

FARINGDON TOWN COUNCIL

The Pump House, 5 Market Place FARINGDON, Oxfordshire, SN7 7HL

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Clerk: Sally Thurston



Minutes of the Planning & Highways committee meeting held on Wednesday 26th January 2022 in the Jubilee Room, The Pump House

Cllrs present: Bentley, Boulton (Chair), Castle, Webb, Wise
Cllrs online: Smith
Officers present: Town Clerk, Town Clerk's Assistant
In Attendance (online): D/Cllr Grant, Jonathan Headland from the developers, West Waddy, Services and Facilities Officer

1/1/22 Apologies

None

2/1/22 Minutes of Meeting - Wednesday 22nd December 2021

Minutes of the meeting held on Wednesday 22nd December 2021 were AGREED and SIGNED as a correct record.

3/1/22 Declarations of Interest

None

4/1/22 Public Participation Time

None

5/1/22 Items for information Only

- a) Grundon application to extend work at Wicklesham quarry NOTED
- b) Folly Park car park: ongoing issues with adoption of Folly Park View Estate between Bloor Homes and Vale of White Horse District Council which are holding up resurfacing works were NOTED

6/1/22 To receive a presentation of proposals for Budgens Supermarket and Red Lion Pub.

Received under items 12a and b.

7/1/22 Traffic Regulation Notices NOTED

8/1/22 Members NOTED the following Planning Permissions DECIDED

9/1/22 Members NOTED the following Planning Permissions OUTSTANDING

10/1/22 Members NOTED for information only: Planning Permissions WITHDRAWN

11/1/22 Members NOTED for information only: Planning Permissions AMENDED

12/1/22 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

- a) P21/V3520/FUL (Full Application) Proposal: Application for the redevelopment of an existing redundant site for mixed use residential and retail development, including the provision of parking, refuse and cycle storage and associated works following partial demolition of the existing retail Unit. Address: 3-7 Marlborough Street Faringdon SN7 7JE

- b) P21/V3542/FUL (Full Application) and P21/V3543/LB (Listed Building Consent) Proposal: Change of use of Red Lion Public House, to mixed use development of Use Class E on ground floor and Use Class C3 on first, plus associated minor external alterations to window / door positions and external landscaping. Address: 3 Cornmarket Faringdon SN7 7HG

Members listened to a presentation on these two sites from Jonathan Headland from the developers, West Waddy. He reported that the owner of the old Budgens site had received planning permission to convert this to houses, flats and commercial use on the ground floor but then bought the Red Lion site when that came up and has now commissioned this overall plan for both sites with the intention of reinvigorating this section of the town. The following points were raised by members:

- i. Parking should be 1+ space per flat, contrary to VWHDC Officer advice.
- ii. Solar panels: an amendment to include solar panels is being submitted and residents would benefit from any feed-in tariff.
- iii. Bad pavements alongside: These are the responsibility of OCC but developers would do all they can to ensure this area is tidied up.
- iv. The question of the Red Lion remaining a pub, was discussed at length. Members expressed disappointment at the loss of an historic pub but appreciated that evidence had been presented that a pub was not currently viable. However, ensuring the ground floor unit remained as a commercial space retained the option to return to a pub in the future. The current proposal is for a café/artisan bakery style premises with an outdoor area.
- v. Two further retail spaces: members commented that it would be good to have a convenience store and an ATM. The ATM had been promised and could be in one of the retail units.

It was PROPOSED that Faringdon Town Council **SUPPORT** the application. This was SECONDED and RESOLVED.

- c) P21/V0576/O (Outline) Major Amendment: No. 1 - dated 17th December 2021 Proposal: Outline application for access only for the erection of 25 dwellings with open space and associated infrastructure. Address: Land At Fernham Road, Faringdon.

It was PROPOSED that Faringdon Town Council maintained their previous **OBJECTIONS**: access, connections through from other estates, cycle way (width of footpath should be 3 metres). This was SECONDED and RESOLVED. Cllr. Wise to assist with comments.

- d) P21/V3461/LDP Certificate of lawful development. Proposed solar panels. Address: 17 Fernham Gate Faringdon.

Comment: Already approved. NO OBJECTIONS

- e) P21/V3438/FUL (Full Application) Proposal: Change of use of land for the siting of 3 x Shepherds Huts for short term holiday lets, and associated works. Address: The Old Barn Lechlade Road Faringdon SN7 8BH.

It was PROPOSED that Faringdon Town Council **SUPPORT** the application. This was SECONDED and RESOLVED. Supported by Policy 4.5G: Rural Diversification of the Faringdon Neighbourhood Plan.

- f) P21/V0984/RM (Reserved Matters) Amendment : No. 3 - dated 16th December 2021 Proposal : Reserved Matters following outline consent P17/V1082/O for the Erection of 277 dwellings with landscaping, parking, sustainable drainage and other associated works (as amplified by supporting information provided in developer response, providing electric charging points and Energy statement received 8 August 2021, as amended by plans reconfiguring garden sizes, updating landscaping scheme and introducing layout and crime prevention design changes received 8 August 2021 and drawings and information received 16 December 2021). The hybrid application was an environment impact assessment application and, an environmental statement was submitted to the planning authority at that time. Address : Land South of Park Road Faringdon SN7 7PL.

