

FARINGDON TOWN COUNCIL

The Corn Exchange, FARINGDON, Oxfordshire, SN7 7JA

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Clerk: Sally Thurston



Minutes of a Meeting of the Planning & Highways Committee held on Tuesday, 8 December 2015 at 7.15pm in the Corn Exchange, Faringdon

PRESENT: Cllrs **Andrew Marsden (Chairman)**
David Baron
Ian Bell
Jane Boulton
David Price

IN ATTENDANCE: **Hilary Sherman, Deputy Town Clerk**
1 member of public

1/17/15 Apologies for Absence

Apologies for absence were received from Cllrs Al Cane and Dr Mike Wise.

2/17/15 Minutes of Meeting: Tuesday, 17 November 2015

The Minutes were AGREED and signed as a correct record of the meeting held on 17 November 2015.

3/17/15 Declarations of Interest

Planning Application P15/V2649/O: Cllr David Price declared an interest in this item.

Reason for declaration: In so far as he was a neighbour.

4/17/15 Public Question Time

There were no public questions.

5/17/15 Public Speaking Time

The member of public did not wish to speak.

6/17/15 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
7/16/15	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 24 11 15
7/16/15	To point out with urgency Town Council's comments on Planning application P15/V2582	Deputy Town Clerk	Submitted to District Council 24 11 15. Response received from District Council and will be considered as Agenda Item No 9 at P&H meeting 8 12 15.
8/16/15 (c)	Salt bin near Bowls Club to be replaced with one of spare new ones	Deputy Town Clerk/FTC Leisure Services team	Salt bin in difficult location to remove and replace with larger bin. However, Leisure Services team has been able to repair current bin to a good standard.
8/16/15 (b)	Budget 2016/17 to be submitted to Finance Committee	Deputy Town Clerk	Considered by Finance Committee at its meeting held 25 November. No changes.
9/16/15	District Council Local Plan Stage 2 Hearing Sessions: Town Council to decide in which sessions it wishes to participate	Cllrs Andrew Marsden and Dr Mike Wise	Sessions requested: <i>Matter 10</i> – Strategy for Western Vale Sub-Area (CP20) <i>Matter 12.2</i> – Employment Land
10/16/15	A417 Park Road Parking Restrictions – Town Council comments on these to be forwarded to District Council	Submitted 24 11 15	Response received from District Council to “confirm that there are no changes occurring as a result of this consultation. It is merely ensuring that the legal documentation matches what is currently on the ground which would enable the Police, should they need to, to enforce the restrictions.

- (b) A list detailing (i) Planning Permissions granted by the District Council and (ii) street naming/numbering was received and NOTED, as follows:

Planning Applications – Permissions Granted by VWHDC:

P15/V2155/HH Proposed single storey rear extensions
4 Fernham Road, Faringdon
For: Tom Gristwood
(No objections – P&H Committee
Meeting, 6 10 15)

P15/V2473/FUL

Internal alterations to convert existing offices into residential accommodation on the first and second floor of a three storey end of terrace property to provide two self-contained lettable flats with two bedrooms each
10 Market Place/1 London Street,
Faringdon
For: Pace Investments Ltd
(Object – P&H Committee Meeting,
17 11 15)

Disappointment was expressed by the Committee that permission had been granted by the District Council despite the Town Council's objections that this was against the objectives of the Faringdon Neighbourhood Plan which seeks to encourage employment within the town centre (Policy 4.5F refers).

Street Name /Numbering

Notification from District Council advising that 2 new residential dwellings to be named and numbered 6 & 7 Woodview, Faringdon SN7 8EL

- (c) *P15/V0394/O, Land at 4&20 Faringdon:* Notification from District Council that S106 agreement, completed on 1 October 2015, was received and NOTED.
- (d) *Plot of land known as Humpty Hill:* It was NOTED that Oxfordshire County Council had approved the application for registration as a new Town or Village Green that plot of land known as Humpty Hill, Highworth Road, Faringdon;
- (e) *Badbury Clump Cycling Hub proposals:* It was NOTED that the National Trust had taken account of the level of concern about its proposals for Badbury Clump and the surrounding woodland and had withdrawn its planning application in order to allow further consultation.
- (f) *Temporary Traffic Order:* It was NOTED that Oxfordshire County Council had given notice of a Temporary Traffic Order for the closure of Coach Lane, Faringdon from the 4 January 2016 because of excavation works, expected to last for 6 weeks, for the laying of electricity cables.

7/17/15 Planning Applications to be considered:

Planning Applications were considered and decisions taken, as follows:

P15/V2689/HH Rebuilding and raising of chimney stack. Addition of flue pipe.
12 Mill House, Stanford Road, Faringdon
For: Cdr S Clark RN & Mrs F C Clark
NO OBJECTIONS

P15/V2619/FUL Retrospective application for the installation of extractors and associated plant to the rear of the building
7 Pioneer Road, Pioneer Industrial Estate, Faringdon
For: Alser (UK) Ltd
NO OBJECTIONS

P15/V1934/O (amendment no.2*) 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
****Amendment: as amplified by Transport Assessment Addendum received 30 9 15 by VHWDC***

It was NOTED that this was a different planning application to the one still currently being considered by the District Council which is P13/V1102 and the District Council should be asked whether this planning application for 250 houses is still extant and how does P15/V1934/O fit in.

It was also NOTED that Town Council only received planning application P15/V1934/O (amendment No.2*) on the 24 November 2015 but that, without comments being received from the Town Council, the District Council would be considering the application at its meeting on 9 December. District Council be asked to explain why this happened.

It was FURTHER NOTED that Cllr Andrew Marsden would be attending the District Council Planning Committee meeting on 9 December to present Town Council's views.

