

FARINGDON TOWN COUNCIL

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday, 10 May 2016 at 7.15pm in the Old Town Hall, Market Place, Faringdon

PRESENT: Cllrs **Andrew Marsden (Chairman)**
David Barron (*up to and incl. Min 8/7/16*)
Jane Boulton
Al Cane
Dr Mike Wise

IN ATTENDANCE: **3 members of public**
Hilary Sherman, Deputy Town Clerk

1/7/16 Apologies for Absence

Apologies for absence were received from Cllrs Mark Greenwood and Patrick Middleton.

2/7/16 Minutes of Meeting: Tuesday, 19 April 2016

The Minutes were AGREED and signed as a correct record of the meeting.

3/7/16 Declarations of Interest

There were none.

4/7/16 Public Question Time

The Chairman proposed that the three questions received from a member of public be dealt with under the relevant agenda item dealing with car parking enforcement in Faringdon. This was AGREED.

5/7/16 Public Speaking Time

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

6/7/16 For Information

(a) The Deputy Town Clerk reported that the following actions had been carried out:

Min No	Action	Person/s Delegated	Action Taken
7/6/16	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 20 4 16
8/6/16	Draft letter to Secretary of State on neighbourhood planning in general to be drawn up by Cllr Dr Wise	Cllr Dr Wise	Draft letter drawn up for consideration at P&H meeting 10 5 16

- (b) A list detailing Planning Permissions granted by the District Council and other items for information was received and NOTED, as follows:

P16/V0514/FUL Development work
Land South of Glories, Canada Lane,
Faringdon
For: Rob Stewart
No objections – P&H Committee Meeting, 29 3 16

P16/V0600/HH Development work
30 Westland Road, Faringdon
For: Matty Kelly
No objections – P&H Committee Meeting, 29 3 16

P16/V0545/HH Proposed insertion of dormers and modification works
to the existing bungalow
20 Fernham Road, Faringdon
For: Mr D Major
No objections – P&H Committee Meeting, 29 3 16

FOR INFORMATION

P16/V0657/AG Erection of an agricultural building
Land to the south of the road leading to Camden Farm
SN7 8DY
For: Mr Richard Bolter
No objections – P&H Committee Meeting, 19 4 16
(VWHDC advised that a formal application for planning
permission was not required.)

- (c) Committee Income & Expenditure Report 31/3/16 was received and NOTED;
- (d) OCC notification that Coach Lane road closure has now been cancelled was received and NOTED;
- (e) *Planning Application, Fernham Fields, Land to East of Coxwell Road:*
The consultants acting on behalf of the new developers had now contacted Town Council with a view to arranging a meeting to discuss the future development of this land with the council, date to be confirmed.

7/7/16 Planning Applications to be considered:

P16/V0918/SCR Screening Opinion – Development Work
Land to North of A420 & East of Fernham Gate,
Faringdon
For: Taylor Wimpey Oxfordshire

The committee noted with concern that this screening application had already been considered by the District Council and that it had taken the decision that no screening was necessary, despite no input having been received from the Town Council.

It was NOTED there were many inaccuracies in the EIA Analysis & Screening Proforma completed by the District Council which indicated that no research had been carried out, primarily with regard to Q17, Q18, Q23 & Q27. It was AGREED that these inaccuracies should be highlighted and submitted as Town Council's response to the District Council, also expressing Town Council's concern that its views had not been taken into account before a decision had been made by District Council.

It was NOTED that Town Council had received an invitation to attend a public exhibition being held on Thursday, 19 May by Taylor Wimpey on this proposal.

P16/V0869/FUL

Proposed development of 10 flats and an office building, with associated parking and landscaping Land at Park Road, Faringdon

For: Ede Homes

Following lengthy discussion it was AGREED that Town Council should **STRONGLY OBJECT** on the following basis:

- It is contrary to Faringdon Neighbourhood Plan Section 4.5, Objectives;
- It is contrary to Faringdon Neighbourhood Plan Policy 4.5A, Existing Employment Sites;
- Inaccuracies in Paras 39, 12, & 25 of the Planning, Design and Access Statement, these inaccuracies to be detailed to the District Council;
- Inaccuracies in both the URS 2008 and 2013 reports, these inaccuracies to be detailed to the District Council;

It was FURTHER AGREED that Town Council fully supported the objections which were due to be submitted by the Faringdon Chamber of Commerce to the District Council.

