

FARINGDON TOWN **COUNCIL**

The Corn Exchange, FARINGDON, Oxfordshire, SN7 7JA

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday 21 April 2015 at 7.15 pm in the Corn Exchange, Faringdon.

PRESENT: Cllrs **Dr Mike Wise (Chairman)**
Jane Boulton
Andrew Marsden

IN ATTENDANCE: **David Barron**
Hilary Sherman, Deputy Town Clerk

1/6/15 Apologies for Absence

Apologies for absence were received from Cllr Alex Meredith.

2/6/15 Minutes of Meeting: Tuesday, 31 March 2015

The Minutes were AGREED and signed as a correct record of the meeting held on 31 March 2015.

3/6/15 Declarations of Interest

There were no declarations of interest.

4/6/15 For Information

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

Min No.	Action	Person/s Delegated	Action Taken
9/4/15	Investigation to be carried out with Locality as to whether Town Council eligible for further FNP funding	Deputy Town Clerk	Advice received 21 4 15 that a grant of £1,110 now awarded to FTC in order that it may progress amended FNP to final submission to Local Authority.
10/4/15	<i>The Steeds, Coxwell Road - Planning Application:</i> OCC to be contacted reiterating Town Council's preferred option that there should be traffic lights on the A420 junction.	Deputy Town Clerk	Both OCC and VWHDC contacted 12 3 15. Response already received from VWHDC. Response from C/Cllr Mrs Heathcoat received and copy available at meeting.

7/5/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 12 3 15
9/5/15	<i>Science Vale Area Action Plan</i> : Cllr Ian Bell to submit report after attending event. As P&H not meeting until after deadline for comments, Cllr Bell to report to Town Council	Cllr Ian Bell	Report submitted and considered by Town Council at its meeting on 8 4 15
10/5/15	Town Council to be asked to consider request from Rotary Club of Faringdon & District to install welcome signs to town	Deputy Town Clerk	Considered by Town Council at its meeting on 8 4.15 and it was CARRIED that the Deputy Town Clerk be delegated authority to approach Oxfordshire County Council with a view to installing the smaller of the two examples put forward by the Rotary Club at all the entrances to the town. Being progressed.
11/5/15	Repair to damaged bus shelter in Park Road to be arranged	Deputy Town Clerk	Insurance claim being progressed.

- (b) list detailing Planning Permissions granted was received and NOTED, as follows:

Planning Applications - Permission/s Granted by VWHDC:

P15/V0056/A New image forecourt signage
Acorn Service Station, Park Road, Faringdon
 For: Esso Petroleum Co. Ltd
(No Objections - Planning & Highways Committee Meeting, 17 2 15)

P15/V0347/LDP Proposed rear extension
72 Marines Drive, Faringdon
 For: Mr S Hardy
(Noted - Planning & Highways Committee Meeting, 10 3 15)

Planning Applications - Withdrawn

P15/V0163/FUL 2 bedroom dwelling
Land at rear of 19 London Street, Faringdon
 For: Mr David Delany
(Object - Planning & Highways Committee Meeting, 10 3 15)
Application withdrawn prior to determination by District Council on 24 3 15)

- (c) Notification was received from West Oxfordshire District Council in respect of Publication of the Pre-Submission Draft West Oxfordshire Local Plan (2011-2031) and West Oxfordshire Community Infrastructure Levy (CIL) Draft Charging Schedule. **NOTED**. The Deputy Town Clerk was asked to write to West Oxfordshire District Council thanking it for keeping Town Council informed;
- (d) Notification was received from the Vale of White Horse District Council in respect of addition of the alias property name - Bay Tree House to 4A Park Road, Faringdon. **NOTED**
- (e) Notification was received from Swindon Borough Council regarding adoption of proposals for the replacement of a Local Plan. **NOTED**
- (f) Copy of Chairman's Report to the Faringdon Town Meeting held 13 April 2014 was **NOTED**.

5/6/15 Public Question Time

There were no public questions.

6/6/15 Public Speaking Time

Mr David Barron introduced himself as one of the new town councillors who was attending the meeting for observation purposes. He was welcomed by the Chairman.

7/6/15 Planning Applications to be considered:

Planning Applications were considered and decisions taken, as follows:

P15/V0620/HH

Installation of two ground floor windows, rebuilding front wall of dwelling and formation of additional parking space

17 Nursery View, Faringdon

For: Mr Yaqub

NO OBJECTIONS

P15/V0275/HH

Proposed replacement single storey rear extension; replacement roof to existing garage; alterations to existing window openings; new front porch extension; proposed loft conversion with front & rear dormers; removal of existing first floor dormer & new roof lights to front & rear elevations. (As amended by Drawings accompanying Agent's email dated 23 March 2015)

37 Highworth Road, Faringdon

For: Roy Murdoch

NO OBJECTIONS

P15/V0154/O

Outline application for erection for a development of 10 dwellings and associated parking and landscaping, new access onto Fernham Road (as amended by revised site layout plan Ref FA2/P03 Rev A dated 26 March 2015.

