

# **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 Wednesday,  
31 May 2017 at 7.15pm in the Jubilee Room, the Pump House, Market  
Place, Faringdon**

**PRESENT:**

**Cllrs Andrew Marsden (Chairman)  
David Barron  
Pauline Beesley  
Jane Boulton  
Mark Greenwood  
Richard Marsh  
Dr Mike Wise**

**IN ATTENDANCE:**

**10 members of public  
Hilary Sherman, Planning Clerk**

<b>1/7/17</b>	<b>Apologies for Absence</b> Apologies were received from Cllrs Kiera Bentley, Al Cane and Anne-Marie Wright.
<b>2/7/17</b>	<b>Minutes of Meeting: Wednesday, 26 April 2017</b> The Minutes were AGREED and signed as a correct record of the meeting held on Wednesday, 26 April 2017.
<b>3/7/17</b>	<b>Election of Vice-Chairman</b> Cllr David Barron proposed Cllr Pauline Beesley, seconded by Cllr Dr Mike Wise. There being no other nominations, this proposal was CARRIED and Cllr Pauline Beesley was duly elected as Vice-Chairman.
<b>4/7/17</b>	<b>Declarations of Interest</b> <i>Planning Application P17/V1214/HH:</i> Cllr David Barron declared an interest in this application. <i>Reason for declaration:</i> In so far as the applicant is an administrator who works for him.  <i>Planning Applications P17/V0809/FUL &amp; P17/V1308/FUL:</i> Cllr Dr Mike Wise declared an interest in these applications. <i>Reason for declaration:</i> In so far as he is a school governor.
<b>5/7/17</b>	<b>Public Question Time</b> There were none.
<b>6/7/17</b>	<b>Public Speaking Time</b> No member of the public wished to speak at this stage of the meeting.

7/7/17	<p><b>For Information</b></p> <p>(a) A list detailing Planning Permissions granted by the District Council was received and NOTED, as follows:</p> <p><b>P17/V0867/FUL – Camden Farm, Radcot Road, Faringdon</b>  Variation of condition 2 (plans) of Planning Permission P16/V3146/FUL  For: Mr Tim Fane  No objections – P&amp;H Committee Meeting, 26 4 17</p> <p><b><u>Certificate of Lawful Use or Development Granted:</u></b>  <b>P17/V0622/LDP – 2 Catkins Close, Faringdon</b>  A loft conversion with 2 x rear dormers, 1 x rear window, 3 x front roof lights, 2 x rear Juliet Balconies. The erection of a single-storey rear extension with the installation of 4 x roof lights, 2 x Bi-folding doors &amp; 1 x French doors  For: Mr Andy Hudson-Jones  Noted – P&amp;H Committee Meeting, 28 3 14</p> <p><b><u>Application for Certificate of Lawful Use Withdrawn:</u></b>  <b>P17/V0850/LDP – 5 Parkers Close</b>  Single storey rear extension to match existing materials  For: Mr Steele  Noted – P&amp;H Committee 26 4 17</p> <p>(b) Clerk's Action List was received and NOTED;</p> <p>(c) <i>Vale of White Horse Community Infrastructure Levy (CIL) Charging Schedule:</i> Inspector's Report now received. A report recommending adoption of the Charging Schedule will be considered by District Council on 19 July 2017;</p> <p>(d) Notification from OCC: Coach Lane Diversion Route – 8 June 2017 for 2 nights</p> <p>(e) <i>Request for S106 Funding from Faringdon Sensory Garden:</i> Planning &amp; Highways Committee does not determine S106 funding. Town Council to be asked consider this request.</p>
8/7/17	<p><b>Planning Applications to be considered:</b>  Planning applications were considered and decisions taken, as follows:-  <i>(Several members of the public wished to speak at this stage regarding the forthcoming proposed planning application for a new teaching block at Faringdon Community College. The Chairman advised them that this application had not yet been received by Town Council and therefore it could not be considered at this meeting.)</i></p> <p><b><u>P17/V0809/FUL – 25 Fernham Road, Faringdon</u></b>  Change of use from C3 dwelling houses to D1-non residential institutions  For: Faringdon Academy of Schools  <b>NO OBJECTIONS</b></p> <p><b><u>P17/V1308/FUL – Faringdon Community College, Fernham Road, Faringdon</u></b>  The application is for a temporary double classroom unit to be located on the Faringdon Community College site, located approximately centrally within the school site. This would be required to be located on site from August 2017 until August 2018. The proposed unit comprises of 2 no. teaching classrooms, 2 no. small classroom stores and a small entrance lobby with cloakroom. The GIA of the proposed unit is 124m<sup>2</sup>. This application proceeds a second application for a new teaching block, which is due to be submitted in May 2017 to support the proposed expansion of the school from 7 form entry to 9 form entry.</p>

