

FARINGDON TOWN COUNCIL

The Pump House, 5 Market Place FARINGDON, Oxfordshire, SN7 7HL
Telephone 01367 240281
www.faringdowntowncouncil.gov.uk
Clerk: Sally Thurston



Minutes of an online meeting of the Planning & Highways committee held on Wednesday 24th March 2021

1/3/21 Apologies

Cllr. Thomas and Cllr. Burns

2/3/21 Roll call

Cllrs Present: Bentley, Boulton, Castle, Smith, Swallow, Wise

Officers: Deputy Town Clerk, Town Clerks Assistant.

4/3/21 Minutes of Meeting-Wednesday 24th February 2021

The minutes of the meeting held on Wednesday 24th February 2021 were AGREED and SIGNED as a correct record

5/3/21 Declarations of Interest

6/3/21 Public Participation Time

A resident has requested if the Council would consider conducting a Speed survey on Lechlade Road, the Chair proposed to discuss this enquiry under item 8.

7/3/21 Items for Information Only:

Members NOTED for information only the following Planning Permissions granted/refused/awaiting:

a) [P21/V0236/LB](#)

Former Site of Lloyds Bank Plc 8 Market Place Faringdon SN7 7AF

Listed Building Consent

b) [P21/V0084/N5D](#)

10 London Street Faringdon Oxfordshire SN7 7AA

Withdrawn

c) [P20/V3361/HH](#)

27 Coxwell Road Faringdon SN7 7EB

Planning Permission

d) [P21/V0037/LB](#)

Hill House 20 London Street Faringdon SN7 7AA

Listed Building Consent

e) [P20/V3081/DIS](#)

Land south of Highworth Road Faringdon SN7 7EY

Discharge of conditions 10 - Bins and 11 - Street Lighting on application ref.
P20/V0658/RM

DIS Details Agreed

f) [P20/V3339/FUL](#)

BGI Portwell House Market Place Faringdon SN7 7HU

Withdrawn

g) [P20/V3138/LB](#)

BGI Portwell House Market Place Faringdon SN7 7HU

Addition of a small extract duct

Withdrawn

h) [P21/V0027/A](#)

26 Market Place Faringdon SN7 7HU

Consent to Display Advertisement

i) [P20/V3368/LB](#)

26 Market Place Faringdon SN7 7HU

Listed Building Consent

j) [P21/V0362/AG](#)

Northfield Farm Radcot Road Faringdon Oxon SN7 8DT

Agricultural Development

k) [P21/V0033/HH](#)

2 Folly View Crescent Faringdon SN7 7DJ

Planning Permission

l) [P20/V3358/DIS](#)

Land South of Park Road Faringdon SN7 7PL

DIS Details Agreed

m) [P20/V3348/LDP](#)

8 Fernham Gate Faringdon Oxfordshire SN7 7LR

Certificate of Lawful Use or Development

n) Oxfordshire County Council's response to P21/V0222/RM

8/3/21 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council

To receive and consider the following applications:

1) [P21/V0504/FUL](#)

R A C Estate Park Road Faringdon SN7 7BP

Demolition of existing workshop building and erection of a new commercial building, with car parking and landscaping

No Objection

- 2) **P21/V0337/LB**
23 London Street Faringdon SN7 7AG
Remove all impermeable cement-based skim, cement-based repairs, and paint layers from the front elevation and replace with permeable lime-based mortar and render to the external elevation.

No Objection

- 3) **P21/V0348/HH**
1 The Setts Faringdon SN7 7FB
Two storey front extension; existing chimney replaced as side addition; single storey rear extension; and window additions

No objection

- 4) **P21/V0586/DIS**
Land South of Park Road Faringdon SN7 7PL
Discharge of condition 5 (Phasing Plan - Site) in application P17/V1082/O. Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, 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: 'Phase 1' (Full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works. Outline: Up to 277 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.

No objection

- 5) **P21/V0415/FUL**
Northfield Farm Radcot Road Faringdon SN7 8DT
Variation of condition 2 on planning application P20/V2585/N4A-changes to roof material. Conversion of an agricultural building to a single dwelling house

No objection

- 6) **P20/V3172/RM - GFA**
P21/V0356/DIS

5 Lechlade Road Faringdon SN7 8AL
Discharge of condition 7 (Access) in application P17/V1310/O. Erection of 14 dwellings with associated access (current permission ref. P13/V2301/O)

FTC raised two points:

- **Would the gate in the development prevent direct access of refuse vehicles, consequentially increasing traffic congestion in Canada Lane/ Lechlade Rd?**
- **Would Access be challenged by illegal parking on double yellow line, which is a recurring issue?**

- 7) **P21/V0343/RM**
Land South of Park Road Faringdon SN7 7PL
Reserved Matters following outline consent P17/V1082/O for Access - part of the access only. Hybrid application for the demolition of existing building/structures and

the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, 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: 'Phase 1' (Full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works. Outline: Up to 277 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.

No objection

8) **P21/V0222/RM**

Land South of Park Road Faringdon SN7 7PL

Reserved Matters application following outline application P17/V1082/O for landscaping - defined in the agreed S106 as 'Green Infrastructure Planting' which is the advance planting along the the eastern boundary of the site. Hybrid application for the demolition of existing building/structures and the comprehensive redevelopment of Land South of Park Road, Faringdon, comprising up to 380 residential dwellings (Use Class C3) including affordable homes, 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: 'Phase 1' (Full details): 103 residential dwellings (Use Class C3), access and parking, public open space, landscaping, sustainable drainage, parking and other associated works. Outline: Up to 277 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.

No objection

9) **P20/V3239/FUL – GFA**
P20/V3241/LB

Alterations, extension to and change of use of ground floor of former public house
Address: 2 Gloucester Street Faringdon

The Planning Committee NOTED and welcomed the recent amendments of the plans entailing a reduction of residential units on the ground floor, however the councillors expressed disappointment in the fact that the proposal still retains part of the ground floor which could be entirely allocated for community use. Members referred to the policy 4.4A of the FNP regarding minimizing the loss of retail space in Town, disputing that the site has not been marketed as a retail space but as a Public House.

It was PROPOSED to bring forward the comment above and for further discussion to take place between FTC and the developer on the future use of the asset. This was SECONDED and RESOLVED.

10) **R3.0028/21**

Construction of a new 2FE primary school with 90-place nursery alongside hard and soft landscaping, external play areas, sports pitch and netball court, external lighting and boundary treatment

Members NOTED an update from Cllr Mike Wise on a recent meeting on the above application, attended by planning officers, the Town Council Deputy Clerk, the developer, architects, and school representatives.

It was **PROPOSED** to object to the installation of the gas boiler, this being not compliant with the climate emergency ethos that Faringdon is trying to adhere to. Members again strongly advocated that the site should reconsider the issues that the cul-de-sac design will bring in future such as the increase of automobiles congestion and air pollution.

9/3/21 New Speed Survey

Members **NOTED** a request from a resident to consider a speed survey in Lechlade Road. Members **NOTED** that this has been explored before, when OCC officers explained that there are further and higher costs involved in the management of the traffic speed along a trunk road to ensure it is self-enforced. It was **PROPOSED** to investigate options available once speed survey is carried out before committing to this expenditure. This was **SECONDED** and **RESOLVED**.

It was further **NOTED** that a potential survey should be carried out between June and July when restrictions are lifted, and school are still open, so traffic survey reflects more accurate results.

1. Items for Next Agenda

Cllrs to send suggestions to the Deputy Town Clerk

Deputy Town Clerk

Meeting ended at 20:10