxwell Street, Faringdon
For: Mr Steve Mackintosh
(No objections - Planning & Highways Committee Meeting, 10 12 13)

- (b) *Swindon Borough Council's Development Proposal Application S/OUT/13/1555:* A copy of the final response from Oxfordshire County Council (OCC) to this proposal was received. It was NOTED that OCC had no objection to the proposed development in principle. However, it objected to the proposal in its current form on the grounds that the submitted transport assessment did not consider the impact the proposed development would have on the highway network in Oxfordshire. OCC also required a new strategy for public transport links into Oxfordshire to complement proposed development of the strategic bus route;
- (c) *Buses to/from Faringdon:* It was NOTED that a local resident had pointed out to OCC the need to improve public transport from Faringdon to other towns in the Vale, such as Wantage, Witney and Abingdon where many health services and other public services are provided. A copy of OCC's response was received which stated that the provision and frequency of bus services were determined by commercial considerations but that the provision of further bus services in the Faringdon area had been noted. It was FURTHER NOTED that the contracts for all OCC subsidised bus services in the Vale area were due to expire in May 2015 and a review, including consultation, would commence later in 2014;
- (d) A notification from OCC regarding tree work to be carried out in Faringdon was received. It was NOTED that OCC had recently undertaken a survey of the District's highways looking for dangerous and potentially dangerous trees. As a result of this survey, remedial works required to be carried out on trees located between Westland Road and Orchard Hill on the B4019;
- (e) The Deputy Town Clerk's list of actions, undertaken as a result of the previous meeting, was received and NOTED, as follows:-

Min No.	Action	Person/s Delegated	Action Taken
217/13	Builders Ede development, Park Road: To seek confirmation from relevant VWHDC Planning Officer that there will be no change of use of allocated land	Deputy Town Clerk	An item has been included on P&H agenda 28 1 14 to discuss this matter.
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 respond within next 10 working days. No response yet received despite chasing up.

05/14	Fernham Fields Development: Miller Homes to be invited to a future meeting of the Planning & Highways Committee	Deputy Town Clerk	Awaiting relevant contact details from the developer, SGR
05/14	Judicial Review:Gt Coxwell Parish Council to provide draft letter for Town Council to consider whether to support		Draft letter received from Gt Coxwell Parish. Town Clerk requested to include item on agenda for Town Council meeting due to be held on 12 February.
05/14	Traffic Survey to be carried out on roundabouts in Faringdon which could be affected by proposed housing developments in Coxwell Road		Agreed that tenders be sought but no brief actually drawn up. Authority still to be delegated to councillors

16/14 Public Question Time

No questions had been received.

17/14 Public Speaking Time

Site of Special Scientific Interest, Fernham Road: A local resident queried what progress had been made with the land being passed into the ownership of Faringdon Town Council, as had already been agreed with Builders Ede. He expressed his concern that this matter had been ongoing for several years. It was AGREED that the situation needed addressing and Cllrs Hickmore, Dr Wise together with the Deputy Town Clerk would meet to discuss the course of action to take.

18/14 Declarations of Interest

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

19/14 Planning Applications were considered and decisions taken, as follows:-

**P13/V2612/HH
& P13/V2614/LB**

To open up blocked window and replace with French windows to match annex.

Northfield Farm, Radcot Road, Faringdon

For: Mr T Fane

NO OBJECTIONS

P13/V2754/FUL

Extension and alterations to hotel including improvements to front car parking layout

Sudbury House Hotel, 56 London Street, Faringdon

For: Mr Roger Hancox

NO OBJECTIONS

P14/V0086/FUL

Erection of a single storey bungalow
Land North of 1-3 Rose Terrace, Faringdon
For: Mr B Hammond
NO OBJECTIONS

P14/V0020/LB

Opening up of wall between dining room and kitchen to create a more suitable space for modern living
15 Gloucester Street, Faringdon
For: Mr Ifor Phillips
NO OBJECTIONS

P14/V0075/LB

Thermal insulation to inside of external wall, sound insulation works to form new flats
17C & 17E London Street, Faringdon
For: Mr Adam Blackwell
NO OBJECTIONS

20/14 Notification of Planning Appeals

- (a) Notification was received from the Vale of White Horse District Council advising that an appeal had been made to the Secretary of State against the District Council's decision to refuse planning permission for the following planning application:-

APP/V3120/A/13/2209630

Replace flat roof with a pitched roof and new dormer window.
40 Coxwell Street, Faringdon

(Town Council had been unable to comment on this planning application due to there being insufficient information on the plans provided -Planning & Highways Committee Meeting, 17 10 13)

Deadline for comments: 19 February 2014

- (b) It was NOTED that District Council had refused planning permission for the following planning application and had now advised there will be a full public inquiry, date yet to be advised. It was AGREED that in order that local residents could attend the public inquiry, this should be held in Faringdon and that there should be no cost to the Town Council.

P13/V1366/0

Outline Residential development
Highworth Road, Faringdon

Town Council had strongly objected to this planning application (Planning & Highways Committee Meeting, 16 7 13) and would continue to object. It was NOTED that once the date of the public inquiry was known, the grounds for Town Council's objection would need to be submitted to the Inspector and supported by a delegated representative of Town Council at the public inquiry.

21/14 Stickley Court, Park Road, Faringdon

Cllr Hickmore declared an interest in this matter and left the meeting whilst this item was discussed.

Reason for declaration:- In so far as he is a director of a company currently considering the possible purchase of the apartments.

