

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 Monday 23rd May 2022 in the Jubilee Room, The Pump House

Cllrs present: Cllr Boulton (Chair), Cllr Smith, Cllr Wise
Cllr Bentley online

Officers present: Town Clerk, Town Clerk's Assistant

1/5/22 Apologies

Cllr Webb, Cllr Castle, Cllr Swallow

2/5/22 Minutes of Meeting

Minutes of the meeting held on **Wednesday 25th April 2022** were AGREED and SIGNED as a correct record.

3/5/22 Declarations of Interest

None

4/5/22 Public Participation Time

Cllr Boulton proposed that item 14 was brought forward to enable a member of the public to speak. This was SECONDED and RESOLVED.

14/5/22 Peugeot Garage, Marlborough St

Members were pleased to hear from a Faringdon resident with her outline of a very early-stage proposal to create a community theatre / arts centre on the Fish Brothers' garage site in Faringdon. This would be a not-for-profit community interest company. The resident will attend Full Council on 13th June with a proposal and plan.

Cllr Boulton proposed that item 12 (e) was brought forward to enable a member of the public to speak. This was SECONDED and RESOLVED.

12/5/22 e) [P22/V0987/FUL](#) (Full Application) Major Proposal: Erection of retirement apartments (Category II type) with communal facilities and car parking Address: 5 Bowes House Lechlade Road Faringdon SN7 8AL

Members heard from a neighbour to the site who lives in a listed building at the border of the town's Conservation Area and who has concerns about the plans specifically with reference to light and privacy plus potential damage to their ancient building from vibrations of large building works.

Members discussed all their concerns a number of which have already been noted including:

- lack of necessary parking spaces (only 36 spaces for 48 flats, staff and visitor parking)
- infrastructure with public transport too far away for elderly residents
- proposed 3-storey building on the locally highest point dominating the landscape; not in keeping with the area on edge of Conservation Area against Neighbourhood Plan policy 4.7C and section 4.7 (New housing should be required to respond to the town context. In central areas, and particularly within and close to the Conservation Area, there will be an expectation that housing will closely reflect the nature of the historic buildings in form, materials, scale and massing. In areas away from the town centre, and particularly in new areas of expansion, the expectation is that the character should be more open and spacious with an emphasis on family housing.
- The scale of new housing should be limited to one or two storeys.

- Severe impact on neighbours regarding overlooking and shading with potential damage during construction on adjacent historic housing with limited or no foundations.
- Aerial signal strength tests not made at the lowest points of Canada Lane, The Pines, Chestnut Avenue, Beech Rd, etc. in the reception shadow from the Oxford transmitter; already very poor local TV, radio and wi-fi reception
- No reference to Faringdon Neighbourhood Plan.
- apparent complete lack of reference to sustainability and carbon output

Members resolved to **STRONGLY OBJECT**.

5/5/22 Members NOTED for information updates on:

- a) Refurbishment of pedestrian crossing
- b) Town Centre resurfacing update: Meeting suggested creation of works compound could be either in Southampton St car park or at top of Market Place.
- c) School naming: Folly View Primary School
- d) Radcot Rd Barn Naming: Northfield Bothy
- e) Street naming at Sands Hill
- f) Action List
- g) Speed signs have arrived, and proposed locations circulated
- h) [P22/V0885/DIS](#). The Development Impact Assessment Modelling Report reveals the impact of this development on the water supply to Faringdon and its adverse effect on water pressure that will require a new main to be installed. This highlights the detrimental impact on the essential infrastructure of Faringdon resulting from the lack of planning foresight in the new housing allocations for Faringdon made in the Local Plan 2031. It is noted that OCC object to these responses to the discharge conditions.

6/5/22 Traffic Regulation Notices received and NOTED

7/5/22 Members NOTED for information only, Planning Permissions DECIDED

8/5/22 Members NOTED for information only, Planning Permissions OUTSTANDING

9/5/22 Members NOTED for information only, Planning Permissions WITHDRAWN

10/5/22 Members NOTED for information only, Planning Permissions AMENDED

11/5/22 Members NOTED an application for certificate of lawful development

12/5/22 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

- a) [P22/V0967/HH](#) (Householder) Proposal: Loft conversion with front and rear dormer installation. Address: 23 Gilligans Way Faringdon SN7 7FX.
NO OBJECTIONS
- b) [P22/V0958/HH](#) (Householder) Proposal: Proposed single storey extension. Replacement windows & doors Address: 18 Stanford Road Faringdon SN7 7AQ.
NO OBJECTIONS. Comment that local resident's comments should be taken into consideration.

- c) [P22/V0996/RM](#) (Reserved Matters) Major Proposal: Reserved Matters following Outline Permission P18/V0259/O for the appearance, landscaping, layout, and scale for the development of 125 dwellings. Discharge of Conditions 7 (Biodiversity Enhancement Plan), 8 (Building Heights), 9 (Green Interface), 10 (Lighting), 11 (Acoustic Insulation & Ventilation Scheme), 14 (Floor Levels), 15 (Construction Method Statement), 16 (Drainage), 17 (Travel Plan) and 18 (Electric Charging Points) on planning application P18/V0259/O
Address: Land South of Steeds Farm Coxwell Road Faringdon.
Members resolved to **STRONGLY OBJECT**, upholding all previous objections. It is further noted that the Travel Plan is unrealistic regarding walking and cycling times and there is no reference to the Great Coxwell Neighbourhood Plan in the Planning Statement.
- d) [P22/V0988/HH](#) (Householder) Proposal: Dropped Kerb Address: 10 Marlborough Close Faringdon SN7 7BY.
NO OBJECTIONS
- e) [P22/V0987/FUL](#) (Full Application) Major Proposal: Erection of retirement apartments (Category II type) with communal facilities and car parking
Address: 5 Bowes House Lechlade Road Faringdon SN7 8AL.
Members resolved to
See points under 12/5/22 e) above
- f) [P22/V0970/LB](#) (Listed Building Consent) Replacement window.
Address: Romney House 19A Gloucester Street Faringdon SN7 7JA.
NO OBJECTIONS
- g) [P22/V1101/HH](#) (Householder) Proposal: Dropped kerb
Address: 72 Park Road Faringdon SN7 7BZ.
NO OBJECTIONS

13/5/22 District Council Planning Q&A Sessions

Members considered items to take forward for Clerk to book slots and decided on

1. Infrastructure/footpaths: Clerk and Cllr Wise
2. Accountability: Clerk and Cllr Boulton
3. Sustainability: Clerk and Cllr Smith

14/5/22 Peugeot Garage, Marlborough St

See points discussed above

15/5/22 Traffic Orders

Members received an update on orders requested for the Market Place. There is a consultation open and plans available.

16/5/22 Stage two complaint: Rogers Concrete, Sandshill, Faringdon. Planning application: P20/V0855/O

This complaint cannot be taken further. A Town Council is not permitted to refer the complaint to the ombudsman, only individuals can do this.

17/5/22 Items for Next Agenda:

1. Discharge of conditions, we are not consulted on, as a standard item
2. Connectivity of planning permissions
3. Neighbourhood Plan as a standard item

Meeting ended at 8.37 pm