

# **FARINGDON TOWN COUNCIL**

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Clerk: Sally Thurston



**Minutes of a Planning & Highways Committee Meeting held on Wednesday, 27 June 2018 at 7.15 pm in the Jubilee Room, the Pump House, Market Place, Faringdon.**

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

**IN ATTENDANCE:** **Mr Andy Grant, Badnell Properties**  
**Hilary Sherman, Planning Clerk**

<b>1/6/18</b>	<b>Apologies for Absence</b> Apologies for absence were received from Cllrs David Barron and Anne-Marie Wright.
<b>2/6/18</b>	<b>Minutes of Meeting: Wednesday 23 May 2018</b> The Minutes were agreed and signed as a correct record.
<b>3/6/18</b>	<b>Declarations of Interest</b> There were none.
<b>4/6/18</b>	<b>Public Question Time</b> There were none.
<b>5/6/18</b>	<b>Public Speaking Time</b> The Chairman proposed that agenda item No. 7 regarding the possible development of land between Southampton Street and The Hobble be discussed at this stage of the meeting. This was agreed and Mr Andy Grant from Badnell Properties was invited to speak to the committee. He explained that his company wished now to fully develop the old School site with a mix of residential and industrial buildings, with some landscaping, and outlined some of the options available. The committee indicated that town council was always supportive of industrial development that would provide more employment in Faringdon, as set out in the Faringdon Neighbourhood Plan (FNP). Mr Grant advised that plans were in the very early stages and that he would contact the town council in a few months' time once these have been researched more. The Chairman thanked Mr Grant for coming to the meeting and updating the committee on his possible plans.
<b>6/6/18</b>	<b>Items for Information Only were received and noted, as follows:</b> (a) Planning Permissions granted:  <b>P18/V0908/LB – Hill House, 20 London Street, Faringdon</b> Repairs to roof and chimneys. Repair to safeguard the fabric of the building. Repairs to flat roof. For: Dr & Mrs Steven Baxter No objections – P&H Committee Meeting, 23 5 18  <b>P18/V0761/HH – 8 Maple Road, Faringdon</b> A first-floor extension to an existing single storey extension For: Mrs Faith Carpenter No objections – P&H Committee Meeting, 25 4 18  <b>P16/V0775/O – Land south of Highworth Road, Faringdon</b> Outline application for residential development of up to 190 houses For: Drivewalk Limited Object: P&H Committee Meetings 27 6 17 and 27 9 17

	<p><b>P18/V0662/O – Folly Park off Park Road, Faringdon</b>  Cycle training park.  For: Faringdon Town Council  P&amp;H did not comment as town council is the planning applicant and has an interest in the proposal</p> <p>(b) Faringdon Area Traffic Advisory Committee Meeting, 1 June: Draft Minutes;  (c) Open OS MasterMap –key parts of OS MasterMap are to be opened under Open Government Licence;  (d) OCC Traffic Regulation Notice: Temporary road closure of unnamed road, Buscot Wick, to facilitate Openreach works, starting 13 August;  (e) A420 Safety and Potential Alleviation of Parish Issues: Littleworth Parish Meeting A420 Proposals;  (f) S106: Copy of letter from Town Council to District Council regarding allocation of S106 monies from developments that impact Faringdon.</p>
7/6/18	<p><b>Planning Applications were considered and decisions taken as follows:</b></p> <p><b><u>P18/V1187/HH – 17 Spinage Close, Faringdon</u></b>  Loft conversion with side elevation dormer windows  For: Mr C Waite  <b>NO OBJECTIONS</b></p> <p><b><u>P18/V1102/RM – Land adjacent to Fernham House, Fernham Road, Faringdon</u></b>  Erection of 25 dwellings with open space and associated infrastructure  For: Mr &amp; Mrs David Langford  <b>OBJECT</b> on the grounds previously submitted by Town Council in December 2015. Town Council is also disappointed that there is no reference in the Design &amp; Access Statement to the Faringdon Neighbourhood Plan (FNP) which forms part of the Vale Local Plan. Although the application relates to an area which currently is not within the Faringdon town boundary, it will impact on Faringdon’s facilities. It is further understood the Vale has now agreed that Faringdon’s boundary will be extended next year and will, as part of that extension, include the area covered by this application. Town Council feels, in this case, that the FNP should be consulted in full, particularly with reference to streets and spaces and the following policies:  4.3A: Connections: roadways are shown as being very narrow allowing no provision for visitor parking without restriction of access; there is no connectivity to the adjoining development, Fernham Fields.  4.3C: Shared Surfaces: This policy should be adhered to.  4.7B: Resource Consumption &amp; 4.7D Secured by Design: There is no reference to the design of houses to minimise energy usage and recycling nor to safety.</p> <p><b><u>P18/V1257/FUL - Faringdon House, Church Street, Faringdon</u></b>  Establishment of a hard-surfaced tennis court, complete with perimeter fencing  For: Mr Charlie Crossley-Cooke  <b>NO OBJECTIONS</b> but would point out that the Design &amp; Access Statement makes no reference to the Faringdon Neighbourhood Plan which forms part of the Vale Local Plan and should be taken into consideration.</p> <p><b><u>P18/V1427/HH – 4 Camden Cottages, Radcot Road, Faringdon</u></b>  Demolition of single storey rear extension, erection of two storey rear extension and front two storey extension.  For: Mr Bolter  <b>NO OBJECTIONS</b></p> <p><b><u>P18/V1458/FUL – 50 Coxwell Road, Faringdon</u></b>  Variation or removal of conditions 4 (windows/doors/verges), 5 (level 2 record) and 6 (landscaping) of planning permission P17/V0023/FUL. Proposed demolition of existing dwelling and erection of a detached 3-bedroom dwelling. (Amended application form submitted 19 March 2017, amended Certificate served. Amended plans received 19 May 2017).  For: Mr Randal Pakeman  <b>NO OBJECTIONS</b></p>

