

**FARINGDON TOWN COUNCIL**  
**Minutes of a Planning & Highways Committee Meeting**  
**held on Tuesday, 13 May 2014 at 7.30 pm**  
**in the Jubilee Room, the Pump House, Market Place, Faringdon**

**PRESENT:** Cllrs **Dr M L H Wise (Chairman)**  
**Ms J Boulton**  
**A Meredith**  
**A Marsden**  
**D Price**

**IN ATTENDANCE:** **6 members of public**  
**Deputy Town Clerk**

**85/14 Apologies for Absence**

Apologies for absence were received from Cllr T White.

**86/14 Minutes of Meeting: Tuesday 1 May 2014**

The Minutes were AGREED and signed as a correct record of the meeting held on 1 May 2014.

**87/14 For Information**

(a) The Deputy Town Clerk's list of actions was received and NOTED as follows:-

<b>Min No.</b>	<b>Action</b>	<b>Person/s Delegated</b>	<b>Action Taken</b>
05/14	Fernham Fields Development: Miller Homes to be invited to a future meeting of the Planning & Highways Committee	Deputy Town Clerk	Contact details now received. Miller Homes will contact FTC once first draft of their proposals is drawn up. Miller Homes still to contact FTC.
71/14	Comments on planning applications to be submitted to VWHDC	Deputy Town Clerk	Comments submitted to District Council 29.4.14
73/14	Planning Application P14/V0539/O: email to be sent to District Council asking when it was planning to consult with neighbouring residents	Deputy Town Clerk	Email sent 29.4.14

*Car Parking Survey:* It was FURTHER NOTED that the District Council had now evaluated 19 companies and was currently proposing to invite two companies to present their proposals to the Town Council. Dates were in the process of being arranged.

- (b) *Planning Permissions granted/refused*: Notification of decisions made in respect of the following planning applications were received and NOTED:

**Planning Applications - Permission/s Granted by VWHDC:**

- P14/V0506/HH**      Single storey link extensions  
**The Old Pump House, Stanford Road**  
For: Mr J Waller  
*(No objections - FTC Planning & Highways  
Committee meeting, 1.4.14)*
- P14/V0671/LB**      Amendment to permitted Listed Building approval  
P13/V2755/LB  
**Sudbury House Hotel, 56 London Street, Faringdon**  
For: Eneritech Group Limited  
*(No objections - FTC Planning & Highways  
Committee Meeting, 22.4.14)*
- P14/V0723/HH**      Erection of a two storey rear extension  
**22 Highworth Road, Faringdon**  
For: Mr Ian Warburton  
*(No objections - FTC Planning & Highways  
Committee Meeting, 22.4.14)*

**Planning Applications - Refused by VWHDC**

- P14/V0264/FUL**      Demolition of existing building  
**4 Fernham Road**  
For: Mr Tom Gristwood  
*(No objections - FTC Planning & Highways  
Committee meeting, 11.3.14)*
- (c) Notification from District Council of its decision to designate the parish of Stanford in the Vale as a neighbourhood area under Section 61G of the Town and Country Planning Act was received and NOTED;
- (d) *Public Enquiry, Proposed Residential Development P13/V1366/O*: It was NOTED that District Council was still in the process of booking a venue for this enquiry and that currently Sudbury House Hotel was the only venue available. District Council had, however, stated its concern regarding costs and asked whether Town Council would be willing to share these costs. The committee members reiterated their previous comments made to the District Council that any such public enquiry must be held in Faringdon, at no cost to the Town Council. D/Cllr Cox had also been advised.
- (e) *S278 Works, Coxwell Road Bus Shelters*: Oxfordshire County Council had advised that the Section 278 Agreement should be completed in the next few weeks, with installation of the bus shelters at the agreed locations due to commence within two months;

- (f) *Temporary Road Closure:* Oxfordshire County Council had advised that Marlborough Street would be closed for approximately 3 days from 21 May in order for essential new service water connection works to be carried out.

**88/14 Public Question Time**

No questions had been received.

