

FARINGDON TOWN COUNCIL

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

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Clerk: Sally Thurston



7875 Minutes of the Planning & Highways committee meeting held On Monday 27th February 2023 at 7pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Wise (Chair)
Bentley
Castle
Smith
Webb

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

1/2/23 Apologies

Cllr. Boulton, Cllr. Famakin

2/2/23 Minutes of Meeting

Minutes of the meeting held on Monday 23rd January 2023 were AGREED and SIGNED as a correct record.

3/2/23 Declarations of Interest

None

4/2/23 Public Participation Time

None

5/2/23 Items for Information

Members NOTED the following:

- a) Action List
- b) Local plan website and notification of possible sites submitted for development.
- c) Deferral of decision on implementation of 20MPH throughout Faringdon due to complaint from bus company. Deferral is for one month until next CMD (Cabinet Member Decision) meeting on 23rd March.
- d) Tuckers Park floodlights application to be an item on March Full Council agenda.
- e) Malvern Tyres signage: Clerk to respond repeating the planning history of the site and asking the D/Cllrs to follow up.

6/2/23 Members NOTED Traffic Regulation Notices: Clerk to follow up

- i) Adequate advanced notice signage needed when road closed in Bampton
- ii) Coach Lane – this lane is one-way. Operatives to check that residents can get in and out of their properties.

7/2/23 Members NOTED for information only, Planning Permissions DECIDED

8/2/23 Members NOTED for information only, Planning Permissions OUTSTANDING

9/2/23 Members NOTED for information only, Planning Permissions WITHDRAWN

10/2/23 Members NOTED for information only, Planning Permissions AMENDED

11/2/23 Discharge of conditions notifications NOTED.

On **P22/V0987/FUL**: Clerk to flag up concerns about visibility / sight lines on entrance and exit and to ask for conditions be placed on the site to limit the impact of noise on neighbours.

12/2/23 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

a) **P23/V0294/FUL**: Flat roof Works at Dundas Court 24 Coxwell Road Faringdon SN7 7EZ
NO OBJECTION

b) **P23/V0284/FUL**: Proposed engineering operation to divert existing drainage channel and connect to proposed attenuation pond in association with the drainage strategy application ref: P22/V0996/RM to the existing drainage channel Land South of Steeds Farm Coxwell Road Faringdon

COMMENT: Town Council to **OBJECT** until seeks clarification on where the drainage water from the drainage channel is going to go and if expert advice has been obtained on flood risk

c) **P22/V2382/FUL** (Full Application) Amendment: No. 1 - dated 8th February 2023
Proposal: Proposal for 8no new family dwellings. (As amended by plans and information received 8 February 2023 changes to landscaping, addition of footpath along Fernham Road, biodiversity metric, Ecology report, drainage information). Address: Land at Fernham Road Faringdon

Members were reminded of Faringdon Neighbourhood Plan Policy **4.10C: Allotments**, which, although does not apply to this site as it is less than 20 houses, has not been pursued for the South of Highworth Rd development which does qualify.

COMMENT: Town Council to **OBJECT** until clarification received on:

- Is there a feasible drainage strategy as evidence from adjacent site application has shown that much of the ground here is impermeable
- There is no legal access or connectivity to other estates and neighbouring play park. The town council are concerned about cyclists, walkers and families and will uphold an objection until connectivity issues are considered and resolved.
- Will biodiversity offset, as per report, be within the town boundary?
- What climate change and sustainability measures will be undertaken in construction?

d) **P23/V0236/LB**: Change of use from former hairdresser (Class E) to dog grooming studio (sui generis): 6A London Street Faringdon SN7 7AA.

NO OBJECTION but comment that no there is no reference to the Neighbourhood Plan in the application; however, **Policy 4.4B: Extending the Town Centre Retail Offer** supports this change.

e) **P22/V2506/FUL** (Full Application) Amendment: No. 1 - dated 8th February 2023.
Change of Use from Class B8 (Warehousing and Distribution) to Suis Generis comprising of Warehousing and Distribution, Hospitality, Public Bar and Retail (as amended by corrected site plan received 8 February 2023, and as amplified by

information on vehicular and cycle parking, travel arrangements, noise monitoring and surveillance) Address : 3 Pioneer Road Faringdon SN7 7BU

COMMENT: Local residents' concerns and comments should be taken into account when determining this application.

- f) **P23/V0358/N4B** Change of use of an agricultural building to a single dwellinghouse (Use Class C3) and for associated operational development. AT: Edmonds Pen Radcot Road Faringdon SN7 8DT

NO OBJECTION this is supported by Faringdon Neighbourhood Plan **Policy 4.5G: Rural Diversification.**

13/2/23 Hedgerow Removal application

Members received and discussed the application to remove the hedgerow to create a site entrance for a permitted development of 125 dwellings located on Land South of Steeds Farm, Coxwell Road, Faringdon. It was AGREED to comment that any hedge removal should take place at the correct time of year and the loss must be mitigated with appropriate, like-for-like planting of suitable species.

14/2/23 Red Lion Renumbering

Members NOTED notification of re-numbering and naming of the former Red Lion, Marlborough Street.

15/2/23 Gigaclear Update

Members NOTED an update regarding installation of super-fast broadband.

16/2/23 Contractor Parking Highworth Rd

Members discussed situation with regard to contractors parking on the Highworth Road layby. Clerk to ask District and County Councillors to follow up with regard to stopping the contractors using the layby and request resurfacing when the development is complete.

17/2/23 Swan Lane

Members received costs for the proposed changes on Swan Lane. Oxfordshire County Council may be prepared to match-fund the cost of the work. Members agreed to forward to the Finance Committee the proposal to contribute 50% of the funding to the reconfiguration of Swan Lane.

18/2/23 Vale Planning Surgeries

Members agreed to make appointments to raise the following:

How should we deal with the crisis from lack of amenity, public, recreational and community space in Faringdon?

Clerk to book appointment and Cllr. Bentley will attend.

21/2/23 Items for Next Agenda

Items for discussion need to be within the remit of the committee and received by Friday 14th April.

Meeting ended at 20.09pm