STRONGLY OBJECT on the following basis:

- a. Para 6.12 in the Planning Officer's report is incorrect. Walking distance to the Faringdon Community College is about 900 m along main roads. Fernham Fields has not been built so cannot be considered in this application; hence, no footpath through to Fernham Road from Coxwell Road;

- b. Employment land which was included in the original planning application is not now included, which is of major concern to the Town Council and the Faringdon Chamber of Commerce;
- c. Although it is accepted that the development lies within the Parish of Gt Coxwell, the development will have considerable impact on the infrastructure of Faringdon and residents of the town, yet there are no S106 contributions included except to a site the future of which is uncertain;
- d. Para 6.33, Landscape Officer: The landscape assessment of 2014 is contrary to the Vale's landscape report by Cobden 2008 and appears to be changed to allow development;

P15/V2649/O

Land at Fernham Road

Erection of 25 dwellings with open space and associated infrastructure

For: Mr & Mrs David Langford

OBJECT on the following basis and lack of information:

- a. Very close to the A420; The noise survey should be compared with the one prepared for the development at Fernham Gate which identified unacceptable traffic noise in gardens in the summer;
- b. Table 4.5 of noise report indicates that the internal target noise levels will be exceeded for all habitable rooms in proposed dwellings that have line of sight to the A420 if windows are opened so requires alternative ventilation to opening windows!. Health & Housing - Env. Protection Team have concerns about noise.
- c. Are all the parking spaces accessible? e.g. 43, 56-63. There is no connection to the A420 (actually it says A47) as shown on Constraints and Opportunities map;
- d. There needs to be joined up thinking with respect to footpath access to FCC from Fernham Fields, Steeds and Great Coxwell;
- e. Waste collection. The plan does not show the collection vehicle travelling to plots 7-16.
- f. We support the Drainage Officer's comments: "The Flood Risk Assessment's proposed method of disposal into Thames Water's foul water system is not supported by the results of an impact study nor is there any copy correspondence from Thames Water agreeing to the proposed discharge of surface water into the foul water sewer. Furthermore, Thames Water has identified a capacity issue at Faringdon Sewage Treatment Works where upgrade works will not be delivered until 2017. Also, the attenuation storage with buried pipes and pumping stations are located in the existing tree belt and retained areas which will

mean the removal of the trees to facilitate the construction of the drainage system. This removal of trees will need to be agreed with the Council's tree officer.'

- g. The trees were proposed as staying so contradicts the D&AS.
- h. We support the concerns made by the resident of 31 Fernham Rd. The SHLAA site reference FAR114 states a maximum of 24 houses rather than the 25 proposed; the impact of 63 extra vehicles on Fernham Rd on the existing congestion; lack of a pavement on the western side; tree preservation order on the willows; possible unconsecrated burial ground;
- i. There has been no S106 negotiation.

P15/V2596/PDH

Single storey rear extension
19 Cedar Road, Faringdon
For: Mr & Mrs Smith
NOTED

8/17/15 Tree Preservation Order

It was NOTED that a tree preservation order had come into force on 1 December 2015 at 2 Woodview, Faringdon, SN7 8EL. The deadline for any comments on the order to be made in writing to the District Council by 29 December 2015. There were no comments.

9/17/15 Planning Application P15/V2582 – Retail Development, Park Road, Faringdon

District Council had written to the Town Council in respect of the comments Town Council had made in respect of the above application which pointed out:

- a. This was a Reserved Matters application which relates to layout, appearance, landscaping and scale and was not the appropriate stage at which to consider access or traffic implications as these were agreed at outline stage for which planning permission had already been granted for retail development on this site.
- b. In terms of the cladding for the Aldi unit, some parts of the external wall were proposed to be finished in a silver colour and the Town Council was asked whether this colour would be preferable. It was AGREED that the cladding colour should remain grey.
- c. It was FURTHER NOTED that the above application had been scheduled for consideration by the District Council Planning Committee on 9 December but that it had been withdrawn from the agenda and would be discussed at a future meeting.

10/17/15 Faringdon Neighbourhood Plan (FNP)

(a) The District Council had made errors in putting up the FNP documents correctly on the District Council website which meant its public consultation period was extended, without prior consultation with the Town Council, to the

11 January 2016, instead of the original closing date of 24 December 2015. The District Council had apologised to the Town Council for its oversight;

It was AGREED that plans for a possible referendum should be deferred for further discussion at the next meeting of the Planning & Highways Committee;

(b) It was proposed, seconded and CARRIED that the invoice from DPDS in the sum of £473.04 (incl VAT) for production of the submission version of FNP be approved. This money would come from the grant of £1110 awarded to the Town Council by the Community Rights Programme for the progression of the revised FNP towards referendum.

11/17/15 Parking Study 2015

Written comments from a resident regarding parking for the disabled in Faringdon were received and noted. The resident had expressed disappointment that no specific area covering parking for the disabled had been included in the recent Parking Study and also at the lack of enforcement of the parking sites for the disabled that were in the town. It was AGREED that the resident deserved an apology for this oversight. It was pointed out, however, that the Parking Study did note generally that there was reasonable provision for the disabled but that enforcement was the main problem. D/Cllr Roger Cox had also responded on behalf of the District Council to the resident concerned.

12/17/15 Resilient Community Fund

Information regarding the above fund which supports community resilience in Central Southern England was received and NOTED.

13/17/15 Lechlade-on-Thames Neighbourhood Development Plan

The Plan can be viewed on the Cotswold District Council website

www.cotswold.gov.uk/neighbourhoodplanning/consultations

Any comments must be received by 12 noon on Monday, 11 January 2016.

This matter was deferred to the next meeting of the committee and councillors were asked to review the plan and bring back any comments.