

FARINGDON TOWN COUNCIL

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

Telephone 01367 240281

office@faringdowntowncouncil.gov.uk

www.faringdowntowncouncil.gov.uk

Clerk: Sally Thurston



Minutes of the Planning & Highways committee meeting Held on Monday 27th November 2023 at 7pm in the Jubilee Room, The Pump House, Faringdon

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

In attendance: Sally Thurston, Town Clerk
Margaret Nairne, Town Clerk's Assistant
Sarah Johnson, Services & Facilities Officer
11 members of the public
4 members of the public online
D/Cllr. Edwards

1/11/23 Apologies

C/Cllr. & D/Cllr. Thomas

2/11/23 Minutes of Meeting

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

3/11/23 Declarations of Interest

Cllr. Lunn declared a non-pecuniary interest in item 12/11/23 and would not partake in the debate or vote.

4/11/23 Public Participation Time

None

5/11/23 Members NOTED items for Information

- a) Action list
- b) Planning training slides
- c) 5 Maple Rd appeal correspondence
- d) Steeds appeal submission
- e) 20MPH correspondence
- f) Park Rd bollards correspondence
- g) Notification of street trading at The Swan hearing.

6/11/23 Members NOTED Traffic Regulation Notices

7/11/23 Members NOTED for information only, Planning Permissions DECIDED

8/11/23 Members NOTED for information only, Planning Permissions OUTSTANDING

9/11/23 Members NOTED that no Planning Permissions were WITHDRAWN

10/11/23 Members NOTED that no Planning Permissions were AMENDED

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

12/11/23 Planning Applications to Oxfordshire County Council awaiting comments from Faringdon Town Council:

- a) MW.0151/23 P23/V2519/CM Outline flexible planning application for a total of up to 42,286 sq m GIA of commercial floorspace for Use Classes E(g) i (offices); and/or, E(g)(ii) (research and development); and/or, E(g)(ii) (light industrial); and/or B2 (general industrial); and/or B8 (storage and distribution) and ancillary uses. All matters reserved for future determination except for access at Former Wicklesham Quarry, Faringdon, Oxfordshire, SN7 7PH.

8 residents spoke with regards to the application.

A lengthy discussion took place taking into account the relevant national and local planning policies.

It was PROPOSED, SECONDED and RESOLVED that Faringdon Town Council supports development on the site in accordance with Faringdon Neighbourhood Plan Policy 4.5(b) and with Policies 4.3A, C and E, and 4.7A, B and E, but **OBJECTS** to current application on the following grounds:

i) **Buildings:**

Massing and height of buildings: building heights must conform with Policies 4.7A and E and Core Policy 28 iii. Buildings should be no higher than 15 metres from the current floor level.

The Heritage Setting Assessment should be revisited as there is concern about the impact on views to and from Folly Hill and town conservation area.

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.

Jobs: an estimate of the possible number of jobs to be created is required.

ii) **Appropriate transport mitigation:**

Provision for safe right turning on access and egress of site needs to be redesigned, preferably with access from the Park Rd roundabout. Two crossings are needed, including a bridge for safe crossing (using S106 funding) 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.

iii) **Pedestrian and cyclist provision on-site and public transport:**

Pedestrian and cyclist provision must conform with Active Travel England requirements and Policy 4.3C regarding shared surfaces.

There should be bus stops on site in order to reduce car use, plus contributions to improving public transport to surrounding villages.

iv) **Ecological mitigation and geological special interest:** Clarification of the Ecological impact is required including an Environmental Impact Assessment and a separate Palaeontology Assessment.

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.

Access for the public, 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.

v) **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.

13/11/23 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council. Members received and considered the following applications:

- a) **P23/V2387/S73** - Land at Manor Farm, Lechlade Road, Faringdon, Oxfordshire SN7 8BH. Part retrospective variation of condition 2 (approved plans) on application P23/V0437/FUL to increase the footprint of the glamping pod and vary the position of the pod to allow for additional screening. (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).
NO OBJECTION
- b) **P23/V1814/MPO** - Pidnell Farmhouse, Pidnell Farm, Faringdon, Oxfordshire SN7 8DY. Transfer of an agricultural occupancy condition from Pidnell Farmhouse to Pidnell Bungalow, Faringdon, Oxon. (Amended location plan received 02 November 2023).
NO OBJECTION
- c) **P23/V2391/HH** - 15 Westland Road Faringdon SN7 7EX. First floor roof extension. Ground floor internal alterations.
NO OBJECTION
- d) **P23/V1682/O** - Land Adjacent to Unit 2 Henry Blake Way Faringdon SN7 7GQ – amended.
NO OBJECTION
- e) **P23/V2485/HH** - 1 Oriel Cottages Park Road Faringdon SN7 7PL Proposed two storey side extension and modifications.
NO OBJECTION
- f) **P23/V2437/FUL** - 2 Market Place Faringdon SN7 7HW Change of use for offices and storage with a small extension to create 6 new flats. Change of use and small extension for a garage and the construction of a 2nd storey for the creation of a new house.
OBJECT: on the grounds of overdevelopment of the site and under-provision of parking
- g) **P23/V2540/HH** - 46 Walker Drive Faringdon SN7 7FZ - Front porch.
NO OBJECTION

14/11/23 Parking

- a) Members discussed parking in the town and civil parking enforcement and PROPOSED,

SECONDED and RESOLVED for the Clerk to write to OCC immediately to ask them to suspend parking restriction enforcement on Market Days in the town centre, when there is no market present.

- b) Members discussed and agreed that further engagement with residents on the subject of town centre parking should be organised from April 2024. Clerk to research parking arrangements in centre of other similar towns, and possibility of OCC parking officer to come and speak.

15/11/23 Connectivity Plan

Members PROPOSED, SECONDED and RESOLVED to accept the list of suggested actions to form a connectivity plan for Faringdon and to investigate further.

16/11/23 Vale Planning Surgeries

An update was noted regarding a recent surgery enquiring about the 3G pitch to be installed at the Community College. The clerk informed members that she had written to the VWHDC to request that consultation takes place on surface design and that the pitch was affordable for local clubs.

A surgery has been booked in December to discuss town centre parking provision on any future applications.

17/10/23 Items for next Agenda

Strategic Plan

Meeting ended at 8.29 p.m.