

FARINGDON TOWN COUNCIL

Minutes of a Planning & Highways Committee Meeting held on Tuesday, 7 October 2008 at 7.15 pm in the June Rennie Room, The Pump House, Market Place, Faringdon

PRESENT: Cllrs. A.V. Hickmore (Chairman)
Dr M L H Wise (Vice Chairman)
Mrs M J Barker
Mrs. J. Boulton
J.C.W. Gillman
D. Hughes
A. Marsden
N.S. O’Keeffe
D/Cllr Mrs A Thomson

In Attendance: Mr J Ede, Builders Ede Ltd (*up to Min. 7 only*)
Mr John Nash (*up to Min 7 only*)
Mr Ted Frankland (*up to Min 7 only*)
Sarah Commins, Vale of White Horse District Council
(*up to Min 8 only*)
Alan Pope, Oxfordshire County Council (*up to Min 8 only*)
Martin Davey, Oxfordshire County Council
(*up to Min 8 only*)
1 member of public
Deputy Town Clerk

- 1. Apologies for Absence**
There were no apologies for absence.
- 2. Minutes of Last Meeting: Tuesday, 16 September 2008**
The Minutes were signed by the Chairman as a correct record.
- 3. Matters Arising**
Min 3: Meeting, 9.9.08, Min 7: Cllr Marsden queried whether any responses had yet been received and was advised by the Chairman that six had been received to date. It was noticed that the Faringdon Association of Residents was not due to meet until 20 October which was after the deadline of 12 October set for return of comments. It was AGREED that its comments would be accepted on the basis they were available immediately and in time for consideration at the next scheduled meeting of the Planning & Highways Committee due to be held on 28 October 2008. It was also noted as part of the planning process that District Council was reviewing its Statement of Community Involvement and deadline for submission on this Statement was 26 October 2008. In view of the time scale involved, it was AGREED that the Chairman, in consultation with the Vice Chairman and Deputy Town Clerk, would respond to this document. Committee was advised that copies of the Statement were available in the town council office as well as on the District Council website.

Min 8 (c): The Deputy Town Clerk advised that relevant letters had been written to both Thames Water and the Secretary of State for Environment, Food and Rural Affairs but that there had been no response to date.

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

All members of the committee declared an interest in Planning Application GFA/20671 as this application had been submitted on behalf of Faringdon Town Council.

7. Development on Fernham Road, Faringdon

Mr Ede and Mr Nash were welcomed to the meeting. Mr Ede had been invited to the meeting to discuss two matters.

(a) Site of Special Scientific (SSS), Fernham Road, Faringdon:

In respect of the SSSI on Fernham Road, he wished to respond to the recent request from the Town Council seeking payment of the £20,000 it had understood Builders Ede had agreed to pay to the Town Council for the cost of fencing and landscaping. Mr Ede stated that he had already paid £35,000 direct to the local school for it to obtain a government grant and that Builders Ede were not under any further S106 obligations for the site. He, however, stated he was happy to convey the SSSI and community area to the Town Council and would require the name of the Town Council solicitors.

Access to the SSSI was discussed. It was noted that Builders Ede had agreed with English Nature, in advance of house sales, that they did not want a no mans piece of land fenced off at the rear of their gardens due to issues of security. The homeowners have written into their deeds that they do not own the land and that they have to provide access to bona fide visitors. Mr Ede further advised that English Nature had indicated that it would be happy to dig out and leave fossils for the children to look at.

It was noted that the area behind the SSSI could be made available from Jonathan Ede if required, although this was a difficult area to access. Mr Ede confirmed that he would be happy to discuss fencing of the whole area.

(b) Neurological Recuperation Unit, Fernham Road

Mr Ede stated Builders Ede would normally first contact the District Council Planning Officer to discuss a proposed planning application before approaching Town Council. However, as he had been invited to attend this Town Council meeting to discuss SSSI, he would like to take the opportunity to talk about the above new proposal. As this proposed development, at present, fell outside the Local Plan, Builders Ede would be approaching the planners requesting that this proposed development be treated on its merit. In principle, Town Council thought it would be a good idea and would await further details. Mr Ede stated it was hoped, with appropriate planning permission, to commence work in the summer of 2009, with approximately a year's building time.

D/Cllr Mrs Thomson enquired about planning gain with reference to installation of a fence around the Marlborough Gardens play area as a safety measure on a very busy road. Mr Ede reiterated that he had already given a substantial amount of money to the school but that he would bear this request in mind.

8. S106 Contributions

Sarah Commins from the Vale of White Horse District Council (VWHDC) and Mr Alan Pope, from Oxfordshire County Council (OCC) were welcomed to the meeting. The Chairman stated that the committee wished to learn about the relationship between OCC and VWHDC when considering S106 contributions and how the Town Council could fit into that relationship. It was noted that both authorities worked very closely together .

The Chairman stressed that there should be a continuing dialogue between the Planning Officer and the Parish/Town Council and Sarah Commins was asked to highlight this to District Council.

Practical advice was given and it was noted it was important to become involved before the planning officer's report was finally drawn up.

It was noted that even if a town council or a parish council objected to a planning application, it should still put forward a case, justified by facts and figures, for S106 contributions, in case the application was given planning permission by the local authority.

Cllr Hickmore stated that Town Council had never received copies of S106 agreements, despite repeated requests. It had, therefore, never received one regarding the Bloor Homes Development and this made it difficult for Town council to monitor any progress. Sarah Commins could not see there would be a problem with this. Mr Pope stated he would send a copy of the OCC S106 contribution although he advised that copies of such documents could normally be found on the OCC website.

