

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 21st November 2022 at 7pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Boulton (Chair)
Castle
Famakin (from Minute No.8/10/22)
Webb
Wise
Smith (online, non-voting)

In attendance: Sally Thurston, Town Clerk
Margaret Nairne, Town Clerk's Assistant

1/10/22 Apologies

Cllr. Bentley

2/10/22 Minutes of Meeting

Minutes of the meeting held on **Monday 24th October 2022** were AGREED and SIGNED as a correct record.

3/10/22 Declarations of Interest

None

4/10/22 Public Participation Time

Members discussed letter from resident of Oriel Gardens asking about the planned allotments on the site. Clerk to investigate and respond to resident.

5/10/22 Items for Information

Members NOTED the following:

- a) Action List
- b) Clerk will chase case officer at VoWHDC re the slow progress on the Budgens site. Cllr. Thomas also looking into this.
- c) Farcycles have offered to purchase two speed indicator devices to go on the poles already installed, offer would be gratefully accepted
- d) Thames Water and sewerage response
- e) P22/V2414/HH application for an electric vehicle charging point for this house in Faringdon will go direct to Vale of White Horse District Council (VWHDC) Planning Committee as comes from a District Councillor
- f) New VWHDC directive re delivery strategy and action plan on affordable housing.

6/10/22 Members NOTED Traffic Regulation Notices

7/10/22 Members NOTED for information only, Planning Permissions DECIDED

8/10/22 Members NOTED for information only, Planning Permissions OUTSTANDING

9/10/22 Members NOTED for information only, Planning Permissions WITHDRAWN

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

11/10/22 Discharge of conditions notifications NOTED

12/10/22 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

- a) **P22/V2445/FUL**, for development work at the following location: 3-4 Kiln Cottages Stanford Road Faringdon SN7 8EP. Restoring two flats back to their original state following an unlawful conversion into a single dwelling house.
NOTE comments from neighbour at No.5 Kiln Cottages.
- b) **P22/V0996/RM**, for development work at the following location: Land South of Steeds Farm Coxwell Road Faringdon Reserved Matters following Outline Permission P18/V0259/O
STRONGLY OBJECT
- All previous objections by FTC to this application stand.
 - Supporting and reiterating all comments from Great Coxwell Parish Council (GCPC)
 - Not conforming to GCPC Neighbourhood Plan
 - Connectivity to other housing: Cycle connectivity to Fernhill Gardens is claimed unfortunately this will not extend to Highworth Rd.
 - Parking provision: The number of visitor parking spaces is insufficient
 - Object to the response statement which argues against building much needed one bedroomed properties, which should be rejected.
- c) **P22/V2485/HH**, for development work at the following location: 44 Gilligans Way Faringdon Proposed new single storey rear extension and new obscured glazed window on the first-floor side elevation.
NO OBJECTIONS
- d) **P22/V2382/FUL**, for development work at the following location: Land at Fernham Road Faringdon. Proposal for 8no new family dwelling
STRONGLY OBJECT
- Connectivity: There are no right of way links to the play area or to Coxwell Rd through Fernham Fields
 - Highway safety and over development: Fernham Rd is a bottleneck and is overloaded with traffic particularly at school run time for the Community College, which is already dangerous. This development will add further congestion.
 - Drainage: Insufficient capacity.
- e) **P22/V2506/FUL**, for development work at the following location: 3 Pioneer Road Faringdon. Change of Use from Class B8 (Warehousing and Distribution) to Suis Generis comprising of Warehousing and Distribution, Hospitality, Public Bar and Retail.
NOTE comments from Highways Department adding that we would prefer to see the business remain in the town.
NO OBJECTIONS

