

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, 6 October 2015 at 7.15 pm in the Corn Exchange, Faringdon

PRESENT: Cllrs **Andrew Marsden (Chairman)**
David Barron
Jane Boulton
Al Cane
Dr Patrick Middleton
Dr Mike Wise

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

1/14/15 Apologies for Absence

Apologies for absence were received from Cllrs Ian Bell, Alex Meredith and David Price.

2/14/15 Minutes of Meeting: Tuesday, 15 September 2015

The Minutes were AGREED and signed as a correct record of the meeting held on 15 September 2015.

3/14/15 Declarations of Interest

There were no declarations of interest.

4/14/15 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
8/13/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 17 9 15
9/13/15	Oxfordshire Minerals & Waste Local Plan: Part 1, Core Strategy	Cllr Dr Mike Wise	Cllr Dr Wise has reviewed the document and advised there are no further comments to those previously made by FTC.

10/13/15	FNP: Recommendation to Town Council that it approves amended FNP	Deputy Town Clerk	Recommendation considered by Town Council at an extra meeting held 23 9 15. Amended plan approved.
11/13/15	To progress proposal to give the name of "The Hobble" to the footpath between Southampton Street and Park Road	Deputy Town Clerk	This is an item on the agenda for the P&H Committee Meeting 6 10 15.

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

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 – P&H Committee Meeting, 25 8 15)

P15/V1760/HH Replacement porch; replacement single storey rear extension; replacement garage with new PV panels; part two storey 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 – P&H Committee Meeting, 25 8 15)

P15/V0394/O Outline application (all matters reserved except highway access) for two class A1 retail stores, Class A5 drive thru coffee shop, coach parking, car parking, access, drainage, landscaping and associated works (revised illustrative layout, landscape strategy and flood risk assessment)
Land at A420 site, Park Road, Faringdon
For: GSC Estates (Faringdon) Limited
(No objections – P&H Committee Meeting, 31 3 15)

P14/V2700/FUL Erection of a double garage with garden room
3 Palmer Road, Faringdon
For: RAC
(No objections – P&H Committee Meeting, 6 1 15)

(c) *Faringdon Area Traffic Advisory Committee*; Minutes of the meeting held on 6 June were NOTED. The draft minutes for the meeting on 2 October were not yet available. A copy of the OCC Highways Maintenance Newsletter August/September/October 2015 edition was circulated.

5/14/15 Public Question Time

There were no public questions.

6/14/15 Public Speaking Time

There were no members of public present.

7/14/15 Planning Applications to be considered:

Planning Applications were considered and decisions taken, as follows:

P15/V2113/O Mixed use development comprising up to 1189sqm of B1 office space and up to 9 residential dwellings, with associated works.

Land adjoining Park Road, Faringdon

For: Radcot Group

NO OBJECTIONS but Town Council asks that the following comments are NOTED by District Council.

Town Council recognizes that this application is against the sentiment of the Faringdon Neighbourhood Plan (FNP) in that housing forms part of the application. In the FNP, the site is allocated as B2/B8 use and housing would mean a loss of employment land. However, it is well known that there is a need for more jobs in Faringdon and this proposal would provide the type of employment that Faringdon needs;

Impact of traffic noise on housing: Town Council asks that a traffic assessment is carried out and any recommendations contained therein are adopted;

Thames Water: Concern was also expressed that Thames Water would not be ready to service new developments in the town until April 2017, possibly even later, although it is understood that the developers do not envisage any problems with this particular site;

S106 Contributions: Town Council asks that it be involved in any discussions regarding S106 contributions.

P15/V2155/HH Proposed single storey rear extensions

4 Fernham Road, Faringdon

For: Tom Gristwood

NO OBJECTIONS

P15/V2159/HH Single storey front extension to replace existing porch and carport. Single storey side extension and garage conversion. Roof lantern addition to existing rear extension

13 Elm Road, Faringdon

For: Adam Pickford

NO OBJECTIONS

P15/V2127/RM Reserved matters application (appearance only), for the erection of a single dwelling to the rear of 15B Coxwell Road, a pedestrian link and the provision of two parking spaces. Erection of a double garage for the use of 15B to replace a former garage (following outline permission P15/V1262/O)

15B Coxwell Road, Faringdon

For: Peter King

NO OBJECTIONS provided it does not affect the neighbour in 24 Marlborough Gardens who has concerns regarding loss of her land.

P15/V0909/O Erection of 1no. dwelling house containing 2no. semi-detached houses. Formation of new access road within the site and creation of parking area.

Stonehaven, 15A Coxwell Road, Faringdon

For: Mr P Dearman

Written objections had been received from neighbours who had raised concerns regarding density, parking, access by emergency vehicles and permitted development rights and these comments were considered.

It was noted that this was an amended planning application although it was not clear from the paperwork what the amendments were. It would appear that there were in effect still two residences.

OBJECT to the layout of this development because housing density is still too great and access is unacceptable for emergency, utility and service vehicles.

Amended planning applications: As a result of considering this amended planning application with its lack of detail, it was agreed that District Council should be asked, when submitting amended planning applications to Town Council for consideration in the future, to ensure that the changes are clearly explained as it is often difficult to understand the difference between an original planning application and an amended one.

Town Council also seeks clarification from District Council on whether an amended application replaces a previous planning application or whether the previous application is still valid.

P15/V2207/HH First storey rear extension; hi-to-gable extensions to existing side elevations; porch addition; reconfiguration of existing front dormers; additional front dormer window; and alterations to existing window & door openings

45 Fernham Road, Faringdon

For: Carl Law

NO OBJECTIONS

P15/V2208/LDE Certificate of lawfulness for garage building (relocated from previous position on site)
11 Lechlade Road, Faringdon
For: Tim Godfrey
NOTED

8/14/15 Faringdon Neighbourhood Plan (FNP)

It was NOTED that the updated FNP had now been approved by Town Council at its meeting held on 23 September 2015. The pdf version of FNP would require to be redesigned to take into account the changes that had been made following the recent public consultation and subsequently proof read before its submission to the District Council. It was proposed, seconded and CARRIED that the quotation from DPDS in the sum of £350 (excl VAT) in respect of work required to amend the current Faringdon Neighbourhood Plan in INDesign be accepted. Authority was delegated to Cllr Dr Mike Wise to make minor changes to the text in accordance with further advice received from District Council.

It was FURTHER NOTED that the Inspector had approved Humpty Hill as a Town Green and that the County Council solicitor had recommended to OCC that the register be amended accordingly.

9/14/15 Vale of White Horse Local Plan Part 1 Examination

A written report from Cllr Dr Mike Wise following his attendance as an observer at the hearings held in Wantage was received and considered. The matters under discussion included housing and employment land. It was NOTED that Oxford City had unmet housing needs and that it was insisting that it was the duty of neighbouring Councils to take this on board, requesting that the Local Plan be delayed until this was included. The Inspector would have to decide whether the plan should be delayed or whether he could proceed to Part 2 of the Examination which would be considering Core Policies primarily. At that stage, it was important that town council is fully prepared with proper comments to submit.

10/14/15 Footpath between Southampton Street and Park Road

Following information received from the District Council regarding the naming of this footpath as "The Hobble", it was agreed that this should go ahead with a standard frame type street name plate.