

# **FARINGDON TOWN COUNCIL**

The Pump House, 5 Market Place, FARINGDON,  
Oxfordshire, SN7 7HL. Telephone 01367 240281

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

Clerk: Sally Thurston



## **Minutes of a Planning & Highways Committee Meeting held on Tuesday, 28 March 2017 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:** **Jonathan Ede & Daniel Ede, Ede Homes**  
**D/Cllr Mohinder Kainth**  
**Mr Dominic Stringer**  
**Hilary Sherman, Planning Clerk**

### **1/5/17 Apologies for Absence**

Apologies were received from Cllrs Pauline Beesley, Kiera Bentley, Mark Greenwood, Richard Marsh and Patrick Middleton.

### **2/5/17 Minutes of Meeting: Tuesday, 7 March 2017**

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

### **3/5/17 Declarations of Interest**

There were no declarations of interest.

### **4/5/17 Public Question Time**

There were no public questions.

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

No member of the public wished to speak at this stage of the meeting.

### **6/5/17 For Information**

(a) The following Planning Permissions granted by the District Council were received and NOTED:

#### **P16/V2987/FUL – 21 Park Road, Faringdon**

Change of use for nine parking spaces to hand car wash and valeting operation including installation of an office and erection of a canopy. Further highways information submitted 16 February 2017

For: Waves Consultancy Limited

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

#### **P16/ V2988/A – 21 Park Road, Faringdon**

Proposed signage

For: Waves Consultancy Limited

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

**P16/V2937/FUL – 10 Willes Close, Faringdon**

Erection of one dwelling. Additional information regarding highways and drainage received 14 December 2016. Amended plans received 10 February 2017 revising parking layout and size of dwelling. Additional drainage plans received 16 February 2017.

For: Rob Stewart

No objections – P&H Committee meeting, 24 1 17

**P16/V2644/RM – Land adjacent to Fernham Gate, Faringdon**

Reserved Matters application following Outline permission P15/V0154/O for the appearance, landscaping, layout and scale of the development (as amended by revised layout plan, landscaping plan and planting schedule, swept path drawing, ecology letter and constraints plan received 15 February 2017).

For: Ede Homes Ltd

No objections – P&H Committee meeting, 7 3 17

**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 – P&H Committee meeting, 14 2 17

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

Construct new single storey rear conservatory extension

For: Mr Hooker

No objections – P&H Committee meeting, 14 2 17

**P15/V2582/RM – Fernham Fields, Faringdon**

Reserved Matters application following Outline planning permission P13/V0139/O for the erection of 89 dwellings, landscaping and associated works (As amended by plans accompanying letter from agent dated 27 February 2017)

For: Bovis Homes Ltd

Strongly object – P&H Committee meeting, 15 11 16

**Certificate of Lawful Use or Development**

**P17/V0253/LDP – 35 Berners Way, Faringdon**

Single storey rear extension

For: Mr Mark Mobey

Noted – P&H Committee meeting, 14 2 17

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

<b>Min No.</b>	<b>Action</b>	<b>Person/s Delegated</b>	<b>Action Taken</b>
8/3/17	Naming of public footpath	Planning Clerk	Land owned by VWHDC. Relevant permission currently being sought to name path.
7/4/17	Comments on planning applications to be forwarded to District Council	Planning Clerk	Submitted to VWHDC 8 3 17
9/4/17	Comments on proposed disabled persons parking place, Palmer Road, to be forwarded to Oxfordshire C C	Planning Clerk	Submitted 8 3 17

10/4/17	Comments, if any, on proposed main modifications, Oxfordshire Minerals and Waste Local Plan, to be forwarded to OCC	Cllr Dr Mike Wise	No significant changes since previous review. No need for FTC to comment further.
---------	---	-------------------	---

(c) *Faringdon Area Traffic Advisory Committee Meeting, 17 March 2017: Draft Minutes were received and NOTED.*

**7/5/17 Proposed Mixed Use Development, Park Road**

Jonathan Ede and Daniel Ede had been invited to the meeting to explain their proposal to develop this site, currently identified as a strategic employment site, as a mixed use development of 10 flats and office space.

