

FARINGDON TOWN COUNCIL

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Clerk: Sally Thurston



Minutes of the Planning & Highways committee meeting Held on Monday 23rd October 2023 at 7pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Wise (Chair)
Boulton
Castle
Ford
Lunn
Webb

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

1/10/23 Apologies

Cllrs. Norris, Wild

2/10/23 Minutes of Meeting

Minutes of the meeting held on Monday 25th September 2023 were AGREED and SIGNED as a correct record.

3/10/23 Declarations of Interest

None

4/10/23 Public Participation Time

Members NOTED email correspondence from two local residents:

- Concerns over pavement accessibility for mobility scooters and wheelchairs. Members agreed that the planned pavement survey to be done subsequent to the current broadband installation works should include a review of accessibility. Following this survey specific areas of concern can be raised with District and County Council.
- Concern raised regarding the 20mph speed limits installed and lack of consultation from Oxfordshire County Council.

5/10/23 Items for Information

Members NOTED the following:

- a) Action list
- b) Appeal decision - 5 Maple Road
- c) CIL Payment notification
- d) Trading Licence response
- e) Appeal notification - Land South of Steeds Farm, Coxwell Road, Faringdon
- f) Numbering notification – London Street
- g) Planning training notes – Cllr. Webb
- h) Oriel Gardens Allotments – Cllrs. Wise, Boulton and the Town Clerk visited site at Oriel Gardens. Members agreed that Faringdon Town Council should wait until the surrounding houses are built and the area is safe before proceeding with adoption.

6/10/23 Members NOTED Traffic Regulation Notices

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

8/10/23 Members NOTED for information only, Planning Permissions OUTSTANDING

9/10/23 Members NOTED that no Planning Permissions were WITHDRAWN

10/10/23 Members NOTED that no Planning Permissions were AMENDED

11/10/23 Members NOTED that there were no Discharge of Conditions notifications

12/10/23 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

- a) **P23/V2162/RM** - Land South of Steeds Farm Coxwell Road Faringdon
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 (Revised Scheme).

Residents responses to the application were noted and considered: the development has outline planning permission so comments can only be made on the reserved matters conditions.

It was PROPOSED SECONDED and RESOLVED to **STRONGLY OBJECT** on the following grounds:

- Garden size:** The table provided shows that plots 11, 29, 58, 67 and 76 are still undersize, the worst being plot 58 which is only 84% of its minimum garden size. Plot 76 has not been altered. While the compliance for these plots, except for 58, is now better than 99%, it should be remembered that the JDG is specifying minimum garden sizes. Overall, there are 28 properties which fall short of their minimum recommended sizes, however the overall compliance of gardens for properties across the scheme is 95%. If we consider the dwellings which have gardens below these standards their average compliance in relation to their minimum sizes is 77% with the average shortfall in sizes being around 14m². With most of these dwellings being between 5-6 meters wide, their shortfall is down to gardens being 1-2 metres shorter in length than would be needed to achieve the minimum size." The Decision Notice and the minutes of the Planning Meeting on 18/4/23 refer to only nine properties; this means there are possibly 19 more gardens that may not be compliant. This needs investigation.
- Green Interface:** The proposed green interface on the Southern boundary does not meet the conditions placed on the site, building heights are not demonstrated as sensitive to the context and measures to ensure pedestrian safety during construction works are not detailed.
- Contractor Parking:** Concerned the parking of contractors' vehicles will become a problem especially when the site is nearing completion. A condition should be made that contractors do not park on Coxwell Rd.
- Flooding:** FTC support residents have concerns about flooding. We note the Drainage Officer is not content with the volumes of the basins required to attenuate for storm events. No dimensions of the basins have been marked on the drainage plans and concerned that the locations of the basins do not have the required space for their construction.
- Design:**
 - Design Compliance Statement does not indicate whether all the back-to-back distances are now compliant with the Joint Design Guide specifications. 14 plots have been adjusted to ensure conformity to the minimum back-to back distances. This needs confirmation by the Urban Design Officer.
 - Paragraph 71 implies that the 'approved' building heights could include 2.5 storeys despite this being contrary to the Great Coxwell Neighbourhood Plan (GCNP).
- Great Coxwell Neighbourhood Plan:** Policies relevant to the determination of the Planning Application do not include any reference to the GCNP which is considered a serious omission.

It was AGREED That these concerns would also be raised in the appeal process for this application.

- b) **P23/V21113/LB** and **P23/V21112/HH** - 24 Market Place Faringdon SN7 7HU.
Rear extension & alterations. **NO COMMENTS**
- c) **P23/V2229/FUL** - Faringdon Tennis Club Stanford Road Faringdon SN7 8BF Installation of a new floodlighting system to Courts 3 and 4 consisting of 6no LED floodlights fitted to 4No. new 10m columns and 2 No. LED floodlights fitted to existing 10m columns. **NO OBJECTION** but a response will be made to request neighbouring properties are informed and mitigated considered to alleviate any concerns
- d) **P23/V2240/HH** - 27 Highworth Road Faringdon SN7 7EG. Installation of a new home office in the garden. **NO COMMENTS**
- e) **P22/V2367/FUL** Land adjacent to the Boneyard, Highworth Road, Faringdon SN7 7NN
Resubmission of planning application for the construction of a self-build family home with parking and associated infrastructure (as amplified by additional self-build and noise information, and an updated land ownership certificate received 11 October 2023). **SUPPORT**

13/10/23 Parking

Members agreed to defer discussion of parking and civil parking enforcement to the next meeting to ensure any comments made at the Town Meeting on Monday 6th November could be considered.

14/10/23 Vale Planning Surgeries

Members agreed that the following should be booked for discussion:

- Proposed all-weather pitch at Faringdon Community College and Faringdon Leisure Centre. Cllr. Wise will attend
- Consideration on parking for residents and businesses in centre of town on any future applications. Cllr. Lunn will attend

15/10/23 Items for next Agenda

None

Meeting ended at 7.52 p.m.