P16/V0908/AG

Road Re-alignment

Camden Farm, Radcot Road, Faringdon

For: Mr T Fane

Since receiving this application, District Council had advised that a formal application for planning permission was not required. For that reason, Town Council did not consider the application.

P16/V0335/FUL

Retrospective application to install acoustic screen adjacent to condensing units and to relocate condensing units to end of service yard (replacement of scheme previously approved under Permission P15/V1644/FUL)

Costcutter Store, 17 Folly View Road, Faringdon

For: Mr O Yaquub

NO OBJECTIONS

P16/V0974/PDH Erection of rear conservatory
98 Walker Drive
For: Mrs Mary Worrall
This was a Permitted Development application and as District Council had advised it would be able only to consider comments from owners/occupants of adjoining properties, the application was not considered.

P16/V1034/HH Proposed single storey front rear extension; alterations to existing window openings
6 Fernham Gate, Faringdon
For: Matt Fletcher
NO OBJECTIONS

8/7/16 Civil Parking Enforcement, Faringdon

Concerns regarding the lack of civil parking enforcement had been raised by members of the public at the recent Town Meeting and subsequently a number of questions had been submitted by a local resident to the Town Council for discussion. These primarily asked what Town Council's assessment was of the scale and impact of the problem of illegal parking in Faringdon, what Town Council's policy was, if any, regarding illegal parking and did the Town Council have any future action plans with respect to illegal parking in the town.

A lengthy discussion then took place.

It was NOTED that

- in order to ensure enforcement of yellow lines (double or single), appropriate signage should be in place detailing times that parking can/cannot take place. Some of these had not been erected in Faringdon and it was agreed that Oxfordshire Highways should be asked to remedy this immediately;
- the car parking situation in Faringdon was not good and once the proposed extra 1100 houses for Faringdon had been built, this problem would be exacerbated;
- not only local residents but also visitors would be put off shopping in the town due to the parking problem. This would have a detrimental impact on Faringdon's economy;
- although a parking survey commissioned by the District Council had recently been approved, it was not being observed;
- District Council had formed the opinion that as a survey of residents did not see parking as a problem in Abingdon or Wantage and as there were only a few streets in Faringdon that suffered from inconsiderate parking, to change the system in order to enforce against a minority would cost the taxpayer more. District Council therefore did not see the financial viability of such a scheme;

- District Council had allocated £50k in its budget to fund a study to identify ways to increase car parking capacity across the district, with an initial commitment of up to £2m of capital funding. It was believed this study would be carried out this year;
- enforcement by the local police was inconsistent; more consistency was required.

It was AGREED that Town Council's next step would be to write to the newly elected Police & Crime Commissioner, with a copy to D/Cllr Matt Barber, highlighting the above issues and asking him to look into the matter, applying pressure where required on the relevant local authority in order that the local authority operated a parking policy.

A local resident reiterated his view that Town Council should focus on this issue on behalf of the community, even if the responsibility for civil parking enforcement and parking in general lay with other local authorities.

9/7/16 OxLEP Public Consultation – Oxfordshire Strategic Economic Plan (SEP)

The concerns of the organisation, *Need not Greed Oxon*, a campaign for a different future of Oxfordshire than that put forward by the Local Enterprise Partnership, were received and considered. As these dealt with economic issues, committee felt it was more appropriate that Town Council responded to this organisation.

10/7/16 Faringdon Neighbourhood Plan (FNP)

There had been no further news regarding the Independent Examiner's report and when it might be expected. District Council had advised that a new Senior Planner in the Vale Policy Team had been appointed to lead neighbourhood planning generally.

A draft letter which had been drawn up to send to the Secretary of State regarding Town Council's concerns in respect of neighbourhood planning in general was considered. Authority was delegated to the Chairman and the Deputy Town Clerk to finalise the letter to send to the Secretary of State.

11/7/16 S106

Planning Application P15/V0394/O, Land at 4&20, Faringdon: Committee was asked to consider forming a Working Party to progress the use of the development funds outlined in the signed S106 agreement with the District Council in respect of this development.

It was AGREED, however, that as these contributions related to the economic development of Faringdon town as a whole, recommendation should be made to Town Council that it forms the working party.