

FARINGDON TOWN COUNCIL

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday, 24 January 2017 at 7.15pm in the Old Town Hall, Market Place, Faringdon

PRESENT: Cllrs **Andrew Marsden (Chairman)**
David Barron
Pauline Beesley
Jane Boulton
Richard Marsh
Dr Mike Wise

IN ATTENDANCE: **Andrew Maxted, VWHDC Planning Policy
Project Lead (left after Min 9/2/17(a))**
4 members of public
Hilary Sherman, Planning Clerk

1/2/17 Apologies for Absence

Apologies were received from Cllrs Al Cane, Kiera Bentley, James Famakin and Mark Greenwood.

2/2/17 Minutes of Meeting: Tuesday, 3 January 2017

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

3/2/17 Declarations of Interest

There were no declarations of interest.

4/2/17 Public Question Time

There were no public questions.

The Chairman proposed that the item dealing with Community Infrastructure Levy (CIL) be moved forward to this point in the meeting to enable the VWHDC Planning representative to leave the meeting early. This was agreed.

9/2/17 Vale of White Horse District Council - Planning for Infrastructure Consultations (a)

It was noted that before Town Council responded to this consultation (deadline, 26 January 2017) a member from the District Council planning team had been invited to attend the meeting to discuss CIL (Community Infrastructure Levy) in more detail and the Chairman welcomed Andrew Maxted to the meeting.

Andrew outlined the difference between S106 contributions and Community Infrastructure Levy (CIL) and also reiterated the written responses he had made to the town council regarding questions submitted to him previously. Andrew advised that CIL is a specialist area of planning and District Council had employed a consultant to lead the viability work.

5/2/17 Public Speaking Time

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

6/2/17 For Information

- (a) The Planning Clerk reported that all actions from the previous meeting had been carried out.
- (b) A list detailing Planning Permissions granted by the District Council was received and NOTED, as follows:
 - P16/V2442/O Outline application for the demolition of existing outbuildings and creation of new dwelling
32 Fernham Road, Faringdon
For: David Price
(No objections – P&H Committee Meeting, 25 10 16)
 - P16/V2898/HH Extension to existing single storey dwelling
14 Church Street, Faringdon
For: Ms Gaye Kyle
(No objections – P&H Committee Meeting, 6 12 16)
 - P16/V2915/HH Erection of a single storey regency style rectangular conservatory attached to the house on two sides.
Westview, 3 Stanford Road, Faringdon
For: Mr Graham Garrard
(No objections – P&H Committee Meeting, 6 12 16)
- (c) A copy of the Oxfordshire County Council Highways Maintenance Newsletter December 2016, January, February 2017 edition was received and NOTED.
- (d) Notification was received from Thames Water advising that there may be a significant rise in Thames Water vehicles using Lechlade Road from April 2017 - March 2018 to access its depot.
- (e) *Bowling Green Farm Sandpit, Stanford Road, Faringdon:* It was NOTED that a planning application had been made to Oxfordshire County Council for planning permission for extension of the quarry.

7/2/17 Planning Applications to be considered

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

- [P16/V2937/FUL](#) Erection of one dwelling. Additional information regarding highways and drainage received 14 December 2016.
10 Willes Close
For: Rob Stewart

NO OBJECTIONS but Town Council would wish to remind District Council to take into account the adopted Faringdon Neighbourhood Plan, in particular conformity with Design Policies 4.7A: Materials and Roofscape, 4.7B: Resource Consumption and 4.7C: Housing Design.

[P17/V0023/FUL](#)

Proposed demolition of existing dwelling and erection of a detached 3 bedroom dwelling
50 Coxwell Road, Faringdon
For: Mr Pakeman

A local resident gave a brief presentation outlining his objections to this application.

OBJECT on the basis that this application does not conform with Policy 4.7A: Materials and Roofscape, 4.7B: Resource Consumption and 4.7C: Housing Design of the adopted Faringdon Neighbourhood Plan. There is also concern that the proposed property fills the whole site and access to the rear of the property is unclear.

