

FARINGDON TOWN COUNCIL

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Clerk: Sally Thurston



**Minutes of a Meeting of the Planning & Highways Committee held on
Wednesday, 20 December 2017 at 7.15 pm in the Jubilee Room, the Pump
House, Market Place, Faringdon.**

PRESENT: Cllrs **Andrew Marsden (Chairman)**
Kiera Bentley
Dr Mike Wise
Anne-Marie Wright

IN ATTENDANCE: **2 representatives from the West Faringdon Residents
Association (WFRA)**
2 members of public
Hilary Sherman, Planning Clerk

1/14/17	Apologies for Absence Apologies for absence were received from Cllrs David Barron, Al Cane and Pauline Beesley.
2/14/17	Minutes of Meeting: Wednesday 22 November, 2017 <i>Min 8/13/17:</i> The word "bridal" in the last line should be amended to read "bridle". <i>Min 3/13/17: Planning Application P17/V2781/LDE, 24 Coxwell Street, Faringdon.</i> The following declaration of interest should be added:- Cllr Anne-Marie Wright declared an interest in this application. <i>Reason for declaration:</i> In so far as the applicant is a customer of hers and she has also been a client of his wife for many years. Following the above amendments, the Minutes were AGREED and signed as a correct record of the meeting.
3/14/17	Declarations of Interest <i>Planning Application P17/V3061/FUL: Faringdon Junior School, Gloucester Street</i> Cllr Anne-Marie Wright declared an interest in this application. <i>Reason for declaration:</i> In so far as she acts as Clerk to the Faringdon Junior School Board of Governors.
4/14/17	Public Question Time & Speaking Time The West Faringdon Residents Association (WFRA) had submitted the following questions: <i>Q1) The Town Council raised the issue of water pressure as an objection to the above planning Application, indeed Thames Water have asked for a clear strategy for water supply and sewage from this development? Will the Town Council be monitoring issues around water supply on behalf of local residents to ensure that any strategy presented to Thames Water safeguards the standards expected of a 'first world' country?</i> <i>A1) It was noted that Town Council had raised the issue of water pressure when the subject of sewage disposal came up some months ago but as it has no authority in this matter, Town Council would ask District Council to consider carrying out a survey of the water pressure in Faringdon, potentially with Thames Water itself. Town Council would</i>

	<p>keep WFRA informed through its Secretary of any responses received from the District Council in this regard.</p> <p><i>Q2. It is clear from the plans submitted that there will be a major loss of privacy for residents in Westland Road and in Coleshill Drive. This was raised in many of the objections made by residents. Would the Council agree that the response to reduce the height of the houses does not address the issue of privacy and explain how this appears to have been overlooked by the Planning Committee?</i></p> <p>A2) The WFRA was referred to section 5.11 in the Vale of White Horse Design Guide which relates to Privacy & Overlooking. District Council planning officers make decisions in connection with overlooking and loss of light/privacy. If any resident is concerned, they should raise the matter with the relevant planning officer.</p> <p><i>Q3) Can the Town Council give assurances that the lay-by on Highworth Road and its incorporated viewing point over the lower part of the Vale will not have its safety or existence compromised by the changes to the highway necessary to accommodate the proposed development.</i></p> <p>A3) As the lay-by is the responsibility of Oxfordshire County Highways, Town Council cannot give any assurances that the lay-by will not be compromised by any changes made to the road layout as a result of this planning application. However, Town Council agrees that the lay-by should not be compromised and to this effect will write to Oxfordshire County Highways, with a copy to C/Cllr Judith Heathcoat, to advocate that the existence and safety of this lay-by should be protected in its present state.</p>
<p>5/14/17</p>	<p>Land off Park Road</p> <p><i>In view of the confidential nature and commercial sensitivity of this item, the Chairman proposed invoking Town Council Standing Order 3(d) which states that the Public should be temporarily excluded and instructed to withdraw from the meeting. The proposal was seconded and CARRIED.</i></p> <p>Details of a possible development of a site off Park Road were submitted by representatives of the company involved and NOTED.</p> <p><i>At the conclusion of this item, the Chairman proposed revoking Town Council Standing Order No. 3(d). The proposal was seconded and CARRIED.</i></p>
<p>6/14/17</p>	<p>Items for Information Only</p> <p>Information was received and NOTED, as follows:-</p> <p>(a) Planning Permissions granted by the District Council:</p> <p>P17/V2906/HH – 97 Marlborough Gardens, Faringdon Erection of a single=storey log cabin to the rear For: Mr Kevin Jones No objections – P&H Committee Meeting, 22 11 17</p> <p>P17/V2801/FUL – Field House, Canada Lane, Faringdon Proposed stable block and hay barn For: Chris Leighfield No objections – P&H Committee Meeting, 25 10 17</p> <p>P17/V2736/HH – 18 Highworth Road, Faringdon Single storey rear extension For: Mr & Mrs Colin Jackson No objections – P&H Committee Meeting, 25 10 17</p> <p>P17/V2396/HH – 60 Marines Drive, Faringdon Demolish and rebuild substandard porch pursuant to permitted development right of town & country planning (general permitted development) order 2015 schedule 2, Part 1, class D</p>

