

FARINGDON TOWN COUNCIL

The Corn Exchange, FARINGDON, Oxfordshire, SN7 7JA

Telephone 01367 240281 Fax 01367 240303

www.faringdowntowncouncil.gov.uk

Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Tuesday, 25 August 2015 at 7.15 pm in the Corn Exchange, Faringdon

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

IN ATTENDANCE: 3 Representatives from Scottish and Southern Energy
5 members of public
Hilary Sherman, Deputy Town Clerk

1/12/15 Apologies for Absence

Apologies for absence were received from Cllrs Al Cane, James Famakin and David Price.

2/12/15 Minutes of Meeting: Tuesday, 4 August 2015

The Minutes were AGREED and signed as a correct record of the meeting held on 4 August 2015.

3/12/15 Declarations of Interest

There were no declarations of interest.

The Chairman proposed that the agenda item dealing with Scottish and Southern Energy Power Distribution be brought forward for discussion at this stage of the meeting in order that the representatives involved could leave the meeting early if they wished. This proposal was AGREED.

5/12/15 Scottish and Southern Energy Power Distribution – Scheduled Works

Representatives from SSE presented their proposed PR in respect of work planned for October 2015 to March 2016 to upgrade the mains cables in Bennett Street, Coach Lane and Swan Lane/London Street.

Advance pre commencement information would be circulated by SSE to residents and commercial properties and would also be publicised in all the local media and the tourist & community information centre. Various comments made by the committee members on the publicity proposed were NOTED by the SSE representatives.

4/12/15 For Information

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

Min No.	Action	Person/s Delegated	Action Taken
4/11/15(c)	Letter to West Oxfordshire District Council thanking it for keeping FTC updated on its Local Plan 2031	Deputy Town Clerk	Letter sent 6 8 15
8/11/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 7 8 15
9/11/15	Vale of White Horse Local Plan 2031 Examination: Hearing Statement to be submitted to Programme Officer by relevant deadline	Deputy Town Clerk	Submitted 18 8 15 as a written statement with the option of being able to attend the hearings on an observational basis.

b) A list detailing Planning Permissions granted/refused by the District Council was received and NOTED, as follows:

Planning Applications – Permission Granted

P15/V1462/LB Replacement and repair of specified fenestration
Tudor Farm, Radcot Road, Faringdon
For: Mrs J Woolley
(Fully supported – P&H Committee Meeting, 14.7.15)

P15/V1114/O Outline application (access only) for the erection of up to two 1-bedroom flats with associated access and parking
Land off Ferndale Street, Faringdon
For: Mr Brian Hammond
(No objections – P&H Committee Meeting, 2.6.15)

Planning Application – Permission Refused

P15/V0998/HH Erection of side, rear and front extensions
41 Coxwell Road, Faringdon
For: C E Thompson & B A Thompson
(No objections – P&H Committee Meeting, 23.6.15)

P13/1323/MPO Reduce affordable housing obligation
Fernham Fields, Coxwell Road, Faringdon
For: SGR (Faringdon) Ltd
(Strongly Object – P&H Committee Meeting, 14.7.15)

- c) *Naming & Numbering*: The following notifications were received from the District Council regarding changes in Butts Road and Swan Lane and NOTED:-
Erection of 4 new residential dwellings to be numbered 9, 11,15, 17 Butts Road, Faringdon SN7 7PG;
Registration of existing flat address previously & locally known as Flat 6, Market Place, now known as 19 Swan Lane, Faringdon SN7 7AF
- d) *Vale of White Horse Local Plan Initial Hearings, 22 September – 1 October 2015*; Town Council has submitted written statements in respect of the matters being considered by the Inspector. The Programme Officer had now circulated a list detailing participants in the initial hearings and had advised that once the Inspector had considered the written statements, the timetable for the hearings would be finalised. Once dates had been set, it was NOTED that either Cllr Andrew Marsden or Cllr Dr Mike Wise would attend as observers on behalf of the Town Council.

6/12/15 Public Question Time

There were no public questions.

7/12/15 Public Speaking Time

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

8/12/15 Planning Applications to be considered:

Planning Applications were considered and decisions taken, as follows:

- P15/V1644/FUL** Remove existing condensing units and installation of 2 condensing units together with new acoustic enclosure
Costcutter Store, Folly View Road, Faringdon
For: Mr Omar Yaqub

A local resident spoke raising his concerns regarding the inaccuracies in the whole planning process surrounding this proposed work and tabled information as evidence. Following consideration of the resident's comments and the plans, the following was AGREED.

