

# **FARINGDON TOWN COUNCIL**

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Clerk: Sally Thurston



## **Minutes of a Planning & Highways Committee Meeting held on Tuesday, 15 November 2016 at 7.15pm in the Old Town Hall, Market Place, Faringdon**

### **PRESENT:**

Cllrs Andrew Marsden (Chairman)  
Jane Boulton  
Al Cane  
Mark Greenwood  
Dr Mike Wise

### **IN ATENDANCE:**

Ed Preece, Waymark  
Mohammad Hassan, Castleoak  
Giles Brockbank, Hunterpage Planning  
Hilary Sherman, Deputy Town Clerk

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

Apologies for absence were received from Cllrs David Barron, Richard Marsh and Patrick Middleton

### **2/16/16 Minutes of Meeting: Tuesday, 25 October 2016)**

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

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

*Planning Application P16/V0775/O:* Cllr Al Cane declared an interest in this application

*Reason for declaration:* In so far as he is the Town Council representative in respect of Faringdon United Charities, the landowners of this site.

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

There were none.

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

There were no members of public at the meeting.

*At this stage of the meeting, the Chairman proposed that agenda items 7 & 8 dealing respectively with land off Park Road, Faringdon and Land off Pioneer Road, Faringdon be moved forward on the agenda so that the relevant representatives could leave the meeting early. This was AGREED.*

*In view of the confidential nature and commercial sensitivity of the following two items, the Chairman proposed involving Town Council Standing order No. 1(c) which states that Press and Public should be asked to withdraw from the meeting. The proposal was seconded and CARRIED.*

#### **7/16/16 Land off Park Road, Faringdon**

Details of a possible planning proposal for land off Park Road were outlined by a representative of Oakwood, together with a planning consultant from Hunterpage Planning. This information was noted by the committee. The Chairman pointed out that Town Council would be unable to comment formally on any planning proposal until such time as a planning application had been submitted to the Vale of White Horse District Council.

#### **8/16/16 Land off Pioneer Road, Faringdon**

Details of a possible planning proposal regarding employment land off Pioneer Road, Faringdon were outlined by a representative from Waymark. This information was noted by the committee. The Chairman pointed out that Town Council would be unable to comment formally on any planning proposal until such time as a planning application had been submitted to the Vale of White Horse District Council.

In respect of the above items, the Chairman thanked the relevant representatives for attending the meeting and providing an early insight into their possible plans.

*At the conclusion of the above two items, the Chairman proposed revoking Town Council Standing Order No. 1(c) The proposal was seconded and CARRIED and the meeting resumed in open session.*

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

- (a) The Deputy Town Clerk reported that the committee's comments on planning applications had been forwarded to the District Council on 26 October 2016.
- (b) A list detailing Planning Permissions granted by the District Council and a withdrawn planning application was received and NOTED, as follows:

##### **Planning Applications – Permissions Granted by VWHDC:**

P16/V1989/HH	Proposed single storey rear extension 6 Coxwell Road, Faringdon For: Mr & Mrs Tull No objections – P&H Committee meeting, 23 8 16
P16/V0522/FUL	Erection of a new detached dwelling in part of the rear garden of Stonehaven, together with a double garage in the front garden for Stonehaven (as amended by drawings accompanying email from Agent dated 10-05-2016) Stonehaven, 15A Coxwell Road, Faringdon For: Mr Pat Dearman Objected – P&H Committee meeting, 31 5 16

- P16/V2195/HH Build new single storey rear conservatory extension (as amended by revised red edge plans received 6 October 2016)  
18 Nursery View, Faringdon  
No objections – P&H Committee meeting 25 10 16
- P16/V2164/HH Proposed first storey rear extension with roof lantern; roof light & relocated dormer windows. Resubmission of previously approved scheme which also includes: “hip-to-gable extensions to existing side elevations; porch addition; reconfiguration of existing front dormers; additional front dormer window; & alterations to existing window & door openings” (P15/V2207/HH)  
45 Fernham Road, Faringdon  
For: Carl Law  
No objections – P&H Committee meeting 13 9 16
- P16/V2286/FUL  
P16/V2287/A The retention of an ATM installed in a new purpose built steel secure room with steel floor plate. ATM fascia with black bezel surround and white illuminated lettering Free Cash Withdrawals out of black background. Blue LED halo illumination to the ATM surround  
Euro Garages – Acorn Service, Park Road, Faringdon  
For: Notemachine UK Ltd  
No objections – P&H Committee meeting, 4 10 16

**Planning Application – Withdrawn**

- P16/V2123/O Construction of two 2-bed semi-detached dwelling houses & associated parking for 3 vehicles  
Land at the northern kerbside, Ferndale Street, Skinners Lane  
For: Brian Hammond  
Object – P&H Committee Meeting, 13 9 16
- (c) *Temporary Road Closure* – Fernham, Fernham Road: 28 November for 2 days; Notification from Oxfordshire County Council received and NOTED;
- (d) Information regarding road signage for Ferendune Court was received and NOTED;
- (e) *Fairford Neighbourhood Plan*: A copy of this plan, forwarded by District Council to Town Council for information, was received and NOTED.