	<p>For: Mr David Hyde No objections – P&H Committee Meeting, 25 10 17</p> <p>P17/V2707/HH – 10 Nursery View, Faringdon Erection of single storey front/side extension and re-configuration of front entrance area For: Mr Darren Fishlock No objections – P&H Committee Meeting, 25 10 17</p> <p>P17/V2731/HH – 20 Fernham Gate, Faringdon Erection of a single storey rear extension, erection of a small front extension. Internal modifications to layout of garage and utility areas. For: Mr Darren Collins No objections – P&H Committee Meeting, 25 10 17</p> <p>PL17/V2781/LDE – 24 Coxwell Street, Faringdon Old storage barn conversion to office For: Mr N Haydon Noted – P&H Committee Meeting, 22 11 17</p> <p>P17/V2941/LDP – Land at 26 Coleshill Drive, Faringdon Removal of conservatory and erection of single storey rear extension and front porch For: Mr & Mrs Orr Noted – P&H Committee Meeting, 22 11 17</p> <p>(b) Bus Stop Litter Bins: District Council had advised that three new litter bins had been ordered for both of the new bus stops on Park Road and the one on Coxwell Road, opposite Stallard Close. These will be the responsibility of the District Council;</p> <p>(c) Traffic Regulation Notice: Temporary closure of Swan Lane, 5 – 7 February 2018 for essential fire hydrant replacement works to be carried out.</p>
7/14/17	<p>Planning Applications were considered and decisions taken, as follows:</p> <p><u>P17/V3199/FUL – Royal Mail Delivery Office, Swan Lane, Faringdon</u> Existing yard entrance to be extended to provide segregation between vehicle and pedestrian movement. Existing vehicle access gate and section of masonry wall to be removed/demolished. For: Royal Mail Group NO OBJECTIONS</p> <p><u>P17/V3184/LB – 16 Market Place, Faringdon</u> To paint ground floor external walls grey – previous colour was cream For: Mr Phillip Bishop NO OBJECTIONS</p> <p><u>P17/V3108/HH – The Old Police Station, 2 Coach Lane, Faringdon</u> Proposed single storey side extension. Proposed demolition of brick chimney For: Mr D and Ms L Henderson and Welch NO OBJECTIONS</p> <p><u>P17/V3061/FUL – Faringdon Junior School, Gloucester Street, Faringdon</u> Installation of two modular single-storey double classroom buildings as temporary replacement for existing building suffering from major structural damage, together with associated access ramp and steps. For: Faringdon Academy of Schools NO OBJECTIONS</p> <p><u>P17/V1341/FUL – 32 Fernham Road, Faringdon</u> Demolition of existing outbuildings; new single storey dwelling with detached garage; & new dropped kerb (amended access plans received /11/2017 and 12/12/2017).</p>

	<p>For: David Price NO OBJECTIONS</p> <p><u>P17/V2659/FUL – Faringdon Leisure Centre, Fernham Road, Faringdon</u> Provision of 3G football pitch with associated parking and storage. (Additional lighting and parking information received 8 December 2017. For: Vale of White Horse District Council <i>STRONGLY OBJECT on the following basis:</i> (a) Location of pitch is in the wrong place and light and noise pollution will affect the residents of Fernham Gate whose objections town council fully support; (b) Town Council feels strongly that this is the wrong type of pitch. It does not want a field specifically for football. This is against the Faringdon Neighbourhood Plan (FNP). Town Council notes that there is no reference to the FNP in the planning application. The FNP states Faringdon should have an all-weather pitch to allow a wider range of sports to be available in the town (Policy 4.10B states there should be a multi-use all-weather pitch.) At present people have to travel to other towns in the area if they want to play sports like hockey. Town Council understands that this type of pitch will not be suitable for other sports such as hockey and that Sports England has also raised this point in its objection to the planning application.</p>
<p>8/14/17</p>	<p>Proposed Bus Stop, Coxwell Road A proposal from OCC to install a bus stop on Coxwell Road at the southern end of Faringdon was received and NOTED.</p>
<p>9/14/17</p>	<p>Neighbourhood Plans & Planning Applications The effectiveness of neighbourhood plans in the current planning environment was discussed. It was noted that the FNP had been disregarded in many cases in planning applications. Concerns were also expressed by the committee regarding the District Council's lack of involving Town Council in planning matters such as reserved matters. It was therefore proposed, seconded and CARRIED that the Town Clerk be mandated to approach the Vale of White Horse District Council with a view to ensuring that the District Council more closely involves the Town Council in planning issues such as reserved matters and that it also ensures that the FNP is an essential document which should form part of the planning process by both applicants and the District Council.</p>