"It is unclear as to whether this application supersedes the previous planning application P14/V2410 for which planning permission has been granted and in which the noise level for the plant was determined. In the application now under consideration, the noise limits have been increased following another noise assessment. **In view of the fact that insufficient information has been provided, the Town Council is unable to make a considered comment.**"

- P15/V1760/HH** Replacement porch; replacement single storey rear extension; replacement garage with new PV panels; part two story rear extension; hip-to-gable extension to existing roof; alterations to existing cladding, window & doors
Vale Cottage, 34A Fernham Road, Faringdon
For: Steve Rains
NO OBJECTIONS

But Town Council asks that District Council takes into consideration the comments made by a neighbour that alterations to the property should be in keeping with the rest of the neighbourhood.

P15/V1698/HH Front extension and rendering of existing house
30 Folly View Road, Faringdon
For: Shaun Green
NO OBJECTIONS

P15/V1858/FUL Erection of two dwellings on land associated with 20 Market Place, with access via Regent Mews. Demolition of section of wall to gain access into site (resubmission)
Linden House, 20 Market Place, Faringdon
For: Dr and Mrs Scott-Brown

A local resident spoke raising his concerns regarding this planning application. Following consideration of his comments and the plans, it was AGREED that Town Council should **OBJECT** on the following basis:

- It is overdevelopment of the site;
- The buildings proposed are in a conservation area;
- There is no up-to-date Ecological Survey;
- It is an important site in terms of biodiversity which needs to be taken into consideration;
- Important archaeology site;
- Tree survey is over 2 years old.
- The design and layout of the proposal would be harmful to views of the site from surrounding heritage buildings, in particular Astley House and the grade I listed Faringdon House;

(Members of the public left at this stage of the meeting)

P15/V1843/FUL Side & front extensions; reconfiguration to existing window and doors openings; new walling & patio extensions to existing landscaping; installation of new solar panels; and relocation of existing storage container
Faringdon Town Football Club, Tuckers Park, Park Road
For: Faringdon Town Football Club
Faringdon Town Council declared an interest in this planning application as it acts as the Trustee of Tuckers Recreation Ground Trust and is, therefore, unable to consider the application.

P15/V1832/FUL Change of use from Class B2 (General Industrial) to Class B8 (Storage & Distribution) with ancillary trade counter
9 Pioneer Road, Faringdon
For: Howden Joinery Properties Limited
NO OBJECTIONS

P15/V1896/LB Remove existing signage from existing fascia and hanging sign. Redecorate same and then apply new signage to fascia and hanging sign
16 Market Place, Faringdon

For: 2020 Signs Limited

NO OBJECTIONS

P15/V1934/O The erection of up to 200 dwellings together with Green Infrastructure, surface water attenuation and a new access from Coxwell Road

The Steeds, Land West of Coxwell Road, Faringdon

For: Welbeck Strategic Land

STRONGLY OBJECT, on the following grounds which are in addition to those objections previously submitted to the VWHDC in regard to The Steeds development,

- Town Council objects strongly to shared road surfaces and the lack of provision of adequate parking for visitors and multi-occupancy houses.
- It is a large cul-de-sac development and there is concern that there is only one access/egress from the site onto Coxwell Road.
- The planning application has been completely revised and is now basically a high density housing estate without any commitment, despite initial promises by the developers, to any infrastructural developments through planning obligations or the A420/Coxwell Road junction.
- The maps do not include the A420 junction any more and Town Council is concerned as to what will happen to the remainder of the site currently indicated as a buffer zone between Faringdon and Gt Coxwell.
- There is also inconsistency in the Sustainability Appraisal. It is stated that the site is close to community facilities but in fact the distances quoted are those “as the crow flies” and would actually be longer by road.
- It should also be noted that the community consultation referred to in the planning application refers to a consultation held on the original planning application submitted, a completely different plan to the one currently seeking planning permission.
- The 65 bus no longer runs.

9/12/15 Proposed Disabled Persons Parking Place

Town Council had been asked to consider an informal consultation being carried out by the District Council on a possible proposal to install a DPPP in Church Street, Faringdon. There were no objections to this proposal.

10/12/15 Faringdon Neighbourhood Plan (FNP)

It was NOTED that all the comments received from the recent public consultation had now been addressed and a new consultation statement required to be written. The next stage in the process would be for the FNP Steering Group to meet to consider the comments before submission of the amended draft FNP to the Planning & Highways Committee for approval and subsequently to Town Council for final approval. It was NOTED that the full FNP, together with any amended accompanying documents would need to be proofread before presentation to the Town Council.

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