## 9/16/16 Planning Applications

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

### P16/V2582/RM

Reserved Matters application following Outline planning permission P13/V0139/O for the erection of 89 dwellings, landscaping and associated works.  
Fernham Fields, Faringdon  
For: Bovis Homes Ltd  
**STRONGLY OBJECT** on the following basis:

- a) Does not conform with the made Great Coxwell Neighbourhood Plan (Policy NDS9 refers) Despite the Great Coxwell Neighbourhood Plan stating that new development should be no higher than two storeys with roof space behind dormers, and despite this point having been raised at a meeting between Great Coxwell Parish Council, Little Coxwell Parish Council, Faringdon Town Council and Vale of White Horse District Council, it is noted that this proposed development includes housing of 2-3 storeys in height. It was also pointed out at the above meeting that this estate is on the entrance to Faringdon in a rural area, not in the built-up town centre and assurances were given at the time that these comments would be noted. They have not.
- b) Housing density inappropriate for a semi-rural location;
- c) Concerns with access for emergency vehicles;

In view of the above, and also in relation to P16/V1791/RM (Erection of 111 Dwellings where some 3 storey properties are proposed), Town Council has serious concerns about the Vale of White Horse District Council's intentions to recognise the fact that Neighbourhood Plans are part of the Local Plan and should be acted upon accordingly. It was agreed that this important matter should be raised with the District Council's Chief Executive, the Leader of the District Council and D/Cllr Roger Cox.

### P16/V2641/FUL

Erection of dwelling with associated dropped kerb.  
Resubmission of previously approved planning application P15/V2181/FUL with the addition of a loft conversion  
Winslow House, Coxwell Road, Faringdon  
For: Richard Marsden  
**NO OBJECTIONS** but have noted and agree with OCC Highways Officer recommendation for a holding objection to enable further information and revised plans to be submitted for consideration because the extra bedroom will require an additional parking space.

[P16/V0775/O](#)

Outline application or residential development of about 200 houses

Land South of Highworth Road, Faringdon

For: Drivewalk Limited

NO OBJECTIONS but comments of the residents should be taken into account. There is poor drainage and water pressure at that end of Faringdon. There is no provision for recreation space.

[P16/V2644/RM](#)

Reserved Matters application following Outline permission P15/V0154/O for the appearance, landscaping, layout and scale of the development  
Land adjacent to Fernham Gate, Faringdon

For: Ede Homes Ltd

NO OBJECTIONS

However,

(a) This planning application relates to a site currently in Gt Coxwell Parish and its Neighbourhood Plan should be taken into account.

(b) Town Council is concerned that although the design principles set out in the Vale of White Horse Design Guide (March 2015) have informed the proposed development, there is no mention of the Great Coxwell Design Guide.

[P16/V2752/A](#)

Proposed signage

Land at Park Road, Faringdon

For: ALDI Stores Limited

NO OBJECTIONS

[P16/V2751/DIS](#)

Discharge of Conditions 8, 9, 11, 13, 14, 16, 18, 19 and 20 on application P134/V0139/O

Outline planning application for residential development of up to 200 houses, public open space, associated infrastructure and new access  
Fernham Fields, Coxwell Road, Faringdon

For: Pegasus Group

NOTED

[P16/V2786/FUL](#)  
[P16/V2787/LB](#)

Link extension at rear of offices  
9 Market Place, Faringdon

For: Marriotts

NO OBJECTIONS

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

The date of the Referendum was being publicised through social media, delivery of leaflets to houses and posters placed around the town. A copy of an application for a Judicial Review of the District Council's decision to accept the FNP, as approved by the Town Council in its final modified draft form, and proceed to referendum had been received citing the Town Council as an Interested Party rather than a Respondent

#### **11/16/16Budget 2017/18**

A draft budget for 2017/18 with a total expenditure of £1500 was AGREED. This would be submitted to the Finance Committee.