	<p>However Town Council would point out that no reference is made to the Faringdon Neighbourhood Plan (FNP) regarding design. As the FNP forms part of the Vale Local Plan, town council feels this should be referenced for all planning applications in Faringdon</p> <p><b><u>P18/V1465/HH &amp; P18/V1466/LB – Dove Lodge, Radcot Road, Faringdon</u></b>  Amendment to consent nos. P18/V0325/HH and P18/V0326/LB proposing extension and alterations to grade II LB incorporating detached garage/store and associated works.  For: G &amp; C Boxall  <b>NO OBJECTIONS</b></p> <p><b><u>Oxfordshire County Council Planning Application</u></b>  <b>MW.0045/02 – Roger’s Concrete Quarry, Sands Hill, Faringdon</b>  Details pursuant to Condition 23 &amp; 24 (Restoration) of planning permission GFA/606-16-CM  For: Obsidian Strategic RC Ltd  <b>NO OBJECTIONS</b></p> <p><b>The following District Council applications were received for information only:</b>  <b><u>P18/V1403/N1A – Foundry Barn, Marlborough Street, Faringdon</u></b>  Change of use from workshop to residential  For: Amanda Mossop</p> <p><b><u>P18/V1115/DIS – Land at Fernham Road, Faringdon</u></b>  Discharge of conditions 12: tree protection and 13: tree protection on application ref. P15/V2649/O, erection of 25 dwellings with open space and associated infrastructure.  For: Mr &amp; Mrs David Langford</p>
<b>8/6/18</b>	<p><b>Community Led Housing – Meeting needs and creating thriving communities</b>  An event was held on Wednesday, 13 June 2018 in the Chesterton Community Centre, Chesterton, Oxford. A written report was received from Cllr Wright who attended the event as the Town Council representative. This was NOTED and thanks expressed to Cllr Wright for attending.</p>
<b>9/6/18</b>	<p><b>Appeal Against Decision - Planning Application P16/V1285/FUL</b>  Observations from Cllr Cane who had attended the Inspector’s Hearing on 30 May at the Shrivenham Memorial Hall and from Cllr Bentley who had attended the site visit held by the Inspector on 13 June were received and NOTED.</p>
<b>10/6/18</b>	<p><b>Conservation Area, Faringdon</b>  Town Council, at its meeting held on 13 June, referred this matter back to Planning &amp; Highways Committee to consider in more depth. District Council had previously, in response to a town council request for advice in handling conservation aspects in conservation areas, made suggestions as to how the town council could handle these. Following further consideration of the advice given, the committee agreed it was not in favour of town council taking on board the extra work and costs that would be incurred.</p>
<b>11/6/18</b>	<p><b>OCC Consultation Proposed Disabled Persons Parking Bays – Various Roads</b>  There was only one proposal for Faringdon:-  Palmer Road East side outside No.10  <b>NO OBJECTIONS</b></p>