

# **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, 14 February 2017 at 7.15pm in the Jubilee Room, the Pump House, Market Place, Faringdon**

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

**IN ATTENDANCE:** Hilary Sherman, Planning Clerk

### **1/3/17 Apologies for Absence**

Apologies for absence were received from Cllrs David Barron, Al Cane, Mark Greenwood, Richard Marsh and Patrick Middleton. C/Cllr Judith Heathcoat and D/Cllr Mohinder Kainth wished their apologies to be recorded.

### **2/3/17 Minutes of Meeting: Tuesday, 24 January 2017**

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

### **3/3/17 Declarations of Interest**

There were no declarations of interest.

### **4/3/17 Public Question Time**

There were no public questions.

### **5/3/17 Public Speaking Time**

There were no members of public present.

### **6/3/17 For Information**

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

P16/V3146/FUL - Camden Farm, Radcot Road, Faringdon

*Replacement dwelling and annex and the conversion of existing traditional agricultural barns to three dwellings (as amended by plans received 8 February 2017 accompanying agent email)*

For: Mr T Fane

No objections—P&H Committee meeting, 3 1 17

P16/V3117/HH - 3 Combes Close, Coach Lane, Faringdon

*Proposed single storey rear extension & replacement windows*

For: Wendy Niewiarowska

No objections – P&H Committee meeting, 3 1 17

(b) Clerk's Action List was received and NOTED, as follows:

Min No.	Action	Person/s Delegated	Action Taken
7/2/17	Comments on planning applications to be forwarded to District Council	Planning Clerk	Submitted to VWHDC 25 1 17
9/2/17(b)	Comments on VWHDC planning infrastructure consultations to be submitted to District Council by 26 1 17	Planning Clerk	Submitted to VWHDC 25 1 17
11/2/17	FTC observations on Coxwell Road speed limits order to be submitted to Oxfordshire County Council	Planning Clerk	Submitted to OCC 1 2 17

(c) *Vale Local Plan Part 2 Preferred Options Consultation*: Notification was received advising that this public consultation would be run from 9 March 2017 until 4 May 2017. A briefing session would be held prior to this on 6 March for parish and town councillors. Cllrs Marsden and Wise will be attending on behalf of Town Council.

(d) *Temporary Road Closure Notification*: A361 Burford Road, junction with Broughton Poggs to junction with road to Little Faringdon from 13 March 2017 for 5 nights

**7/3/17 Planning Applications were considered and decisions taken, as follows:**

**P17/V0225/HH - 3 Leamington Gate, Coxwell Road, Faringdon**

Conversion of existing garage into habitable space plus erection of a new detached single garage

For: Mr Chadwick

**NO OBJECTIONS**

**P17/V0112/HH - 6 Park Road, Faringdon**

Construct new single storey rear conservatory extension

For: Mr Hooker

**NO OBJECTIONS**

**P17/V0118/RM - The Steeds, Land west of Coxwell Road**

Reserved Matters application following Outline planning permission P15/V1934/O for the appearance, landscaping, layout and scale for the erection of 200 houses and flats, along with associated roads, parking, drainage, and landscaping and provision of access to Coxwell Road.

For: Bellway Homes

OBJECT on the following basis:

- There is no Design & Access Statement included in the documentation for this proposal;
- There is no mention of either the Gt Coxwell or Faringdon Neighbourhood plans in any document;
- There are 19 x Building heights 2.5 m contrary to both Gt Coxwell and Faringdon Town Council Neighbourhood Plans;
- No allotments, contrary to Faringdon Neighbourhood Plan Policy 4.10c;
- There are shared surfaces, contrary to Faringdon Neighbourhood Plan Policy 4.3c;
- Play area (LEAP) is mentioned in Compliance Statement, but this is inadequate provision for a development of 200 houses. There is no play facility for older children;
- Plain red brick is not in keeping with Faringdon heritage; this should be red and blue brick (Faringdon Neighbourhood Plan, Policy 4.7A)
- There is no indication of a **cycle** link to the northern boundary of the site to facilitate access to Highworth Road site, despite this being an original recommendation (*VWHDC planning committee, 9 December 2015, Section 8*) Faringdon Neighbourhood Plan Policy 4.3E
- No indication of public art to be provided on site in accordance with details to be submitted and approved (Cond. 17, Planning Permission);
- Concern that the archaeological survey does not cover enough area given artefacts that have been found in the neighbouring Coleshill Drive development;
- Tertiary streets appear too narrow for refuse vehicles
- Fibre optic connection should be provided for houses in view of current technological advancement in people's day-to-day lives.

*The Chairman proposed that the agenda item dealing with Thames Water be moved forward for discussion at this stage of the meeting in order that any matters raised in respect of planning application P17V0118/RM (The Steeds development) could be discussed and, if relevant, included in Town Council's comments to the District Council. This was agreed.*

### **10/3/17 Thames Water**

Cllrs Marsden and Dr Wise reported on a meeting they had attended on 13 February 2017 with representatives from Thames Water, County Council and Gt Coxwell Parish Council regarding the effect of future housing developments on the water supply. Several queries and concerns had arisen out of this meeting which would be raised jointly with the District Council by Town Council and Gt Coxwell Parish Council.

### **8/3/17 Naming of Footpath**

A request had been received from a local resident regarding the possible naming of the walkway between Gravel Walk and Meadow Bank. It was noted that permission from the landowner would need to be obtained and once, and if, this was obtained, District Council would need to carry out a 28 day public consultation. It was agreed that this matter should be progressed

and a name was agreed which would be made public once the various permissions were in place.

### **9/3/17 Bus Shelters Maintenance**

It was noted that under the provision of an S278 agreement with Oxfordshire County Council, two new bus shelters had recently been installed near the new retail park on Park Road without the knowledge of the Town Council. Town Council has repeatedly asked that it be involved when sites are being chosen as its local knowledge could be helpful in avoiding instances of bus shelters being installed in inappropriate places.

It was noted that Oxfordshire County Council's Road Agreements Team had now been contacted again to reiterate that:

- (a) It was not town council's responsibility to maintain bus shelters which town council had not installed in Faringdon unless appropriate funding from Oxfordshire County Council had been put in place;
- (b) the funding agreed over a year ago by OCC to be paid to Town Council for continuing maintenance of the two bus shelters installed under an S278 agreement on Coxwell Road near Coleshill Drive had still not been received by town council;
- (c) from a practical point of view, Town Council should be involved in discussions when sites for bus shelters are initially being decided under S278 agreements.

### **11/3/17 Faringdon Neighbourhood Plan (FNP)**

- (a) The Vale of White Horse District Council had advised that Anna Hoare had been given permission by the court to proceed with her Judicial Review claim and that there would be a court hearing arranged to consider the legal challenge. Further details were awaited;
- (b) *South and Vale Neighbourhood Planning Network*: An invitation to join this network of interested parishes was discussed. It was agreed that since the FNP had now been made, there was little purpose in town council joining such a group but that it would be happy to offer advice if anybody had any queries regarding town council's NP experience.

### **12/3/17 Budget Report 2016/17**

Committee had been asked to receive and consider the third quarterly budget report 2016/17. However, a copy was not available for consideration.