**Land adjacent to Fernham Gate,
Faringdon**

Ede Homes Ltd

OBJECT on the following basis:

We support fully the comments made by Tim Williams, Environmental Health Officer, on 5th March 2015 regarding the impact of noise from the A420 on this development.

We support fully the conditions stipulated by Elise Bateman on behalf of Natural England on 1st April 2015 regarding the SSSI.

As this site is wholly in Great Coxwell, we support fully the comments made by Great Coxwell Parish Council and recommend that their Neighbourhood Plan, having passed referendum, be given the full weight it deserves and that policies NDS 4, 8, 6 and 13 referred to in the Great Coxwell response be implemented.

We support fully the comments made by residents of 24, 25, 27 and 28 Fernham Gate, and 34 Fernham Road and deplore the inadequacy of the consultation.

Paragraph 6.17 of the Officer's report states *'It is noted that the council has either permitted or resolved to permit a number of large housing developments in Faringdon, which if all implemented would increase the population of Faringdon by approximately 20%. This overall population rise and the resulting impacts, particularly on the highway network, is a key concern of the Great Coxwell Parish Council, Faringdon Town Council as well as local residents.'*

This statement is inaccurate. The Vale of White Horse District Council has either permitted or resolved to permit at least 1,023, possibly 1,050, dwellings in Faringdon, including the 400 designated for Great Coxwell but referred to as being in Faringdon. As the number of dwellings in the current tax base for Faringdon is 3,373 this represents, at minimum, a further 30% increase in the population or 39% since the 2011 census. It is disappointing that the cumulative impact of these housing allocations on Faringdon is so underestimated.

Paragraph 6.18 refers to the impact of this development on the population of Faringdon when it is located in the parish of Great Coxwell. The impact on the population of Great Coxwell, given a tax base of 155.1, is 6.5%.

Paragraphs 6.42 and 6.43 underestimate the loss of light and the dominance on neighbours as these proposed dwellings are on top of a cliff overlooking the existing properties. As such, there is bound to be a loss of daylight and not just a loss of view.

We also note that as the number of houses has been reduced to ten, there will be no S106 agreement and, consequently, no infrastructural improvements.

Previously submitted comments

Planning Design and Access Statement

The Planning Design and Access Statement states that *the application is for the development of 12 dwellings on land at Fernham Road, Faringdon*. The site is the parish of Great Coxwell and nowhere does the Planning Design and Access Statement acknowledge that fact, nor does it have any reference to its impact on Great Coxwell. References in paragraphs 44 and 45 to Local Plan 2031 Part 1: Strategic Policies and Sites (November 2014) Core policies 40 and 43 regarding Faringdon should be disregarded.

Paragraph 7 states that *the application site's only planning history is the formation of the 88 metre long landscaped earth mound along the southern boundary, which was permitted in April 2002 (application no. P01/V0047/FUL)*. Paragraph 17 states that *the 88 metre long landscaped mound running along the whole of the site's southern boundary will be retained*. This barrier has degraded over the years and is no longer effective as a barrier to noise from the A420. It should be reinstated.

Paragraph 16 states that *the whole of the adjoining Coxwell Pit Site of Special Scientific Interest (SSSI) will be transferred to the Faringdon Fossil Trust at no cost, and access to it will be provided through the application site*. The transfer of this site has been on-going since 2002 regarding the development of Fernham Gate, when Ede's had agreed to transfer this land to the Fossil Trust and pay £20,000 to Faringdon Town Council for fencing. This did not happen, despite continuing representation; this has incurred legal fees of £1,345 for the Town Council. Transfer of this land 'at no cost' will result in considerable future maintenance costs for the Town Council and it was felt that, as Natural England is responsible in ensuring that SSSIs are managed properly, responsibility for maintaining the site and access to it should remain with the current owners. As a result Faringdon Town Council at its meeting of 10th December 2014 resolved not to continue with the transfer of the SSSI. At the Faringdon Fossil Trust on 7th October 2014, the geologists were in agreement.

Unfortunately, representation by the Vale of White Horse District Council to the Independent Examiner regarding the Faringdon Neighbourhood Plan resulted in the deletion of policy 4.2C that would have prevented developments such as this outside the development boundary in the green space between Great Faringdon and Great Coxwell parishes.

