

FARINGDON TOWN COUNCIL

Minutes of a Planning & Highways Committee Meeting held on Tuesday, 26 August 2008 at 7.15 pm in the June Rennie Room, The Pump House, Market Place, Faringdon

PRESENT: Cllrs A V Hickmore (Chairman)
Mrs. M J Barker
Mrs J Boulton
J Boyle
J C W Gillman
D Hughes
D Price
Dr M L H Wise

IN ATTENDANCE: S Macpherson, Bloor Homes
D Rixson, Vincent & Gorbings
S Allen-Stevens, Aslan Developments Ltd
T Gashe, DPDS Consulting Group
Mrs D Saunders, Faringdon Area Project
1 member of press
Deputy Town Clerk

Before the meeting commenced, the Chairman proposed that Planning Application GFA/20602/2-X be brought forward for discussion after planning application GFA/20602/1-A in order that the planning applications could be considered alongside each other. This proposal was seconded and CARRIED.

1. **Apologies for Absence**
Apologies for absence were received from Cllr A Marsden.
2. **Minutes of Last Meeting: Tuesday, 5 August 2008**
The Minutes were signed by the Chairman as a correct record.
3. **Matters Arising**
Min 12: It was NOTED the Sarah Commins from the Legal Department at the Vale of White Horse District Council would be attending the meeting of Planning & Highways Committee, due to take place on 7 October 2008, in order to talk through S106 agreements.
4. **Public Question Time**
No questions had been received.
5. **Public Speaking Time**
No member of the public wished to speak at this time.
6. **Declarations of Interest**
There were no declarations of interest.

7. Development of land off Park Road and Stanford Road

David Rixson of Vincent-Gorbin introduced Steve Macpherson of Bloor Homes. Mr Macpherson apologised on behalf of Adrian Bloor who was unable to attend the meeting as he had hoped. However, Mr Macpherson wished to update the committee on the progress of the development of land off Park Road and Stanford Road. Mr Macpherson advised that Bloor Homes were committed to development of the site despite the drop in the present economic climate. Necessary planning application for the access road had been secured and the road was now almost completed. Building of the first 68 houses was planned to commence within the next 2 weeks and in terms of the rest of the site, Bloor Homes were intending to make a planning application for this sooner rather than later. He stated that 40% (160 out of 400 houses) would be affordable housing. A planning application had already been submitted for the development of the sports areas.

However, in view of the current economic climate and although Bloor Homes were committed to the S106 contributions, they were looking to amend payment dates. They asked that the £80,000 contribution towards development of the Pump House and due on commencement of the development, be set back to being paid once there was occupation of 100 houses on site.

The Chairman stated that a lift for the disabled was urgently required for the Pump House and although the Town Council understood the reasons for Bloor Homes requesting that the payment of the S106 contribution to the Pump House be delayed, he requested that £30,000 be made available now in order that this lift could be installed.

In view of the Town Council's commitment to the development of the theatre at the Pump House, Bloor Homes were also asked to consider payment of £50,000 towards the theatre development on occupation of the 50th house.

The plans at present show an area of land designated as B1 business land. In view of the slow market in this sector, Bloor Homes were considering the possibility of seeking change of use of this land to residential and were considering the possibility of a retirement complex. The issue has been raised with the District Council as in initial "in principle" query and Bloor Homes were now seeking the Town Council's views on this suggestion. The members agreed that a village would be preferred as opposed to apartments. It was stressed that there should also be a convenience store somewhere on the site as it is a long way out of town. The members agreed that they would like to be kept informed as to progress of this possible change of use. Thanks were expressed to Mr Macpherson for his update.

8. Planning Applications to be considered:

GFA/20602/1-A Erection of two non-illuminated hording signs onto poles
Land at Junction A420 and to the North of Park Road, Faringdon
For: J S Bloor (Tewkesbury) Ltd
NO OBJECTIONS

GFA/20602/2-X Outline application for proposed development of business park for B1 and B2 uses, including access roads, car parking and landscaping
Land at Junction A420 and to the north of Park Road, Faringdon
For: 4 and 20 Business Park
Sarah Allen-Stevens and Terry Gashe spoke to the committee and gave a detailed background to this planning application.
DO NOT OBJECT on the basis that this Business Park development is a location for high quality business development which will create employment opportunities locally.

GFA/20625 Proposed single storey rear extension
3 Goodlake Avenue, Faringdon
For: Mr Andy James
NO OBJECTIONS

GFA/4040/2 Convert existing flat roof to rear into pitched roof and internal alterations
56 Coxwell Road, Faringdon
For: Mr P Chick
NO OBJECTIONS

9. For Information

(a) Notification from the Vale of White Horse District Council that the following application has been withdrawn was received and NOTED.

