

FARINGDON TOWN COUNCIL

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Clerk: Katherine Doughty



Minutes of the Planning & Highways committee meeting held on Monday 18th August 2025 at 7pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Mike Wise (Chair)
Jane Boulton
Peter Castle
Gene Webb

In attendance: Katherine Doughty, Town Clerk
Margaret Nairne, Town Clerk's Assistant
5 members of the public

In attendance online: Cllr. Alan Ford

1/8/25 Apologies

Apologies for absence were NOTED from Cllr. Ford, Cllr. Lunn, Cllr. Norris and Cllr. Wild.

2/8/25 Minutes of Meeting

Minutes of the meeting held on Monday 21st July 2025 were AGREED and SIGNED as a correct record.

3/8/25 Declarations of Interest

None

4/8/25 Public Participation Time

It was agreed to bring item 11/8/25(e) Planning Application forward to enable members of the public present to take part. Local residents explained in detail the grounds on which they wished to object to the planning application.

Councillors PROPOSED, SECONDED and RESOLVED to OBJECT on the grounds of the proposal being an inappropriate development in this residential street setting; over-development - the proposal does not appear to be ancillary to the host dwelling or suitable as a care home; lack of adequate parking; sizes of garages are too small for vehicles to enter. Councillors would encourage planning officers to take local residents' views into account and would ask District Councillors to call the proposal in to a planning committee.

5/8/25 Members NOTED the Action List including

- a) Members NOTED information regarding the highways adoption of Henry Blake Way by Oxfordshire County Council which is now in progress.
- b) Plan of the grit bins to be circulated to councillors for them to check grit levels in their locality round town before winter.
- c) Planning surgeries: Clerk to book an appointment to discuss ransom strips and connectivity with planning officers.
- d) The final sections of the pavement survey still need to be completed.

6/8/25 Connectivity Working Party

Members received an update from the Connectivity Working Party meeting held prior to this meeting and agreed the following:

- 1) to contact developers to understand whether they would construct the connections (Bewley Homes to Bellway Homes).
- 2) to understand whether District Council & County Council (Active Travel dept) will pay the legal costs and ask why it has been overlooked.

7/8/25 Parking Restrictions Scheme

The consultation on Oxfordshire County Council's Parking Restrictions Scheme is now live until 5th September 2025 and it was PROPOSED, SECONDED and RESOLVED (with one abstention) that the Town Council would support the scheme.

8/8/25 Proposed Highway improvements - Coxwell Road

Members considered a response to Oxfordshire County Council's proposed highway improvements consultation for Coxwell Road and it was PROPOSED, SECONDED and RESOLVED to support the proposed improvements.

9/8/25 Neighbourhood Plan and Conservation Area Appraisal

Members received an update on the Neighbourhood Plan review and Conservation Area Appraisal. The Clerk anticipates sending in the grant application this week.

10/8/25 Members NOTED the following from the Planning Applications Log:

- a) Traffic Regulation Notices received.
- b) Planning Permissions DECIDED.
Planning Permissions OUTSTANDING.
Planning Permissions WITHDRAWN.
For information, Planning Applications AMENDED.
Discharge of conditions notifications.

11/8/25 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council

- a) P25/V1358/FUL - 5 St Christopher Cottages, Park Road - Change of use of home office / snug to hair salon (Class E - commercial, business and service).
NO OBJECTION
- b) P25/V1433/A - 18A Market Place - Individual lettering in 30mm thick in acrylic.
Colour – medium dark shade of cyan.
NO OBJECTION
- c) P25/V1312/LB & P25/V1311/FUL - 18A Market Place - Change of use from Sui Generis to a dental practice, including external signage.
SUPPORT
- d) P25/V1369/FUL & P25/V1370/LB - The Folly Tower, Folly Hill - Repairs and alterations to GII listed folly tower building including: replacement of steel/concrete floor to lantern room with new timber floor; replacement of existing flagpole with new 7m high flagpole; remedial work to existing belvedere windows.
NO OBJECTION
- e) P25/V1328/HH - 24 Leamington Drive - Two storey side extension.
OBJECT (see clause 4/8/25)
- f) P25/V1095/S73 - Land South of Steeds Farm, Coxwell Road - Variation of conditions 4 (approved plans) and 6 (access) on planning application P18/V0259/O. Appeal ref: 3264500 Outline planning application for up to 125 dwellings and associated public open space all matters except access reserved.
NO OBJECTION. However, ask what provisions have been made for connectivity with south of Steeds development and Ferndale Gardens and Great Coxwell for

pedestrians/cyclists? Ransom strips should be investigated and allow for connectivity for residents.

- g) P25/V1407/HH - 24 Page Gardens - Removal of allocated car parking space next to house to be replaced with turf.
NO OBJECTION on basis that this does not create future parking problems. OCC Highways Officer to consider fully.
- h) P25/V1257/LB - 29 London Street - To replace three rotten ground floor windows, one 2nd floor rotten window and a wooden front door. Replace front door with identical hardwood door painted in Oxford Blue as previously agreed with the conservation officer (previous application). Replace windows with wooden slim line double glazed units.
NO OBJECTION
- i) MW.0151/23 - Former Wicklesham Quarry, Faringdon, Oxfordshire, SN7 7PH – AMENDED
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.
ADDITIONAL COMMENT TO PREVIOUS SUBMISSIONS – FULLY SUPPORT.
This development will increase the prosperity and vitality of Faringdon by providing much-needed high quality employment opportunities for local residents thereby reducing the necessity for commuting. Biotechnology is specifically mentioned as a growth area in the Government's proposals for the revision of the NPPF and a development such as this could create a focus for attracting more businesses to Faringdon.
The proposal is in accordance with Policy 4.5G of the made Faringdon Neighbourhood Plan (and, therefore, part of the current Local Plan) which contains specific caveats to protect the unique quarry walls and require them to be accessible to geologists and students of geology.
Unfortunately, the proposed Local Plan has no proposals for the development of Faringdon to complement the 83% increase in housing that has occurred over the last 25 years and, as a result, the working age population is overwhelmingly employed elsewhere. It is likely that should this application fail, this site will be proposed for housing development thereby contributing to Faringdon's decline as a sustainable community.
Suggest that S106/developer funding is requested to help support the town centre and visitor economy. As there is a shortage of flat land for sports/leisure provision and support is requested towards this too.
- j) P25/V0830/HH - 49 Gloucester Street - AMENDED Proposed ground floor rear extension and first floor extension to the rear forming a box dormer.
NO OBJECTION

12/8/25 Items for next agenda: items for discussion need to be within the remit of the committee and received by Tuesday 16th September for the meeting to be held on Monday 22nd September 2025.

Meeting ended at 8.18 p.m.