

FARINGDON TOWN COUNCIL

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Clerk: Sally Thurston



Minutes of the Planning & Highways committee meeting Held on Monday 24th July 2023 at 7pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Wise (Chair)
Boulton
Ford
Lunn
Webb

In attendance: Sally Thurston, Town Clerk
Margaret Nairne, Town Clerk's Assistant
1 member of public

1/7/23 Apologies

Cllr. Castle, Cllr. Norris, Cllr. Wild

2/7/23 Minutes of Meeting

Minutes of the meeting held on Monday 26th June 2023 were AGREED and SIGNED as a correct record.

3/7/23 Declarations of Interest

Cllr. Lunn declared an interest in items 4/7/23 and 12/7/23(a). Regarding the latter, he was given dispensation to remain in the room as the application has been withdrawn and no decisions were being made.

4/7/23 Public Participation Time

Members considered correspondence from two sets of residents concerning the safety of crossing the A420 at Fernham Rd and at Sands Hill and in turning on to the A420 from Great Coxwell and Coxwell Rd.

5/7/23 Items for Information

Members NOTED the following for information only:

- a) Action List
- b) Correspondence:
 - I. Civil Enforcement Church Street
 - II. Fowler Fisheries:
 - III. P22/V2382/FUL – drainage
- c) Date received for P21/V3520/FUL 3-7 Marlborough Street to planning committee
16/8/2023
- d) Timeline for on-street parking proposals
- e) Westland Rd Property Numbered

6/7/23 No Traffic Regulation Notices had been received.

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

8/7/23 Members NOTED for information only, Planning Permissions OUTSTANDING

9/7/23 Members NOTED for information only, Planning Permissions WITHDRAWN including P23/V1476/O Former Wicklesham Quarry Sandshill Faringdon SN7 7PQ

10/7/23 Members NOTED for information only, Planning Permissions AMENDED

11/7/23 No Discharge of conditions notifications were received.

12/7/23 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following:

a) P23/V1476/O Former Wicklesham Quarry Sandshill Faringdon SN7 7PQ.

This planning application had been withdrawn. Members were advised by Vale of White Horse District Council to discuss it and send any concerns to the developers in order to give them the opportunity to amend the application before resubmission. The discussion was focussed on whether the application conformed with the six criteria laid down in Faringdon Neighbourhood Plan Policy 4.5B and with Policies 4.3A, C and E, and 4.7A, B and E.

Members comments included:

- i) Application categories: E(g)(iii) (light industrial) had been wrongly entered as E(g)(ii) on the application. Data centre: this category of employment had not been included in Policy 4.5B and concerns were expressed about its energy usage and heat dissipation. More information was requested as to its purpose.
- ii) Jobs: an estimate of the possible number of jobs to be created was required.
- iii) Appropriate transport mitigation: This needed revision on safety grounds. The proposed Toucan Crossing was considered inadequate as a safe crossing when co-located with vehicular access to the site. Provision for right turning on access and egress needed redesign, preferably with access from the Park Rd roundabout. Two crossings were needed, including a bridge or underpass to include safe crossing for pedestrians, cyclists and horses from Sands Hill to Galley Hill. Access must conform with Policies 4.3A and E and with VoWHDC Core Policy 28 ii. The concept of a 15-minute neighbourhood should be at the core of transport policy.
- iv) *Pedestrian and cyclist provision on-site*: this must conform with Policy 4.3C regarding shared surfaces.
- v) *Impact on the landscape*: Building heights must conform with Policies 4.7A and E and Core Policy 28 iii. Buildings should be no higher than 15 m from the current floor level and taller buildings should be to the west of the site. A Heritage Setting Assessment is needed as there is concern about the impact on views to and from Folly Hill. All buildings must conform with Policy 4.7B regarding water and material use and the site should be energy neutral or capable of exporting energy to the community if so designed.
- vi) *Ecological mitigation*. Clarification of the ecological impact is required including an Environmental Impact Assessment.
- vii) *Geological special interest*: A Palaeontology Assessment is required. The Oxfordshire Geology Trust and Natural England must be involved in discussions regarding the quarry walls and all arrangements regarding their protection must be agreed with them.
- viii) *Access for the public and geology students and researchers*: Any provisions for public and academic access to the quarry walls and to the fossil bearing material must be permanent and guaranteed. Any fencing must be permanently maintained and access must not be restricted by site security

requirements. A learning/interpretation centre should be provided to educate visitors about the significance of the Faringdon Sponge Fossils.

- ix) Amenity land: Faringdon has a severe lack of amenity land for the size of its population. Sporting facilities and amenity land should be incorporated on the site.
- x) Transport: there should be contributions to improving public transport to surrounding villages, with bus stops on site in order to reduce car use.

- b) P23/V1452/LB 16 Church Street Faringdon SN7 8AD. External and internal works to Listed Building, re-submission of application P23/V0408/LB. Members agreed to make a response that asked the Conservation Officer to consider concerns from a local architect with heritage building specialism regarding the use of rendering.

13/7/23 Vale Planning Surgeries

- a) Members did not list any items to be raised at future sessions on this occasion.
- b) Members NOTED a report from session attended by Cllr. Ford on 21st July 2023 and agreed that FTC should investigate adding “a safe crossing over the A420” to any reviews of the Faringdon Neighbourhood Plan.

14/7/23 Items for next Agenda

None at this time.

Meeting ended at 8.13 p.m.