

FARINGDON TOWN COUNCIL

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Clerk: Katherine Doughty



Minutes of the Planning & Highways Committee meeting held on Monday 17th November 2025 at 7.00pm in the Jubilee Room, The Pump House, Faringdon

Cllrs present: Cllr. Wise (Chair)
Cllr. Boulton
Cllr. Ford
Cllr. Lunn
Cllr. Wild

In attendance: Katherine Doughty, Town Clerk
Margaret Nairne, Town Clerk's Assistant
C/Cllr. & D/Cllr. Bethia Thomas
4 members of the public

1/11/25 Apologies

Apologies for absence were NOTED from Cllr. Castle

2/11/25 Minutes of Meeting

Minutes of the meeting held on Monday 27th October 2025 were AGREED and SIGNED as a correct record.

3/11/25 Declarations of Interest

Cllr. Lunn declared a pecuniary interest in item 10/11/25 (e).

4/11/25 Public Participation Time

None

5/11/25 To welcome representatives from Coxwell Hall to discuss proposals for 39 Fernham Road

Members welcomed four representatives of the Castle House Group, owners of Coxwell Hall care home, and received a presentation concerning a planning application they are putting forward for a new, 10-bed specialist unit for YPWD (young people with dementia). They outlined the emerging need for a dedicated facility in Oxfordshire, gave details of the design for the building and they have consulted with and have acted on comments from neighbours on all sides including concerns about access during the building work. The building's architectural design aims to integrate with the local vernacular style and will be fully powered by electricity with either solar panels or an air-source or ground-source heat pump.

6/11/25 Items for information:

- a) Members noted the Action List.
- b) Members NOTED correspondence received
Re. Wicklesham Quarry: the Clerk will refer back to the correspondent.

7/11/25 Members NOTED the following from the Planning Applications Log:

- a) Traffic Regulation Notices received.
- b) Updates on planning applications as per the log.

8/11/25 Parking Restrictions Scheme

Members NOTED an update Oxfordshire County Council's Parking Restrictions Scheme consultation including deferral of the Coxwell Road section. D/Cllr. Thomas and the Clerk will look into what it might mean to defer one section of the Parking Restrictions Scheme and the Clerk will include this in the next Advertiser Newsletter.

9/11/25 To consider and recommend a draft Planning & Highways budget for 2026/27 financial year.

Members considered a budget for Planning & Highways. Cllr. Wise PROPOSED, Cllr. Wild SECONDED and it was RESOLVED to recommend creating an earmarked reserve of £25,000 for a revised Neighbourhood Plan and a Conservation Area Appraisal.

10/11/25 Planning Applications to Vale of White Horse District Council awaiting comments from Faringdon Town Council.

Members received and considered the following applications:

- a) [P25/V2255/LB](#) **10 Market Place / 1 London Street Faringdon SN7 7HL**. The proposed works comprise internal alterations to convert existing offices into residential accommodation on the first and second floor of a three-storey end of terrace property to provide two self-contained lettable flats with two bedrooms each; including modern bathroom and kitchen facilities.
- b) [P25/V2254/FUL](#) **10 Market Place / 1 London Street Faringdon SN7 7HL**. The proposed works comprise internal alterations to convert existing offices into residential accommodation on the first and second floor of a three-storey end of terrace property to provide two self-contained lettable flats with two bedrooms each; including modern bathroom and kitchen facilities (resubmission of previously consented application P215/V2473/FUL). **OBJECT** on basis of no parking and against Neighbourhood Plan to encourage employment use in town centre.
- c) [P25/V2317/DIS](#) **Land South of Steeds Farm Coxwell Road Faringdon**. Discharge of condition 13(off-site water supply) on application ref. P18/V0259/O (Appeal ref: 3264500) (Outline planning application for up to 125 dwellings and associated public open space. All matters except access reserved.)
- d) [P25/V2316/DIS](#) **Land South of Steeds Farm Coxwell Road Faringdon**. Discharge of condition 2(off-site water supply) on application ref. P22/V0996/RM (appeal ref: 3329000) (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.) **NOTED** that Thames Water are objecting on basis that currently there is insufficient capacity for the development.

Due to the confidential nature of the following item the Chair moved that the public, press and broadcast media be excluded for the remainder of the meeting in accordance with the Public Bodies (Admission to Meetings) Act 1960 and the item be discussed in closed session. This was PROPOSED, SECONDED and RESOLVED.

- e) [MW.0151/23](#) - **Former Wicklesham Quarry, Faringdon, Oxfordshire, SN7 7PH – AMENDED**

Cllr. Lunn and C/Cllr. Thomas declared an interest and left the room.

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.

Members discussed and finalised the wording of the Council's representation to the above application which was PROPOSED by Cllr. Ford, SECONDED by Cllr. Boulton and RESOLVED.

11/11/25 Items for next agenda:

None

Meeting ended at 9.00pm.