GFA/15261/1 Erection of 2 metre high fence on land adjoining 73 Tuckers Road (retrospective)
73 Tuckers Road, Faringdon
For: Mr D Cryer

(b) Notification from the Vale of White Horse District Council that Planning Application No. GFA/20607 has been amended to GFA/20615 was received and NOTED in respect of the following:

Erection of a single storey front extension
25 Beech Close, Faringdon
For: Mrs M Ashdown
(No objections – Planning & Highways Committee Meeting, 5.8.08)

(c) *District Council Enforcement Policies:* A letter dated 5 August 2008 was received from the Vale of White Horse District Council in response to the Town Council's query regarding the possibility of Town Council taking responsibility for local control over fly posters/road signs. It was NOTED that the Deputy Director, Environmental Health, would be liaising with colleagues in the Planning and Enforcement section and would be responding to the Town Council in due course.

(d) A letter was received from Oxfordshire County Council advising that from September 2008 it will be using an electronic consultation system for all new planning applications. NOTED

(e) Rogers Concrete Ltd Site, Sands Hill, Faringdon: A letter dated 4 August 2008 was received from Nigel Moor, Planning Consultant, updating the Town Council on the future work programme.

(f) Planning Application GFA/19649/2-D: A letter dated 29 July 2008 was received from the Government Office for the South East regarding Town Council's objection to this application. It was NOTED that once planning permission has been granted by the Council the scope for the Secretary of State's intervention where planning permission has already been granted, is very limited and it was considered that there were no grounds which would justify the Secretary of State's intervention in this case.

10. Work to Trees

The following VWHDC Notices of Intention to Undertake Works were received and NOTED:

- (a) Fell 1 sycamore, 83 London Road, Faringdon.
- (b) Crown reduce 1 sycamore tree by 30%, 2 Kiln Cottages, Stanford Road, Faringdon

11. Street Names – Residential Development at land off A417, Park Road, Faringdon

A letter dated 5 August 2008 was received from the Vale of White Horse District Council seeking comments from Town Council on suggested street names that had been submitted by the developer. As it is Town Council policy to request that streets to be named after people listed on the Faringdon War Memorial, after seeking appropriate permission from the families concerned, the Deputy Town Clerk was asked to submit a list of such names to the District Council, with a copy to Bloor Homes.

12. The Secretary of State's Proposed Changes to the Draft Regional Spatial Strategy for the South East

The above Strategy, together with supporting documents, was received from the Government Office for the South East. It was NOTED that the deadline for consultation responses on the Proposed Changes and the Sustainability Appraisal was Friday, 24 October 2008 and possible responses were discussed. It was AGREED that authority be delegated to the Chair and Vice Chair to finalise the relevant responses.

It was FURTHER AGREED that a development strategy for Faringdon should be drawn up in order that this could be submitted to the Vale of White Horse District Council to help with its spatial planning and the Chair was delegated to produce a draft strategy.

13. S106 Contributions

Planning Application GFA/10178/2, 49A Bromsgrove, Faringdon:

A letter was received from the Principal Planning Officer, Vale of White Horse District Council, in response to Town Council's request for S106 contributions in respect of this application. It was NOTED that requests for S106 Agreements should be sought prior to the determination of an application and that the requirements of the Town Council, in this instance, did not meet the relevant tests. The Deputy Town Clerk was requested to write to the District Council emphasizing that Town Council needed notification of all plans at an earlier stage in the planning process in order to be able to make requests for S106 contributions at the correct time.

It was AGREED that the criteria for requesting S106 contributions should be discussed at the Planning & Highways Committee Meeting on 7 October 2008 when the VWHDC Legal Officer is present.

14. Distribution of Planning Agendas

It was AGREED that planning agendas should also be sent to local organisations in order that they can identify any items on the agenda that might interest them at the initial stages of discussion by Town Council. It was NOTED that as part of this process of keeping people up-to-date with the Town Council's, it was felt that it would be useful for draft minutes to be circulated as there were occasions when considerable time had elapsed before they were finally approved and released for publication. Cllr Gillman requested that a Motion under Notice to this effect be put to Town Council and it was AGREED that the Chairman would draw up a Motion under Notice.

15. Proposed Development, Park Road, Faringdon

A letter dated 1 August 2008 was received from a resident in Uffington expressing her concern regarding the possible future development of a Tesco supermarket in Faringdon. The Deputy Town Clerk was requested to reply thanking her for her comments and advising that the Town Council had not yet taken a view and was awaiting full consultation with Tesco as and when any planning application was submitted by them.