**89/14 Public Speaking Time**

*The Chairman proposed that the agenda item dealing with planning application P14/V0539/O be moved forward on the agenda so that the members of public could discuss this item at this stage of the meeting. This proposal was AGREED.*

**P14/V0539/O**

Land adjacent to Fernham Gate, Gt Coxwell  
**Outline residential development of 22 dwellings**  
For: Builders Ede

Members of the public wished to point out that the developers, Builders Ede, had still not honoured their agreement made in respect of its previous housing development, Fernham Gate, to transfer ownership of an SSSI site adjacent to that site as well as provide a sum of £20,000 to carry out works to the land. They therefore stressed that this agreement should not be part of any of the S106 contributions drawn up in respect of the new planning application, P14/V0539/O.

The committee then considered a letter from the District Council seeking comment on or intention to seek a developer contribution from this proposed development.

It was AGREED that in view of Builders Ede's outstanding obligations with regard to the SSSI and the £20,000 owed, any discussions regarding the S106 were to be over and above this agreement and that an amount of £18,691 be sought, (as included in the table previously submitted by Town Council to the District Council).

**90/14 Declarations of Interest**

There were no declarations of interest.

**91/14 Planning Applications to be considered:**

**P14/V0794/FUL**

Change of use from yard to car wash  
**Peter Kinch Plant Ltd, Park Road Industrial Estate, Old Saw Mills Road, Faringdon**

For: Mr R Doka

**NO OBJECTIONS** but Town Council asks that the following points are taken into consideration:

- This is a retrospective planning application;
- As there is a proposed car wash,
  - (a) impact of noise on neighbours;
  - (b) requirements for effluent disposal are fully met;

**92/14 Proposal for a Parking Space, Pye Street, Faringdon**

A proposal was received from Oxfordshire County Council for a parking place for the disabled in Pye Street. It was AGREED there were NO OBJECTIONS in principle as the town council is always keen to support such proposals. However, concern was expressed regarding how this might affect the movement of large vehicles such as those operated by the Waste Removal team and sought reassurance that the Vale Waste Team had been consulted and did not have any problem with this proposed location.

**93/14 Planning & Highways Committee Year End Accounts 2013/14**

The Statement of Accounts for the financial year ending 31 March 2014 were received and APPROVED.

**94/14 Faringdon Neighbourhood Plan (FNP) - Progress Report**

(a) Reports from meetings of the FNP Steering Group held on 3 & 17 April, 1 & 13 May 2014 were received and NOTED.

(b) The Chairman stated that the initial draft of the FNP had been extensively revised.

Recommendation was received from the FNP Steering Group that the following documents be approved by the Planning & Highways Committee for statutory pre-submission public consultation purposes:

- i. Draft Neighbourhood Plan;
- ii. Sustainability Appraisal;
- iii. Evidence Base

Following consideration, it was proposed, seconded and CARRIED that (a) these documents be approved and (b) recommendation be made to Town Council to adopt the updated pre-submission draft Faringdon Neighbourhood Plan, together with the Sustainability Appraisal and Evidence Base.

**95/14 Update on A420 Transport Issues**

(a) *Traffic Lights - Fernham Fields/The Steeds/Gt Coxwell;* It was NOTED that a traffic signal junction option had now been produced by the developers of the proposed housing site on Coxwell Road as an alternative layout to the roundabout junction previously submitted. Oxfordshire County Council had advised that as the Highway Authority it would now be taking a final view as to which junction it preferred. This junction would be jointly funded by both the housing developments on the Coxwell Road. The committee members felt that the Western Vale Villages Consortium should also be taking a stance on this matter;

(b) *A420 Closure for Road Works:* C/Cllr Mrs J Heathcoat had forwarded to the Town Council details relating to the Diversionary Routes for the area while the A420 is closed from 21 July for 7 weeks. Following the

briefing meeting held with each Parish in March for the Faringdon Division, a number of issues had been raised for consideration.

**96/14 S106 Agreements**

It was NOTED that there were no further updates on S106 agreements other than those mentioned above.

**97/14 Progress of Transfer of Land by Builders Ede to Faringdon Fossil Trust**

Cllr Meredith proposed two possible courses of action to take to deal with this matter. Following discussion, it was proposed that guidance be sought from the Town Council's solicitor on these options and once guidance has been received, to refer to Town Council for further consideration.