Concern was expressed by councillors that there had recently been a large amount of infilling in Faringdon, which meant that the number of houses, when added up, were equivalent to a larger development and they felt that S106 contributions should be sought in such cases.

With reference to S106 contributions, it was noted that within planning law, OCC and VWHDC were the only decision making authorities.

9. The following Planning Applications were considered:

GFA/19883/6-D Approval of Reserved Matters for erection of Second Phase (Housing 332 units) with related open space and infrastructure
Land at former Tree Nursery and Cricket Club and Jespers Hill and off Stanford Road Park Road Faringdon
For: Bloor Homes Limited
NO OBJECTIONS

GFA/20683 Proposed demolition of existing garage and erection of semi-detached new dwelling
15 The Pines, Faringdon
For: Mr Tim Stuart
NO OBJECTIONS

- GFA/20681** Proposed extension to existing building and to existing garage
39 Fernham Road, Faringdon
For: Ashton Lodge (Sunbury) Ltd
NO OBJECTIONS
- GFA/20682** Proposed demolition of existing single storey rear outbuildings and construction of new two storey rear extension
81 Marlborough Gardens, Faringdon
For: Mr and Mrs J Stallard
NO OBJECTIONS
- GFA/739/13** Alterations to disused outbuildings to form additional hotel bedrooms
The Crown Hotel, 25 Market Place, Faringdon
For: Chapman Group Ltd
DO NOT OBJECT However, the members would like the following to be noted:
(a) there is an underground link from the kitchen to the Crown, approx. 250m long and closed at both ends, which could be affected by this development. English Heritage should be informed as there may be archaeological interest.
(b) Stone setts. It would appear stone setts are going to be concreted over. Town Council believe, as this development is in a conservation area, stone setts should not be covered. If necessary, stones should be dug up and preserved.
(c) Farriers forge to be retained and preserved as a feature.
- GFA/20671** Erection of two short sections of stone walls, located within the grass highway verge to form an entrance feature into Faringdon. Erection of a 1.6 m high wall with the word Faringdon fitted to the wall and a lower 0.8 m wall incorporating a seat.
Grass verge adjoining 1 The Lodge, Lechlade Road, Faringdon
For: Mrs J Rennie
NO COMMENT as application made on behalf of Faringdon Town Council

10. For Information

(a) **Notices of Permission** from the Vale of White Horse District Council were received and NOTED in respect of the following applications:-

- GFA/19883/3-D** Approval of Reserved Matters for erection of first phase housing (68 units) with associated open space and infrastructure
Land at former tree nursery and cricket club and Jespers Hall and off Stanford Road Park Road Faringdon
For: Bloor Homes Limited
(Do not object – Planning & Highways Committee Meeting, 3.6.08)
- GFA/19883/4-D** Approval of Reserved Matters (Application GFA/19883-X) for extension to Folly Country Park to include sports pitches, pavilion, car park, fencing base for skateboard area and landscaping (Parcel 2)
Land at former tree nursery and cricket club and Jespers Hall and off Stanford Road Park Road Faringdon
For: Bloor Homes Limited
(Do not object – Planning & Highways Committee Meeting, 24.6.08)
- GFA/20570** Proposed single storey rear extension
21 Cedar Road, Faringdon
For: Mr I Harrison
(No objections – Planning & Highways Committee Meeting, 15.7.08)
- GFA/20309/1** Erection of a dwelling
6 Stanford Road, Faringdon
For: Ms J Hall
(Object – Planning & Highways Committee Meeting, 15.7.08)
- GFA/5407/13-LB** Demolition of unused derelict building to form a courtyard
Moss Chemist, 17 Market Place, Faringdon
For: Mr W Dove
(Do not object – Planning & Highways Committee Meeting, 5.8.08)
- GFA/20625** Proposed single storey rear extension
3 Goodlake Avenue, Faringdon
For: Mr Andy James
(No objections – Planning & Highways Committee, 26.8.08)

- GFA/6798/6** Change of use of 16 Marlborough Street from commercial to residential, to provide access to first floor accommodation suitable for disabled use to provide ancillary residential accommodation to No 14.
14-16 Marlborough Street, Faringdon
For: Professor Brian White
(No objections – Planning & Highways Committee Meeting, 5.8.08)
- 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 – Planning & Highways Committee Meeting, 26.8.08)
- GFA/20590** Erection of a single storey rear extension and proposed loft conversion
19 Westland Road, Faringdon
For: Mr C Stuart
(No objections – Planning & Highways Committee Meeting, 6.8.08)
- GFA/20615** Erection of a single storey front extension
25 Beech Close, Faringdon
For: Mrs M Ashdown
(No objections – Planning & Highways Committee Meeting, 5.8.08)

(b) Notification was received from the Vale of White Horse District Council that the following Planning Application had been withdrawn:

- GFA/15496/10** Conversion to 2 no. lower ground floor store rooms to form a 2 bedroom apartment with bin and cycle storage and amenity space to the rear.
50-54 London Street, Faringdon
For: Mr Richard Crewe
(No objections – Planning & Highways Committee Meeting, 5.8.08)

11. **Partial Review of the South East Plan – Gypsy and Traveller Accommodation Needs**

It was NOTED that the Regional Assembly for the South East was seeking views on providing places to live for Gypsies, Travellers and Travelling Show people in the South East. The deadline for submission of comments is 21 November 2008 and it was AGREED that Cllr Marsden be delegated to report back to the next meeting of the Planning & Highways Committee with any comments for consideration and submission to the Regional Assembly by the deadline.