

# **FARINGDON TOWN COUNCIL**

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[www.faringdowntowncouncil.gov.uk](http://www.faringdowntowncouncil.gov.uk)

Clerk: Sally Thurston



## **Minutes of a Planning & Highways Committee Meeting held on Tuesday, 23 August 2016 at 7.15pm in the Old Town Hall, Market Place, Faringdon**

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

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

### **1/12/16 Apologies for Absence**

Apologies for absence were received from Cllrs Mark Greenwood, Richard Marsh, Alex Meredith and Patrick Middleton.

### **2/12/16 Minutes of Meeting: Tuesday, 2 August 2016**

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

### **3/12/16 Declarations of Interest**

There were no declarations of interest.

### **4/12/16 Public Question Time**

There were none

### **5/12/16 Public Speaking Time**

There were no members of public present.

### **6/12/16 For Information**

(a) The following actions list was NOTED, as follows:-

<b>Min No.</b>	<b>Action</b>	<b>Person/s Delegated</b>	<b>Action Taken</b>
13/2/16(a)	Funding for maintenance of new bus shelters installed in Coxwell Road	Deputy Town Clerk	Final confirmation still awaited from OCC
8/9/16	Letter to be written to Police & Crime Commissioner regarding parking policy		To be progressed.

7/11/16	Comments on planning applications to be forwarded to District Council	Deputy Town Clerk	Submitted to VWHDC 3 8 16
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- (b) A list detailing Planning Permissions granted by District Council was received and NOTED, as follows:

- P16/V1459/HH To knock down existing side porch and replace with a new larger built porch  
20 Folly View Road, Faringdon  
For: Mr D Hudson  
No objections – P&H Committee Meeting, 2 8 16
- P16/V1027/FUL Erection of a dwelling house  
57 Westland Road, Faringdon  
For: Mr Randal Joseph Pakeman  
Objected – P&H Committee Meeting, 31 5 16
- P16/V1201/FUL Provision of drinks and snacks from a self-contained unit (van) and change of use for a section of the woodland from D2 (Assembly and Leisure) to A3 (Restaurant and Café)  
Faringdon Folly, London Street, Faringdon  
For: Jane Rennells  
Fully Support – P&H Committee Meeting, 12 7 16

**For Information**

- P16/V1691/SCR Request for a Screening Opinion  
Erection of up to 465 dwellings and a primary school and associated works on land south of Park Road, Faringdon  
For: Bloor Homes (South West)  
The Local Planning Authority is of the opinion that submission of an Environmental Statement in connection with this development at this time is required.
- P16/V1797/AG Stone subsurface tarmac surface 100m length by 3 metre width  
Church Hill Farm, Radcot Road, Faringdon  
For: Mr M Saunders  
The District Council has advised that a formal application for planning permission is not required

- (c) *Planning Application [P16/V0727/O](#), Chowle Farm Industrial Estate, Gt Coxwell:* A copy of C/Cllr Judith Heathcoat's comments submitted to the District Council regarding her objections to this planning application were received and NOTED.

Cllr Dr Wise also expressed his concern that some of the draft S106 leisure contributions sought by the District Council were for rugby facilities in Grove despite the fact there was a rugby club in Faringdon. He stated this was contrary to NPPF paragraph 204.

## **7/12/16 Planning Applications to be considered**

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

### [P16/V1807/FUL](#)

Variation of condition 2 on application P15/V1858/FUL  
Erection of 3-bedroom dwelling on land associated with 20 Market Place, with access via Regent Mews.  
Demolition of section wall to access into site  
Linden House, 20 Market Place, Faringdon  
For: Dr & Mrs Scott-Brown

**DO NOT OBJECT** but still have deep concerns regarding the following:

- The access currently proposed across a neighbouring property would increase traffic flow through a narrow driveway and also result in reduced parking for residents of that property;
- The location is of environmental importance;
- The proposed building is within the conservation area and would have a negative impact on that area

### [P16/V1989/HH](#)

Proposed single storey rear extension  
6 Coxwell Road, Faringdon  
For: Mr & Mrs Tull

**NO OBJECTIONS**

### [P16/V1942/FUL](#)

Change of use of existing commercial building to vehicle repair, tyre replacement and MOT centre/use  
Class B2 general industry  
31 Park Road, Faringdon  
For: Mr John Smith

**NO OBJECTIONS** but ask that the following policy in the emerging Faringdon Neighbourhood Plan be taken into account:

#### *Policy 4.7E: Visual Impact*

*All alterations or new build of commercial buildings, and especially those that are publicly visible or that form gateways to Faringdon, should be of a scale and form appropriate to their location and landscape setting and should create a high quality environment combining the best modern design with local influences.*

### [P16/V1717/HH](#)

Garage side extension to create an office  
1 Chestnut Avenue, Faringdon  
For: Alan & Patricia Cover

**NO OBJECTIONS**

It was NOTED that this request has been made under the provisions of Part 4 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 and the developer is only asking what issues need to be covered by the environmental statement which will accompany the proposed planning application. District Council was not inviting any comments on the submission and Town Council would be notified and invited to comment when the planning application was submitted.