- f) **P22/V2522/HH**, for development work at the following location: 11 Beech Close Faringdon, Single storey rear and side extension to reform kitchen, utility and create a gym and garden room.
NO OBJECTIONS but note neighbours concerns
- g) **P22/V2102/HH**, for development work at the following location: 52 Park Road Faringdon. **Already considered by FTC.**
- h) **P22/V0987/FUL** planning application amendment (no. 1), for Erection of retirement apartments (Category II type) with communal facilities and car parking. (As amended per plans and documents submitted in October 2022) at the following location: 5 Bowes House Lechlade Road Faringdon.
STRONGLY OBJECT
- All previous comments on this application stand.
 - Height: The building is still dominant, higher than the previous Tectronics buildings and not in keeping with the area.
 - Highways: Statement there will be less vehicle trips than the historic industrial use is false. There were previously six parking spaces for Tetronics on Canada Lane and about 10 on the Lechlade Rd entrance; hence, vehicle movements in the days of historic industrial use were much lower as only 25-30 people were employed there.
 - Inadequate Parking: 36 parking spaces is inadequate for 44 flats plus staff plus visitors.
 - Highway safety: emerging vehicles could be a hazard to pedestrians walking along the southeast side pavement at the site entrance. Transport Statement needs clarification at points 3.5 & 3.6
 - Aerial readings need clarifying as not taken from the lowest points
 - NOTE: This application has the wrong address. The address is 5 Lechlade Rd. The Heritage statement refers to it as 5 Canada Lane which is also inaccurate.
- i) **P22/V2500/HH**, for development work at the following location: 56 Marines Drive Faringdon, Conversion of garage to living accommodation
NO OBJECTIONS
- j) **P22/V2619/FUL** for development work at the following location 21 Park Road Faringdon SN7 7BP. Formation of jet wash bay.
Clarification needed on how wastewater will be disposed. **No further objections.**
- k) **P22/V2639/FUL** and **P22/V2640/LB** for development work at the following location: The Bell Hotel 13 Market Place Faringdon. Works to alter Stair (Ground to First Floor), addition of Fire Door to form Staff Accommodation, form opening to existing lathe and plaster wall, form Letting Suite to Second Floor and provision of two rooflights at Second Floor.
NO OBJECTION
- l) **P22/V2229/HH**, for development work at the following location: 2 Oriel Cottages Park Road Faringdon. The application is for: Proposed two storey side extension and modifications to no.2 Oriel Cottages. **Already considered by FTC.**

13/10/22 Members received officer and developer comments following FTC objection to P22/V2053/RM Extra care facility Land South of Park Road
ALL OBJECTIONS STAND particularly in relation of height of buildings and disregard for neighbourhood plan.

14/10/22 Members NOTED an application which is not subject to public consultation: P22/V2652/T28, for development work at the following location: Station Rd, Butts Rd, Sand View, Meadow Way, Marines Drive Faringdon Oxfordshire. The application is for: Notice of Virgin Media's intention to install above ground cabinets.

15/10/22 15. Highway matters

- a) Members NOTED minutes of the Faringdon Area Traffic Advisory Committee (FATAC) held on Monday 31st October 2022
- b) Members considered highway matters to include
 - I. **Pavement condition:** Cllr. Webb proposed doing a survey on the town's pavement condition. Members discussed scope of possible survey and concluded that any problems must be fed to OCC Highways online via Fix-my-Streets. This would be promoted in January Newsletter.
 - II. **Roundabouts:** It was NOTED that OCC confirmed at FATAC that Highways can give permission for art works on roundabouts but not sponsorship. It was agreed this was not a planning and highways concern and be initially raised at a Town Centre Regeneration Working Party meeting if any members wanted to investigate further
 - III. Members NOTED Civil Parking enforcement and updates on traffic orders

16/10/22 Precept

- a) Members considered a draft budget for 2023.24 and agreed no budget required.
- b) Members considered capital expenditure requests 2023.24 and agreed none.

17/10/22 Community First Oxfordshire Planning Consultancies

Members considered free consultation on a variety of planning matters and agreed that FTC do not wish to use this service at this time.

18/10/22 Vale Planning Surgeries

Members agreed to make appointments to raise the following:

- To ask how the Neighbourhood Plan is referred to ref. policies vs statements?
- What are the plans for Faringdon's promised 3 hectares of employment land?
- How should FTC go about talking to developers at the pre-application stage?

19/10/22 Folly View School Pedestrian Access

Members considered a letter from a local resident about lack of straightforward routes to the new primary school. Clerk to advise resident to approach Faringdon Community College and OCC Highways.

20/10/22 Climate Change

Members discussed the committee's approach to matters relating to Climate Change and AGREED that a line should accompany all planning responses and comments. Climate Change Officer to draft a sentence about the use of responsibly sourced materials, green infrastructure, eco heating systems etc to be considered for all planning applications.

17/10/22 Items for Next Agenda

Items for discussion need to be within the remit of the committee and received by Friday 13th January. Please note planning applications received before the Full Council meeting on 12th December 2022 will be put on that agenda due to the Christmas break.

Meeting ended at 8.42 pm

DRAFT