A planning application for mixed use development had originally been submitted by Builders Ede to the District Council last year but, at that stage, the planning officer had requested that the site be marketed for 6 months for employment use before a planning application for mixed use could be submitted. Following research, Ede Homes now believed that there was insufficient demand for people requiring the total 20,000 sq ft of office space but that there could still be an opportunity for a centre of small offices comprising about 8,000 sq ft in total. As a result of this research, Ede Home would be re-submitting an application to District Council for mixed use development based on the original application made last year.

In response to a query raised by Cllr Mike Wise regarding the re-installation of the stone boundary wall on Park Road, Jonathan Ede advised that they were still awaiting agreement from Oxfordshire County Council as to what was required and could be done.

The chairman thanked both gentlemen for attending the meeting and explaining the current proposal to develop the remaining part of their Park Road site. No view was expressed by the Committee as to the acceptability or otherwise of the proposal

**8/5/17 Planning Applications were considered and decisions taken, as follows:-**

**[P17/V0585/RM – Ferndale Street, Faringdon](#)**

Reserved Matters application (following Outline Consent P15/V1114/O) for landscaping

For: Mr Brian Hammond

**NO OBJECTIONS** – However, it was noted that although Section 3.3 of the D&A referred to the Vale’s Design Guide, it did not refer to the Faringdon Neighbourhood Plan. The Planning Case Officer needed to take this into account.

**[P17/V0492/HH – 19 Wearn Road, Faringdon](#)**

Proposed single storey rear extension

For: Mr Dominic Stringer

Mr Stringer was present at the meeting and gave a brief outline of this application. He stated he felt that the issues regarding loss of light and proposed construction materials had now been addressed.

**NO OBJECTIONS** but the attention of the planning officer should be drawn to the comments made regarding loss of light and use of construction materials.

**[P17/V0578/HH – 10 The Pines, Faringdon](#)**

Single storey rear extension to create a new bedroom

For: Mr Mark Harrison

**NO OBJECTIONS**

**FOR INFORMATION** *Because the following application is not subject to public consultation although it is sometimes necessary for the planning authority to consult professional bodies.*

**P17/V0622/LDP – 2 Catkins Close, Faringdon**

The erection of a single-storey rear extension with the installation of 4 x roof lights, 2 x bi-folding doors & 1 x French doors

For: Mr Andy-Hudson Jones

**NOTED**

**9/5/17 Vale Local Plan Part Two Preferred Options Consultation**

The Local Plan Part Two Consultation commenced on Thursday 9 March 2017.

Committee members had been asked to review the document in order that comments could be drawn up for submission to the District Council by the deadline on Thursday, 2 May 2017 (*P&H Min 8/4/17 refers*).

It was AGREED, however, that as Part Two did not affect Faringdon, there was no need for any comment to be submitted.

**10/5/17 CIL (Community Infrastructure Levy) Draft Charging Schedule – Examination**

The Vale of White Horse District Council had advised that the Examination would be held on 19 April 2017 at Didcot Civic Hall. It was AGREED that Cllr Dr Mike Wise would attend as an observer on behalf of Town Council.

**11/5/17 Thames Water**

Thames Water responses to concerns raised by Town Council in respect of the effect of future housing development on the sewage disposal infrastructure and the water supply in Faringdon were received and noted. The responses to the issues raised on the sewerage system were considered satisfactory but that concerning the water supply was questioned.

Although Thames Water had indicated that their statutory minimum for pressure of 1 bar was being met, councillors expressed their concern that residents living in the higher points in Faringdon were believed to be having a problem with water pressure. It was agreed that a survey be carried out by Town Council to ascertain how many Faringdon residents were affected and, if the concern was found to be justified, the results could be forwarded to Thames Water.

**12/5/17 Litter Bins, Bus Shelters**

It was noted that there were 6 bus stop locations which currently did not have litter bins provided. It was AGREED that it was necessary for these to be provided and FURTHER AGREED that 6 x 25 litre bins be purchased from Glasdon at a cost of £110 each + VAT, cost to be met from the Planning & Highways Committee budget for planning projects.