It was PROPOSED that Faringdon Town Council make the following **comments** on the application: importance of footpath to Wicklesham, dropping off and picking up children from new school, access to the primary school from other estates, footpaths and cycle ways, allotments. This was SECONDED and RESOLVED.

g) P21/V3555/HH (Householder) Proposal: Single storey rear extension, loft conversion above garage and front and rear dormers. Address: 39 Tuckers Road Faringdon SN7 7YQ.

It was PROPOSED that Faringdon Town Council raise **NO OBJECTIONS** to the application. This was SECONDED and RESOLVED.

13/1/22 Planning Enforcement:

- a) Members RECEIVED and CONSIDERED updated Planning Enforcement Statement 2021
- b) Members RECEIVED and NOTED update from Cllr Grant regarding the Wildlife Corridor on land south of Highworth Road which he visited and appears to be according to approved plans.

14/1/22 Rogers Concrete – Stage One Complaint – COM 8931

Members NOTED that following the letter of complaint from Faringdon Town Council, this has moved to a Stage One Complaint.

15/1/22 Faringdon Area Traffic Advisory Meeting (FATAC)

Members NOTED Minutes of FATAC (the Faringdon Area Traffic Advisory Committee) held on Friday 17th December.

Ref resurfacing of town centre pavements:

- Town Clerk to send email from Faringdon Town Council expressing huge disappointment that the work cannot go ahead before new financial year.
- Clerk to investigate possible relevant meetings Members could attend to enforce their views.

16/1/22 Speeding

- a) Members NOTED that Clerk has sent letter of support for 20mpg zone. Cllr Bentley will attend relevant meeting.
- b) Speeding on Coxwell Street: member of the public reported via Fix My Street concerns about speeding on Coxwell Street. Clerk reported that OCC said Town Council would have to pay for any traffic calming survey or measures. Members discussed possible survey or setting up a SID (Speed Indicator Device). Clerk to investigate cost of setting up a SID.

17/1/22 Community Assets

- a) Infant School: Members NOTED that the application has been submitted for the Infant School site to be an Asset of Community Value.
- b) FAZE: Cllr Thomas has reported that there could be a planning application forthcoming for housing in the next 3-6 months so application by Faringdon Town Council for this to be an Asset of Community Value is urgent. Clerk to compile application.

18/1/22 Saturday Market Parking

- a) Members discussed possible no parking in 30-minute parking area during the Saturday market. Clerk to investigate process of obtaining no-parking in market area on a Saturday morning.
- b) Members discussed pros and cons of closing the Market Place every Saturday for the market. Clerk mentioned that there had been a previous survey ref closing the bus lane and centre of town for events and will look at this again.
- c) Members discussed recommendation to investigate restricting unloading in Market Place following Safeway lorry parking for 30+ minutes, sometimes with engine running, whilst stocking McColls.
 - Clerk firstly to contact McColls and ask them if they can change the delivery time so that it does not fall between 9am and 1pm on Tuesdays or Saturdays.
 - Clerk to investigate process of obtaining Traffic Order with 'No Unloading' between 9am and 1pm.

19/1/22 Faringdon Area Traffic Advisory Meeting (FATAC)

Discussed under item 15.

20/1/22 Oxfordshire County Council's Local Transport and Connectivity Plan (LTCP)

Cllr Web reported that she had attended first of these online consultation Sessions. Clerk has sent out link with slides.

21/1/22 Draft Joint Design Guide

Cllr Wise noted that this does not refer to Neighbourhood Plans.

Clerk to respond for Town Council asking how Neighbourhood Plans fits in the Joint Design Guide.

22/1/22 Welcome Signs

Members discussed the Welcome to Faringdon signs on entrance roads to the town with specific reference to the sign that disappeared after the developers, Builders Ede, built Stickley Court. There is currently no good position for a re-built sign and OCC must agree and District Council approve, and unsure who would pay. Ideal location of signs to go on next Agenda.

23/1/22 Building Facades in Conservation Area

Members NOTED response from Conservation Officer.

Clerk to write to owners of old Barclays Bank building, Sadlers and Marlborough Street flats to inform of the painting bursary and ask that they tidy up their buildings.

24/1/22 Planning Training

Clerk reported to Members that she had attended helpful Planning Training Session and pointed to NPPF para 172 as possibly useful in objecting to planning applications, onus being on those making the application to prove that the application is in the public interest.

25/1/22 Brackendale

Members NOTED, with disappointment, the response from Sovereign Housing that money from the redevelopment of the Brackendale site will go towards social housing but there is no guarantee that this will come to Faringdon.

26/1/22 Swan Lane safety

Members discussed proposed one-way system from London Street, in conjunction with Coach Lane. There was previously an issue with one local resident's drive access which may have changed. Cllr Boulton to visit Swan Lane and try and establish whether this problem still exists. Once this is determined FTC will carry out a survey of residents and businesses to assess whether a case should be presented to County Council.

27/1/22 Items for Next Agenda

Location of 'Welcome to Faringdon' signs

Coach Parking

Extending 20MPH zones

Speed Indicator Device

Meeting ended at 21.07