

FARINGDON TOWN COUNCIL

Minutes of a Planning & Highways Committee Meeting to be held on Tuesday, 13 July 2010 at 7.00 pm in the Corn Exchange, Cornmarket, Faringdon

PRESENT: Cllrs A V Hickmore (Chairman)
Mrs M J Barker
Mrs J Boulton
J C W Gillman
D Keeble
S Leniec
A Marsden
N S O'Keeffe
Dr M L H Wise
D/Cllr Mrs A Thomson (*non-voting member*)

IN ATTENDANCE: 18 members of public
Deputy Town Clerk
Assistant Clerk

123/10 Apologies for Absence

There were no apologies.

124/10 Minutes of Last Meeting: Tuesday, 22 June 2010

The Minutes were AGREED and signed by the Chairman as a correct record.

125/10 Public Question Time

The following three written questions were received:

1. Central Government's and the Vale of White Horse's planning policies require all shopping proposals to be located in Faringdon Town Centre and clearly emphasise a "town centre first" policy – How can this out-of-centre Tesco fit in or in any way comply with those policies and objectives? There will be additional traffic from 7000 new homes on the other side of Shrivenham and increased traffic through the town from Lechlade and Clanfield, how will the town cope with this increase?

2. The on-going recession has seen a number of town centres boarded up as a result of shop closures, businesses going into administration and those shops that remain struggling to make ends meet – How can an out-of-centre Tesco be justified in such a poor economic climate and why are they not, as with local retail businesses, being directed to invest in Faringdon Town Centre where that investment is much needed? Tesco has a published policy for "shipping in" senior staff and employing local people in entry level and part-time jobs. We need more employment opportunities for Faringdon residents, especially in light of proposed housing developments, how will Tesco's low-level employment help?

3. Tesco allege that their store is largely for “weekly” or “main” food shoppers who do this shop primarily in the car (the latter fact evidenced by Tesco’s plans for 153 parking spaces – nearly 3 x the size of the Southampton Street town centre Car park) – How can this be sustainable and surely its obvious that shoppers will simply go to Tesco where there will be more parking and it will be free rather than Faringdon Town Centre?

The Chairman advised that these questions should be directed to Tesco for its response as the questions asked could not be answered the town council. However, the points raised would be taken into account by the committee members when the Tesco planning application came up for consideration.

126/10 Public Speaking Time

No member of the public wished to speak at this stage of the meeting.

127/10 Declarations of Interest

There were no declarations of interest.

128/10 Planning Applications were considered and decisions taken as follows:

GFA/21203 Erection of foodstore with associated car parking,
formation of new access to Park Road and landscaping
19-25 Park Road, Faringdon
For: Tesco Stores Ltd

The Chairman advised that under Planning Regulations any decision the Town Council as a Statutory Consultee makes can only be an advisory one. The Vale of White Horse District Council is the responsible Planning Authority, with the possibility of recourse to an Inspector for a final decision.

The following various concerns regarding this application were raised by members of the public present at the meeting.

- was there a need for a further supermarket?
- the location proposed for this supermarket was too far out of the town centre which would have a detrimental effect on the shops/businesses in the town centre, especially as the proposed Tesco shop was able to offer free car parking which was not available in the town centre (charges are currently applied in the District Council car parks). Parking in the town centre should be improved as it was felt that shoppers visiting Tesco would not make the effort to walk into the town centre from Tesco. It was NOTED that free car parking was provided by the District Council in other towns in the Vale such as Abingdon, Wantage and Witney;
- it was felt that if there was a need for a further supermarket, then it should be located in the centre of town and not on the edge of town. The various other options for the future of shopping in Faringdon, as previously advised by District Council, were discussed ie land north west of Gloucester Street car park - this was not deemed appropriate - and the Budgens site together with Southampton Street car park;
- following a consultation carried out by FAP in 2001, the response was that residents wanted Faringdon to be sustainable in terms of local food, not imported food;

- discussions took place on what constituted the “town centre” and the linkage distance between the proposed Tesco store and the town centre which, under planning regulations, should be within 200-300 metres of the primary shopping area; it was queried from which point this measurement was made;
- it was NOTED that other projects in the town centre could be affected by Tesco being granted permission and that these had been put on hold pending the decision made by District Council on this planning application;
- there is a qualitative problem with the shops there are in Faringdon, no clothing, etc;
- concern was expressed regarding the loss of B2 & B8 land.

The planning application was then considered by committee taking into account the above comments.

Cllr Leniec proposed that the town council should object to this application on the basis that Town Council would be going against its policy to increase B2 & B8 land to encourage more employment in the town. The site that is currently being considered is B2 and is located in the centre of an established trading estate. This proposal was seconded but NOT CARRIED.