[P16/V2582/RM](#)

Amendment by plans accompanying letter from agent dated 12 January 2017
Fernham Fields, Faringdon
For: Bovis Homes Ltd

Town Council has previously **STRONGLY OBJECTED** to this application and continues to do so. It is noted that the three-storey houses proposed have been reduced to 2.5 storeys. Town Council asks that the adopted Faringdon Neighbourhood Plan design criteria be incorporated into the design and layout of the development, see Policy 4.7A: Materials and Roofscape, Policy 4.7B: Resource Consumption and Policy 4.7C: Housing Design

For Information:
[P17/V0037/PAR](#)

Change of use of agricultural building to dwelling
Barn 9, Camden Farm, Radcot Road, Faringdon
For: Mr T Fane

NOTED

[P17/V0017/DIS](#)

Notification of discharge of condition 4 application ref. P16/V0567/HH Construction of timber pool house and three bay garage with storage and home office.
Demolish existing garage.

11 Lechlade Road, Faringdon

For: Mr Tim Godfrey

NOTED Town Council, however, wished to point out to District Council that access to this site is only 15 m from the A417 on a blind corner. Vehicles exiting the

site are in danger of being hit by vehicles entering Canada Lane.

8/2/17 Residential Housing, South of Park Road, Faringdon

It was NOTED that a public consultation on a revised housing scheme proposed by Bloor Homes on land south of Park Road had been held in Faringdon on 24 January 2016. Cllrs Dr Mike Wise and Jane Boulton had been to the exhibition and had been advised that the developers were hoping to start work in 2019 with completion of the whole site in 2021-2.

9/2/17 Vale of White Horse District Council - Planning for Infrastructure Consultations (b)

It was noted that although this agenda item had already been discussed with Andrew Maxted from the District Council earlier in the meeting, the members now needed to consider what, if any, comments they wished to submit to the District Council in respect of this public consultation. Deadline for comments: 26 January 2017.

Following discussion, it was AGREED to forward the following:

- While Town Council believes it understands the way CIL is designed to work in conjunction with S106, it is still not clear how this will function in practice. Town Council therefore asks that the District Council's consultants provide a written guide on the practical application of CIL for future developments and how it will be controlled;
- What infrastructure projects within Faringdon does the District Council have in mind and what does "strategic" mean in terms of CIL?
- If sites in Faringdon (the poorest Parish in the Vale) are deemed to be non-viable in CIL terms, why is Faringdon claimed to be "highly sustainable" for site allocation if these sites do not contribute sufficiently to improving infrastructure. How do we achieve viability?
- As Faringdon has an adopted Neighbourhood Plan, how does Town Council negotiate the 25% CIL payment ie what are the steps involved?

10/2/17 South Oxfordshire District Council draft Statement of Community Involvement (SCI) 2017

A full public consultation on the above would run for a six week period from 11 January 2017 with a deadline for comments of 22 February 2017. It was AGREED that there were no comments which needed to be submitted.

11/2/17 Oxfordshire County Council Speed Limits Order Consultation – Coxwell Road Southwards, Proposed 30mph Speed Limit

It was NOTED that the developer was only prepared to fund this proposed speed limit for a distance of 185m in respect of the Fernham Fields development. The members had been advised that consideration to changing speed limits and the funding of such changes was only made in respect of each planning application independent of other applications.

However, in this instance, they still felt strongly that, given the potential for further housing developments on Coxwell Road, it would be much more appropriate for the speed limit to be reduced to 30mph from Faringdon's

parish boundary all the way down Coxwell Road to the A420 junction and possibly into Great Coxwell and that this work should be carried out all at the same time. It was AGREED that this comment should be submitted to Oxfordshire County Council by its deadline for comments on 10 February 2017

12/2/17 Faringdon Neighbourhood Plan (FNP)

There was no update on the application for a judicial review.

Cllr Dr Wise had now drawn up a document outlining the Neighbourhood Plan's key aspects which had been circulated to councillors and would be a useful document for committees to use.

DRAFT