However, Town Council wished to make the following observations:

- It is noted that this request is based largely on information contained in the Screening Request. Town Council is disappointed that the times for measurement of traffic flows detailed in that Request have still not been changed to start at 7.00 am as previously recommended by Town Council with regard to the EIA screening option;
- Allotments have been removed contrary to Policy 4.10C, Allotments in our emerging Faringdon Neighbourhood Plan, which states *"The development of new serviced sites for allotments will be supported. New developments in excess of 20 houses will make provision either on-site or off-site at a level of provision to be agreed by the Local Planning Authority based on an assessment of need in a locality and so as not to render a development scheme non-viable"*;
- Public Rights of Way: It should be noted that Sands Hill Road is a bridleway and public footpath to Fernham and as such the proposal set out in the County Council's response indicating that there could be widening of Sands Hill Road with no provision for pedestrians is unacceptable;
- Town Council supports the comments submitted by C/Cllr Judith Heathcoat objecting to the loss of the 64 extra care beds.

### **8/12/16 Vale of White Horse Local Plan 2031 Part One**

The Schedule of Main Modifications includes a series of changes to the published Local Plan 2031 Part 1 and the Inspector is inviting comments on the proposed Main Modifications. Details of the consultation could be viewed on

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/new-local-plan-2031/vale-white-horse-local>

It was AGREED that the Town Council's comments had not changed since those originally submitted in June 2016 but that a further copy of these should be forwarded to the District Council.

It was NOTED that the deadline for comments was Wednesday, 14 September 2016 by 5 pm.

### **9/12/16 Vale of White Horse District Council – Statement of Community Involvement Consultation**

The above consultation is being held by the District Council. The consultation drafts can be viewed at <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/statement-community-involvement>

It was agreed that Town Council had no comment to make.

It was NOTED that the deadline for comments was Wednesday, 14 September 2016 by 5pm

### **10/12/16 Faringdon Neighbourhood Plan (FNP)**

It was NOTED that the Independent Examiner's report had now been submitted to the District Council for consideration although the District Council had advised that it was not yet in the public domain. The document is in the ownership of the District Council and it will ultimately be its decision as to whether it accepts the report and any recommendations/modifications contained therein, subject to liaison with the Town Council. It was agreed that a meeting of the FNP Steering Group would need to be set up to consider the report and the changes to the Plan recommended in order to make its recommendation to the Planning & Highways Committee.

### **11/12/16 Drayton Neighbourhood Plan**

A letter was received from Drayton Parish Council regarding on-going issues it has with a planning application for houses on a site which had not been allocated for housing in the Drayton Neighbourhood Plan. It was NOTED that a hearing was due to be held on Wednesday, 31 August in respect of the developer's appeal against the District Council's decision to refuse the application. Authority was delegated to Cllr Dr Mike Wise to attend this hearing on an observational basis if he was available.

### **12/12/16 Faringdon Retail Park**

A local resident had sought information from the Town Council on how pedestrians or cyclists access the retail park from the west and centre of the town. It was agreed that the following points should be forwarded to the local resident:

- 1) The District Council had advised that the legal agreement entered into between the developer and Oxfordshire County Council (the Highway Authority) requires the retail development to provide a new 3m wide footway/cycleway on the north side of Park Road extending westwards from the site access to the petrol station. Paving and timber bollards in front of the petrol station are to be removed and replaced with a smooth surface allowing pedestrian and cycle access. The proposal also included a footway/cycleway on the western side of the site access road. Provision had been made for bus stops close to the site access on both sides of Park Road and a toucan crossing is to be provided to allow safer crossing of Park Road to access the bus stops and the site.

2) Many people currently use the much improved footpath from Tesco in Park Road to Southampton Street and then into the town centre.

3) Policy 4.4D of the emerging Faringdon Neighbourhood Plan refers to improving pedestrian and cycle links between new developments and the town centre. As neighbourhood plans form part of District Council Local Plans, there is a requirement for developers to take note of such plans.

*Access to Faringdon Retail Park:*

It was pointed out by Cllr Cane that twelve trees had been cut down to provide access to the site, whereas it was understood that permission had only been given for nine to be cut down. It was AGREED that this was a cause of concern and that the matter should be raised with the appropriate authority, with a request that the three trees be replaced.