The Chairman proposed that the town council do not object to this planning application but request that the planning application *should only be considered* in the context of the following:

DO NOT OBJECT but request that the planning application *should only be considered* in the context of the following:

- (a) Town Council insists that provision is made for B2 & B8 land **near the town** eg Wicklesham Quarry, to replace the B2 & B8 land which will be taken away in respect of this planning application;
- (b) A clear plan for the improvement of the quantitative and qualitative comparison retail offer in the Town centre;
- (c) The provision of greatly improved pathways and cycle ways from the site to the Town centre;
- (d) The provision of a shuttle bus to the Town centre;
- (e) In order to provide a level playing field for the existing supermarket, the removal of parking charges for the first two hours at the car parks in Southampton Street and Gloucester Street car park;
- (f) Restrictions on the timing of delivery lorry movements;
- (g) Restriction on product range to convenience goods only, excluding pharmacy;

This proposal was seconded and CARRIED.

GFA/13051/7

Conversion of existing basement into living accommodation, extension and modifications to dwelling
6 Old Police Station, Coach Lane, Faringdon
 For: Mr Iain Dick

*(At this stage of the meeting, a member of the public raised various objections to this planning application which the committee took into consideration **OBJECT** on the basis that it is inappropriate. development which is not in keeping with the existing building*

GFA/12833/10 Demolition of existing garage. Erection of new garage and conversion of existing outbuilding to form hobbies room
Hattons Farm, Radcot Road, Faringdon
For: Mrs Caroline Bell
NO OBJECTIONS

GFA/12833/11 Demolition of steel framed building and existing shed. Erection of new shed and alterations to existing barn to provide ancillary annexe.
Hattons Farm, Radcot Road, Faringdon
For: Mrs Caroline Bell
NO OBJECTIONS

GFA/7128/4 Erection of a double garage
Grove Lodge, London Street, Faringdon
For: Mr Ian Smith
NO OBJECTIONS

GFA/3499/7 Alterations to shop front including relocation of disabled access ramp
17-19 Folly View Road, Faringdon
For: Mr O Yaqub
NO OBJECTIONS

**129/10 Oxfordshire County Council (OCC)
Consultation Workshops on Minerals Spatial Strategy Options for Oxfordshire**

Cllr Dr Wise tabled a written report following his attendance at the consultation workshop held at Standlake Village Hall on 12 July 2010. It was NOTED that following OCC's review of responses from the previous consultations held in February and March 2010, a refined set of draft options had now been drawn up for a further round of consultation. Thanks were expressed by the committee members to Cllr Dr Wise for his report, a copy of which would be available in the Town Council office.

130/10 Vale of White Horse Draft Strategy and Action Plan – Faringdon & Wantage 2010/11 – 2012/13

A draft plan drawn up to improve town centre vitality in the market towns of Faringdon and Wantage was received and considered. It was AGREED that authority be delegated to Cllr Marsden together with Cllr Dr Wise to draw up a response on behalf of the Planning & Highways Committee and to bring a copy of the submission to the next meeting of the committee.

131/10 Work to Trees

Notice from Vale of White Horse District Council of intention to undertake works, as follows:

Various works to trees at New House, 4A Coach Lane, Faringdon

NO OBJECTIONS

132/10 S106 Agreements

It was NOTED that draft Heads of Terms for Section 106 Agreement relating to the proposed Tesco store in Park Road, Faringdon had been drawn up. It was FURTHER NOTED that full heads of terms were yet to be agreed following validation of the application and expiration of the consultation period.

133/10 Review of Faringdon Town Boundary

It was NOTED that in response to Town Council's application to the VWHDC seeking a review of the Parish boundary, the District Council had responded that it planned to build this review into its plan for next year, to commence after the District and Parish Elections. The Deputy Town Clerk was asked to write to the District Council in acknowledgement of this information.

134/10 For Information

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

GFA/21180

Two storey rear extension to replace existing single storey extension

27 Coxwell Street, Faringdon

For: Mr C Jones

(No objections – Planning & Highways Committee Meeting, 11.5.10)

GFA/5403/4

Erection of a first floor rear extension to provide additional bedroom and ensuite bathroom

28 Highworth Road, Faringdon

For: Ms A Evenden

(No objections – Planning & Highways Committee Meeting, 11.5.10)

GFA/21200-LB

Alterations to roof access stairs, replacement of flat roof structure and covering, installation of lighting protection system

Faringdon Folly, London Street, Faringdon

For: Faringdon Folly Trust

(No objections – Planning & Highways Committee Meeting, 1.6.10)

(b) Notices from the Vale of White Horse District Council were received and it was NOTED that it had no objections to works to trees at:

(i) 53 London Street, Faringdon

(ii) Faringdon Folly