A copy of a letter from Builders Ede to D/Cllr Roger Cox was received and considered. It was NOTED that Builders Ede had now started to build the first development phase (18 apartments), the remainder of the site to be developed for B1 use. However, the developer had indicated that it did not believe there was demand for office buildings and the company was therefore considering applying for permission to build more flats on the remainder of the site. Town Council had recently expressed concern that, due to Faringdon's need for more employment land, no change of use to residential was permitted for the remainder of this site and the Deputy Town Clerk was asked to forward to D/Cllr Cox the comments Town Council had received from Marriotts Chartered Surveyors in this regard.

22/14 Faringdon Neighbourhood Plan - Progress Report

To receive update on progress to date, including reports from the following meetings:

- (a) *FNP Steering Group*: Minutes of the meeting held 13 January 2014 were received and NOTED;
- (b) *Sustainability Appraisal, URS Screening Report*: It had been agreed at the FNP Steering Group meeting that any decision on this would be deferred to allow the Planning & Highways Committee Chairman to meeting with Bluestone Planning. A meeting was subsequently held on 21 January 2014 between Jeremy Flawn of Bluestone Planning and Cllrs Dr Wise and Marsden at which stage it was agreed not to include the Gloucester Street site;
- (c) *Stakeholders Meetings*
 - (i) *Education*: A meeting was held on 21 January 2014 which was attended by representatives of the Faringdon Academy of Schools, the Vale of White Horse District Council, Town Council and the FNP Steering Group. At the meeting, it was AGREED that the following recommendation be made to Town Council:-

Faringdon Town Council be recommended to ask Jeremy Flawn to draft a policy concerning future potential development on the infant school site (land within the existing development boundary.) The policy should be positively worded suggesting that appropriate proposals for redevelopment will be supported, list some examples of development that may be acceptable, and include appropriate caveats to protect the historic environment;

- (ii) *Wicklesham Quarry*: A meeting was held on 22 January 2014 which was attended by representatives of OCC, VWHDC, Faringdon Fossil Trust, Wicklesham Quarry, URS and the Town Council. At the meeting, it was AGREED that the following recommendations be made to Town Council:
- (a) *that the Town Council be recommended to request Jeremy Flawn, in conjunction with URS, to prepare an updated draft policy concerning the Wicklesham Quarry site, to be circulated to relevant stakeholders, including Natural England, Oxfordshire County Council and VWHDC (and others as appropriate) with a request that they sign off the proposed policy wording;*
 - (b) *that the Town Council be recommended to agree that an SEA/SA is needed;*
 - (c) *that Town Council request URS to provide a revised quotation for the SEA/SA process;*
 - (d) *that subject to (c) above, URS be requested to complete the necessary SEA/SA steps to ensure the legislative requirements are met. This will include preparing an SA Scoping Report, consulting with the Statutory Bodies, preparing an SA Report and liaising with Jeremy Flawn to coordinate the preparation of the final plan and the SA Report;*
 - (e) *that the site in Gloucester Street owned by Faringdon House Estate be included within the NP as a proposed site for employment/retail development;*
 - (f) *that the following sites be identified as having future development potential for retail: Police Station/BT Exchange/Fire Station/Ferndale School, and that details be forwarded to URS/Jeremy Flawn for inclusion within the SA work and incorporation within the plan.*

It was proposed, seconded and CARRIED that Town Council accepts the above recommendations in (i) and (ii) above.

- (d) It was NOTED that URS had now provided a revised quotation for the SEA/SA process. Following consideration, it was proposed, seconded and CARRIED that Town Council accepts the URS proposal to undertake the Sustainability Appraisal/Strategic Environmental Assessment of the Faringdon Neighbourhood Plan for the total sum of £5,617.50 excl VAT as outlined in the URS proposal dated 24 January 2014. As part of this work, URS would (a) utilise the Evidence Base Review already prepared for the FNP for elements of the SA/SEA evidence base and (b) liaise closely with Jeremy Flawn of Bluestone Planning through the development of the SA/SEA.

23/14 Western Vale Villages Consortium - Update on A420 Transport Issues

- (a) A letter had been received from the Secretary to the Western Vale Villages Consortium regarding its proposal to produce a statement of common ground on the current status of the A420 in traffic and transport terms together with some indication of what might be done to alleviate new and greater pressures likely to result from implementation of the draft Swindon Borough Council Local Plan, the draft VWHDC Local Plan and development applications in the area. In order to fund this exercise, the WVVC was seeking contributions from parish councils who would benefit from such an exercise. It was AGREED that Planning & Highways Committee would submit a request to Finance for £250 to be released as a contribution from Town Council to the WVVC.
- (b) Gt Coxwell Parish Council had expressed an interest in carrying out a traffic assessment on the main roads that would be affected by the large housing developments proposed on the outskirts of Faringdon and had asked Town Council to consider sharing the costs in appointing a consultant to carry out such a survey. Following consideration, the committee felt it was the responsibility of OCC to carry out such a survey and not the Town Council.

24/14 Seminar - The Impact of the Community Infrastructure Levy (CIL)

An invitation to attend this seminar, due to be held in Oxford on 29 January 2014, was received. However, it was NOTED that Cllr Hickmore had attended a similar seminar in London last year and his detailed report was available for reference. It was AGREED, therefore, that Town Council had sufficient information on CIL.

25/14 S106 Agreements

- (a) *Bloor Homes Development, South of Park Road, Faringdon:* Bloor Homes had advised that they were still in discussion with the District Council but that they would be in touch with the Town Council as soon as possible;
- (b) *Fernham Fields, Coxwell Road:* It was NOTED that S106 contributions in respect of this development needed to be agreed by the developer with the relevant authorities by 27 February 2014.