Transport Statement

Table 1, paragraph 3.2 suggests that the am and pm peak trip rates for these privately owned houses will be 0.49 and 0.616, respectively. As no employment is provided with this site, hence, requiring commuting out of Faringdon. Considering its distance from the town centre, and infant and primary schools, see below, this seems to be an underestimate. Fernham Road is very busy with traffic accessing the Community College at each end of the school day and this has not been taken into account in the transport statement.

Paragraph 4.2 states that the development is only a short walk from the bus stops on Coxwell Road: in fact, it's about 600 m.

Paragraph 4.4 claims that 2 km is an acceptable walking distance from amenities. The site is at the southernmost edge of the town whereas the 'town centre' is at the northern edge. The town centre is ~1.64 km on foot, the infant and junior schools ~1.74 km, the medical centre 1.75 km on foot (via footpaths) or 2.3 km by car. Parents wishing to take and pick up children from the infant and junior schools will be faced with $4 \times 1.74 \text{ km} = 7 \text{ km}$ walks each day; they will probably drive.

Ecology Report

The principal item of concern is disturbance to the badger sett by the construction process.

Noise Survey

Paragraph 53 of the Planning Design and Access Statement shows the location of the site next to the A420. Paragraph 71 states only part of the gardens will meet the BS 8233:2014 guidance (i.e. in the range 50-55 dB(A) and that houses facing the A420 will need noise mitigation measures.

Option A, paragraph 6.1, with noise levels of 55-60 db LAeq,T in the rear gardens nearest the A420 exceeds the acceptable BS 8233 criteria of 50 dB LAeq,T with an upper guideline value of 55 dB LAeq,T. This is unacceptable. Option B only puts some of these gardens within the upper guideline value, with a claimed maximum of 57 dB LAeq,T. It should be remembered that an increase of 2 dB is an increase in sound pressure of 1.58 times. Traffic noise will be intrusive on this site and all measures to reduce this to acceptable levels should be taken.

The internal sound levels are only achievable with the windows closed. What happens in hot weather if residents want the windows open?

Ground Investigation Report

This was undertaken in 1997 before the site was in-filled and is no longer relevant. Paragraph 5 of the Planning Design and Access Statement states that the site was a former quarry that had been filled with inert waste. Land outside the site to the north and east was filled in the mid-20th century with foam rubber and plastic from vehicle upholstery and rubber tyres.

A new ground investigation should be undertaken as the 1997 survey does not reflect the current state of the ground.

8/6/15 Faringdon Neighbourhood Plan (FNP)

It was NOTED that the revised FNP was ready to go out for public consultation in the town once the District Council purdah ended on 7 May. It was AGREED that the 6 week public consultation in Faringdon should therefore commence either on Friday 8 May or Friday 15 May with a launch event in the Jubilee Room, the Pump House on the Friday evening and a public exhibition on the Saturday morning, once availability of venue confirmed.

It was NOTED that a grant had been obtained from Locality for £1,110 in order to assist in the progression of the revised FNP to referendum.

9/6/15 S106 Contributions

- (a) *Planning Application: P13/V0709/O*: Following a suggestion raised at the recent town meeting by a member of public that town council should be involved in obtaining S106 funding for adventure play equipment on Faringdon Folly Country Park, it has subsequently been pointed out to the District Council by Cllr Mike Wise that this possible contribution relates to District Council owned property. As a consequence, it was NOTED that D/Cllr Roger Cox was pursuing the possibility of securing a S106 contribution;
- (b) *CIL (Community Infrastructure Levy)*: Notification had been received from the Vale of White Horse District Council that it had now considered representations made on the Draft Charging Schedule which had now been submitted for independent examination with some minor modifications;
- (c) The importance of Town Council pursuing possible S106 contributions with the relevant planning officers was stressed and it was NOTED that the Town Clerk or Deputy Town Clerk would be following up this matter;
- (d) *Parking Survey*: A breakdown of the timetable for implementation of the recent parking survey was received from the District Council, the main points of which were NOTED, as follows:-
 - Sustainable transport proposals relating mostly to relocation of bus stops and cycle links should be passed to OCC Highways;
 - Schools proposals to be passed to Schools and/or OCC;
 - Development proposals were considered long term objective and funding to be obtained potentially from S106 negotiations by District Council planners with developers;
 - On-street parking proposals - District Council had decided not to pursue on-street enforcement at present due to costs. In the meantime, all on-street road restrictions remain the responsibility of the Police;
 - *Off-street parking proposals*: It was NOTED that District Council had stated that there was no need to review the use of CCTV for crime prevention as that was what it was there for already. As there is currently no CCTV in the Vale car parks, it was AGREED that Cllr Mike Wise would review the situation and bring his comments back to the next Planning & Highways Committee meeting for consideration.