

FARINGDON TOWN COUNCIL

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Clerk: Sally Thurston



Minutes of a Planning & Highways Committee Meeting held on Wednesday, 24 July 2019 at 7.15pm in the Jubilee Room, the Pump House, Market Place, Faringdon.

PRESENT:

Cllrs Jane Boulton (Chairman)
Kiera Bentley
Rosalind Burns
Peter Castle
Stephen Smith
Liz Swallow
Bethia Thomas

Dr Mike Wise

IN ATTENDANCE:

David Grant D/Cllr.
Emily Smith Vale of White Horse Council Leader
1 member of the public
Joanne King Town Clerk's Assistant
Marzia Sellitti Deputy Town Clerk

1/7/19	Apologies for Absence No Apologies for absence were received.
2/7/19	Minutes of Meeting: Wednesday 26 June 2019 The Minutes were agreed and signed as a correct record.
3/7/19	Declarations of Interest There were none.
4/7/19	Public Question Time There were none.
5/7/19	Public Speaking Time 1 member of the public was requested by Chairman to speak regarding the Planning application P19/V1539/FUL, when the item was raised in the agenda.
6/7/19	Speed Limit in the Market Place Clerk reported there has been correspondence with Lee Turner and C/Cllr. Judith Heathcoat regarding initial speed survey cost required before the 20 mph in the town centre can be implemented. Clerk informed the Committee that there is an ongoing investigation on potential money available from S106 monies, as recorded in FATAc minutes.
7/7/19	Old School Site To defer to the next Planning Highways Committee's agenda.
8/7/19	Items for Information Only <ul style="list-style-type: none">a) 2- Way Cycling-Waiting updates from Lee Turner.b) Oxfordshire Neighbourhood plan association (ONPA) with Oxfordshire Growth Board (OGB) -Cllr. Mike Wise reported on the meeting with Bev Hindle about the general concerns of raising number of applications for residential development in

	<p>South Oxfordshire. Cllr. Mike Wise expressed the importance of a set Local Plan to challenge this matter.</p> <ul style="list-style-type: none"> c) Call for Nominations from Vale of White Horse for the Oxfordshire Neighbourhood Plans Alliance (see correspondence)- Committee was informed about the upcoming nomination deadline on the 2nd of August and agreed to nominate Cllr Wise as representative of the Vale of White Horse District, the Clerk was tasked to respond via mail. If Cllr Mike Wise is unable to attend it was proposed and agreed that Cllr Jane Boulton would attend meeting. d) Preservation Order and Trees in Conservation Area- Clerk reported on this matter. Cllr Bentley raised question regarding ownership of tree in front of the Pump House. Clerk to investigate. e) Shutters on empty buildings in Conservation Area- Clerk reported on the correspondence from Planning Officers from the Vale regarding use of shutters in a conservation area. Committee was dissatisfied with the response and asked Clerk to investigate further with District Council on this matter to ensure that Faringdon conservation area character is respected. f) Safety Road Concern on A420 Correspondence- Cllr Mike Wise update on the ongoing meetings regarding the issue of the A420. g) Oxfordshire Council Permit Scheme- The Clerk was tasked to circulate email to all Councillors so that response can be given individually. Clerk to remind councillors to respond by the deadline on 23rd of August, h) Training on Planning available on the 9th of September- It was agreed by the Committee that Cllrs Kimberley Morgan and Cllr Peter Castle will attend training. Clerk will explore more training opportunities for all Councillors. Cllr Thomas proposed to liaise with Emily Hamerton regarding further training dates.
9/7/19	<p>Planning Applications granted / refused</p> <ul style="list-style-type: none"> (a) To receive, for information only, Planning Permissions granted/refused (<i>list will be available at the meeting</i>); (b) To receive a report from Cllr. Boulton regarding P19/V0203/O- Land at Volunteer Way, Faringdon. (c) Planning Applications granted by Oxfordshire County Council including: <u>OCC ref: MW.0035/19</u> <i>Planning Permission for Hills Quarry Products Ltd Wiltshire House, County Park Business Centre, Shrivenham Road, Swindon, SN1 2NR for: Planning Application for replacement site offices and concrete pad for relocation of fuel tank and containers, wedge pit and wheel wash and new lighting at Bowling Green Farm Sandpit, Stanford Road, Faringdon, Oxfordshire, SN7 8EZ-</i> (d) Cllr Jane Boulton reported on the Planning meeting attended on the 10th of July regarding the decision on P19/V0203/O- Land at Volunteer Way, Faringdon. Land that was allocated as employment land in the Neighbourhood plan was given permission for residential use. Emily Smith was invited by the Chair to discuss this item- 3 main areas of concerns were brought up including Neighbourhood Plan, allocated employment land and the reserve planning matters. Lengthy discussion which concluded in the following points: <ul style="list-style-type: none"> • Expanded population in Faringdon will require more employment land. These are the criteria for Faringdon Town Council's objections to residential development to protect the employment land sites, as stated in the Local Neighbourhood plan. • The Committee agreed that Reserve application matters should be sent for consultation of Faringdon Town Council to ensure these are preserved. • To investigate further the strength of the legality of the Planning Conditions. • Following Emily Smith recommendations, it was agreed that there is a need for improved collaboration between Faringdon Town Council and the District