The proposed temporary accommodation would therefore only be required to support a short term need for additional teaching accommodation prior to the completion of the main block. After the completion of the teaching block the temporary double mobile unit would be removed from site and the footprint area of the unit reinstated to turf

For: Faringdon Academy of Schools

**NO OBJECTIONS**

**P17/V0990/HH – 43 Fernham Road, Faringdon**

Ground floor front and rear extension. Roof extension over existing roof.

For: Alan Massingham, Jackie Griffin

**NO OBJECTIONS**

**P17/V1242/O – Fernham Road, Faringdon**

Erection of 5 x 3 bedroom dwellings

For: Mr Peter Hinder

This planning application falls within Gt Coxwell Parish.

However, this is a proposal for a development which will access Fernham Road, already a busy road. Town Council has deep concerns regarding the increased volume of traffic that will be using Fernham Road as a result of all the proposed housing developments, particularly in accessing Faringdon Community College, and requests that an Environmental Assessment should be made to cover all such developments.

**OBJECT**

**P17/V0619/FUL – Pidnell Farm, Radcot Road, Faringdon**

The demolition of an existing agricultural cow accommodation building and the construction of a replacement building (phase 1)

For: Mr Richard Bolter

**NO OBJECTIONS**

**P17/V0620/FUL – Pidnell Farm, Radcot Road, Faringdon**

The demolition of an existing agricultural cow accommodation building and the construction of a replacement building (phase 2)

For: Mr Richard Bolter

**NO OBJECTIONS**

**P17/V1214/HH – 23 Gilligans Way, Faringdon**

Construct new single storey rear conservatory extension

For: Mr J Greenaway

**NO OBJECTIONS**

**P17/V1071/FUL – Churchill Farm, Radcot Road, Faringdon**

Replacement dwelling

For: Mr Miles Saunders

**NO OBJECTIONS**

**P17/V1391/LB – The Old Barn, Wicklesham Lodge Farm, Faringdon**

Replacement of existing external doors, windows & screens

For: Ms Sarah Allen-Stevens

**NO OBJECTIONS**

**P17/V0118/RM (Reserved Matters) – The Steeds, Land West of Coxwell Road, Faringdon**

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. (As amended by drawings and information received on 21 April and 28 April accompanying agent's letter dated 25 April 2017).

For: Bellway Homes

**OBJECT**

- Building heights are still outside the requirements of the Gt Coxwell Neighbourhood Plan and the Faringdon Neighbourhood Plan;
- Town Council supports the comments from Nos 7, 10 & 13 Badbury Close regarding the height of the proposed flats (2.5 storey) causing excessive shading. This is contrary to the Faringdon Neighbourhood Plan and building regulations;
- LEAP is inadequate for a development of this size;
- Shared surfaces agreement with OCC does not equate to the requirements of the Faringdon Neighbourhood Plan which is now part of the Vale's Local Plan;
- Covering letter with the application from Bellway states that anecdotal evidence suggests there is no market for 1 or 2 bed apartments thereby indicating a greater market for larger units. Town Council does not agree with this statement as it has found there to be a strong demand for 1 or 2 bed apartments;
- Crime reduction measures should conform with the Faringdon Neighbourhood Plan Policy 4.7D - Secured by Design;
- All dwellings should have cable connection for high speed broadband to the house;
- There are no allotments provided, contrary to the Faringdon Neighbourhood Plan. These should have been included as part of the outline planning permission granted by the Vale;
- Location of bus stops. It is important that there is liaison with other developments on Coxwell Road to ensure these are correctly sited and there is no duplication;
- Town Council supports the comments submitted on 17 5 17 and 30 5 17 to the District Council by Gt Coxwell Parish Council;

**P17/V1082/O – Land South of Park Road, Faringdon**

Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 425 residential dwellings (Use Class C3) including affordable homes, flexibility to enable the provision of an Extra Care facility (Use Class C2 or C3), the provision of land for a school \*Use Class D1), vehicular, pedestrian and cycle access from Park Road and Sands Hill, parking, public open space, landscaping, sustainable drainage and other associated works:

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'Phase 1' (full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works

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Outline: up to 322 residential dwellings (Use Class C3), Extra Care Facility (Use Class C3 or C2), land for a school (Use Class D1), access and parking, public open space, landscaping, sustainable drainage, parking and other associated work with all matters reserved.

