

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 27th March 2023 at 7pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Boulton (Chair)
Bentley
Castle
Famakin (from item 5/3/23)
Webb
Wise

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

1/3/23 Apologies

Cllr. Smith

2/3/23 Minutes of Meeting

Minutes of the meeting held on Monday 27th February 2023 were AGREED and SIGNED as a correct record.

3/3/23 Declarations of Interest

None

4/3/23 Public Participation Time

Members considered emailed comments from a resident regarding standard of road surface being left by Gigaclear installation. Clerk to suggest he report to OCC Highways and add to next FATAC agenda.

5/3/23 Items for Information

Members NOTED the following:

- a) Action list
- b) Contractor parking at Highworth Road: Members AGREED to Clerk investigating request for 1 hour parking restriction here
- c) Malvern Tyres signage
- d) Coxwell Rd hedge removal
- e) Henry Blake Way pedestrian crossing
- f) Banbury Close road naming
- g) Park Road SID location: location AGREED and Clerk to progress
- h) 20 MPH limit progress
- i) Deep clean
- j) Permitted development P23/V0656/LDP: NOTED

6/3/23 Members NOTED Traffic Regulation Notices

7/3/23 Members NOTED for information only, Planning Permissions DECIDED

8/3/23 Members NOTED for information only, Planning Permissions OUTSTANDING

9/3/23 Members NOTED for information only, Planning Permissions WITHDRAWN

10/3/23 Members NOTED for information only, Planning Permissions AMENDED

11/3/23 Discharge of conditions notifications NOTED.

12/3/23 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

a) **P23/V0408/LB & P23/V0407/HH** External and internal works to listed building. 16 Church Street Faringdon SN7 8AD. **NO OBJECTIONS** but external render should be lime-based "roughcast" render as per the original Grade II listing

b) **P23/V0437/FUL** Construction of a Fishing Pond with Associated Landscaping / Bunds, the Erection of a Fishing Lodge, Extension of Existing Access and Provision of Footpath, Parking and Turning Area. Land at Manor Farm Lechlade Road Faringdon Oxfordshire SN7 8BH. **NO OBJECTIONS**

c) **P22/V0996/RM** (Reserved Matters) Amendment: No. 2 - dated 28th February 2023 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), 17 (Travel Plan) and 18 (Electric Charging Points) on planning application P18/V0259/O. (As amended by plans and documentation received 18 and 25 October 2022, and 28 February 2023) Land South of Steeds Farm Coxwell Road Faringdon. **STRONGLY OBJECT as per comments below:**

- **No ref. Neighbourhood Plan:** Members agreed to support fully all the comments made by Great Coxwell Parish Council regarding Neighbourhood Plan policies EDQ1 and NDS9. These policies are not advisory and should be observed without amendments.
- **Construction Method Statement:** Members also concerned about impact on existing traffic to Faringdon and Great Coxwell and pedestrian link from Great Coxwell to Faringdon during construction.
- **One entrance/exit road:** Members are concerned that this is another cul-de-sac estate. Any closure of the exit road would result in complete impasse.
- **Layout:** Concern that comments from the Urban Design Officer makes no reference to the Great Coxwell Neighbourhood Plan. 28 of the houses only have 77% of the minimum standards of garden as specified in the Joint Design Guide. The layout also ignores the 21-metre back-to-back criterion. As a result of these two major compromises, the layout should be rejected.
- **Reserve Matters Final Statement:** contains no ref to the Great Coxwell Neighbourhood Plan, specifically with regard to building heights. The Urban Design Officer ignores policy NDS9.

- **Consultee Response Statement:** There has been no consultation with VoWHDC officers and lack of comment should not be taken as acceptance.
- **Flooding:** There should be a review of impact on local flooding post construction. The proposal for constant maintenance of the drainage system by a management company could place an unacceptable burden on future occupants.
- **Ransom strips:** Are there any plans for a surrounding ransom strip to restrict future access?

d) **P23/V0654/LB** Installation of 13 x 1.8 sq m (3.6kW) solar PV panels on rear south facing roof. 15 Gloucester Street Faringdon SN7 7JA. NO OBJECTIONS

e) **P23/V0623/LB** Proposed plaque on a listed building. The Corn Exchange Gloucester Street Faringdon SN7 7JA

13/3/23 Faringdon Area Traffic Advisory Committee

Members NOTED the notes from meeting held March 13th 2023.

14/3/23 Vale Planning Surgeries

a) Members NOTED a report from session 3/3/2023

b) Members considered items to be raised at future sessions and agreed to ask the developer of the new science and technology site at Wicklesham to attend next planning meeting.

15/3/23 Items for Next Agenda

Items for discussion need to be within the remit of the committee and received by Tuesday 18th April.

- Visit from developer of the new science and technology site at Wicklesham

Meeting ended at 19.44 p.m.