	<p>Council. To strengthen the policy of the Local Plan and to ensure that Local plan is updated every 5 years. To continue the open line of communication. To encourage councillors to attend training sessions available on Planning so to keep councillor's knowledge up to date.</p>
10/7/19	<p>Planning Applications awaiting comments by Faringdon Town Council: District Council planning applications can be viewed prior to the meeting, as follows:</p> <ul style="list-style-type: none"> - on the Vale of White Horse District Council website http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/find-application/planning-application-register or - in the Town Council office during working hours or - if viewing this agenda online, by clicking on the relevant planning application reference. <p>To receive and consider the following applications:</p> <p><u>P19/V1539/FUL-The Old Police House 58 Park Road Faringdon</u> Separate Annexe to existing dwelling. (amended application) Comment needs to be submitted on the 25/07/19. The Committee objected based on Overdevelopment. Furthermore, the following concerns were raised: Saturated Parking Concern Existing drainage concern by neighbour. Planning Officer still waiting for comment in regard to reason for developing a large size annexe.</p> <p><u>P19/V1340/FUL-P19/V1340/LB (Listed Building Consent)</u> 13-17 London Street Faringdon SN7 7AE Demolition of existing storage shed and garage to the rear of the property and conversion of existing offices, storage and bakery in the listed building into 2x 2 bed apartments and 2x 1 bed apartments. Development on the land to the rear consisting of 1 x 2 bed apartment and 3x 1 bed apartments with associated parking and landscaping. Consideration to be made: Property in Conservation Area Comments needs to be submitted on the 25/07/19 The Committee objected based on overdevelopment and lack of Parking spaces provided. The covering letter from LAPD Architects and the Design and Access Statement mention various Faringdon Neighbourhood Plan policies, but ignores:</p> <p>Policy 4.5F: Town Centre Employment Subject to policies on town centre development, employment development (Use Class B1) will be supported within the town centre, particularly as part of wider mixed developments or in promoting the use of under-used space. Traffic and parking implications will need to be considered in each case and suitable solutions proposed. Contributions towards improving town centre parking will be sought. Proposals should be consistent with the other policies in the Development Plan.</p> <p>The proposal will result in the loss of two offices.</p> <p>The current proposal is for five one-bed flats and three two-bed flats = 10.2 spaces plus three spaces for the piano shop leaving a deficit of 1.2 spaces. The Design and Access Statement states: The proposed scheme submitted for planning has been reduced to 8 apartments and the car parking increased to 13 spaces. This results in a shortfall of only 1 space (the proposal always rounds down).</p>

	<p>The actual parking provision for this site should be: (5+5 existing) x 1.2 + 3 x 1.4+ 4 = 20 spaces.</p> <p><u>P19/V1527/HH 45 Gilligans Way Faringdon SN7 7FX</u></p> <p>Proposed single storey extension to form additional Bedroom, Bathroom and Reception Room</p> <p>Comment needs to be submitted on the 25/07/19</p> <p>No Objection</p> <p><u>P19/V1496/LB Swan House Swan Lane Faringdon SN7 7AF</u></p> <p>Conservation repairs to masonry walls.</p> <p>Comment needs to be submitted on the 25/07/19</p> <p>No Objection</p>
11/7/19	To suggest agenda items for the next meeting

The Meeting ended at 20:42