For: Bloor Homes (South West) Ltd

**NO OBJECTIONS.** Town Council is pleased to note that that the proposal conforms where possible with the Faringdon Neighbourhood Plan. However, Town Council wishes to draw attention to the following:

- *Traffic problems, Park Road:* Traffic delays on Park Road are already severe, particularly at rush hours; with the addition of further housing, this problem will be exacerbated further. Town Council feels this problem has not been sufficiently addressed;
- Will allotments have water supplied and lockable sheds?
- Will houses be connected to cable for high speed broadband? This should be a prerequisite for all new housing developments;
- Primary care medical services in Faringdon will be impacted by the additional population.

**P17/V1310/O – 5 Lechlade Road, Faringdon**

Erection of 14 dwellings

For: Tectronics

Although Town Council has **NO OBJECTIONS** to this planning application in principle, it notes that it is a resubmission of P13/V2301/O which was previously granted outline planning permission. This current application should be reviewed as:

- the viability report prepared by BNP Paribas was in March 2014 and needs updating to reflect current market conditions;
- there is no mention of S106 funding;
- other information is out of date concerning the Duke of Wellington which is no longer a pub.

	<p><b><u>P17/V0023/FUL</u> – 50 Coxwell Road, Faringdon</b> Demolish existing dwelling and erect 3 bedroom dwelling For: Mr Pakeman <i>(A local resident was given the opportunity at this stage to give his comments regarding the planning application)</i> <b>OBJECT</b> on the basis that this application does not conform with the adopted Faringdon Neighbourhood Plan Policy 4.7A:Materials and Roofscape,4.7B: Resource Consumption and 4.7C: Housing Design.(.Each new housing development should respond to its local context through appropriate use of scale, form, height, detailing and materials.) There is also concern that the proposed property fills the whole site and access to the rear of the property is unclear. Town Council supports the comments made by the Conservation Officer.</p> <p><b><u>P16/V3225/O</u> – Livingstone House, 19 Coxwell Road, Faringdon</b> Amendment as amplified by tree information and letter from applicant received 27 April 2017. For: Mr &amp; Mrs Stephen &amp; Jennifer Braithwaite Town Council considered the original application at its meeting held on 8 February 2017 but was unable to comment at that stage as insufficient information had been provided. The amended application still does not provide sufficient information and therefore Town Council cannot comment.</p>
9/7/17	<p><b>Planning Applications – For Information Only</b> NOTED that the following planning applications which District Council is considering are not normally subject to consultation with the relevant parish council.</p> <p><b><u>P17/V1027/LDP</u> – 6 Rawdon Way, Faringdon</b> Certificate of Lawful Development sought for proposed rear single storey extension For: Mr &amp; Mrs Steven Kelly</p> <p><b><u>P17/V0916/PAR</u> – Barn 10, Camden Farm, Radcot Road, Faringdon</b> Approval for change of use from agricultural to residential For: Mr T Fane</p> <p><b><u>P17/V1351/DIS</u> – Camden Farm, Radcot Road, Faringdon</b> Discharge of Condition 8 – contamination on application P16/V3146/FUL, replacement dwelling and annexe and the conversion of traditional agricultural barns to three Dwellings For: Mr Tim Fane</p> <p><b><u>P17/V1093/PDH</u> – The Retreat, 18 Highworth Road, Faringdon</b> Single storey rear extension For: Mr Colin Jackson</p> <p><b><u>P17/V1167/DIS</u> &amp; <u>P17/V1354/DIS</u> – Fernham Fields, Faringdon</b> Discharge of condition 4 (Refuse) on P16/V2582/RM &amp; condition 5 (Landscaping) on planning permission P16/V2582/RM) For: Bovis Homes Ltd</p>
10/7/17	<p><b>Terms of Reference – Planning &amp; Highways Committee</b> Draft Terms of Reference were AGREED.</p>
11/7/17	<p><b>Vale of White Horse District Council Parish Partner Programme</b> District Council is planning to roll out a training programme to all parish councils in July covering its planning service. A trial training session, arranged by the District Council on 26 May, was attended by the Town Clerk, Deputy Town Clerk and the Planning Clerk.</p>