

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 3rd October 2011 at 7.00pm**

Committee Members Present :- Cllr Peter Jones (Chairman)
Cllr Monica Lovatt (Vice-Chairman)
Cllr Lesley Legge
Cllr Penny McDougall
Cllr Katie Nobes

Also in Attendance :- Mr Nigel Warner, Town Clerk

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Alice Badcock, Aidan Melville, Angela Lawrence, Hermann Matheson, Michael Badcock (ex-officio, Mayor of Abingdon) and Sandy Lovatt (ex-officio, Chairman of Finance and General Purposes Committee).

02 DECLARATIONS OF INTEREST

Cllr Katie Nobes declared a personal and prejudicial interest in the application listed as 11/01255/AMD, 61 Oxford Road, as the applicant is an ex-client of her employer.

Cllr Lesley Legge declared a personal and prejudicial interest in the applications listed as 11/02008/FUL, 11/02009/FUL, 11/02010/FUL, 11/02011/ADV and 11/02012/ADV, in relation to The Ox, Oxford Road, as she is a close neighbour of the property. She indicated that she would exercise her right under the Code of Conduct, to make representations in relation to the application.

Cllr Peter Jones declared a personal and prejudicial interest in the consultations being undertaken by Oxfordshire County Council in relation to the Waste Plan 2011 and the Minerals Plan 2011 as he is a Member of the County Council Planning and Regulation Committee, and of the Minerals and Waste Local Plan Working Group.

03 Suspension of Standing Orders and Public Participation

The Chairman of the Committee, Cllr Peter Jones, explained the Council's procedures which allowed members of the public to make verbal representations at meetings of the Committee.

Dr James Bacon made representations to the Committee and explained the reasons why he believed that the Town Council should recommend refusal in relation to the planning applications 11/02008/FUL, 11/02009/FUL, 11/02010/FUL, 11/02011/ADV and 11/02012/ADV, relating to The Ox, Oxford Road. He felt that it was unfortunate that due to the way in which the planning system operated, it was not possible to object to the creation of a Tesco store at this site for what he considered to be the substantive considerations, as he believed that this would cause major problems for the locality. He then addressed his comments to the specific items for which planning permission was required.

Cllr Lesley Legge, having declared a personal and prejudicial interest in relation to the planning applications 11/02008/FUL, 11/02009/FUL, 11/02010/FUL, 11/02011/ADV and 11/02012/ADV, relating to The Ox, Oxford Road, exercised her right under the Code of Conduct, to address the meeting outlining the why she believed that the Town Council should recommend refusal in relation to these applications, before then leaving the meeting whilst the Committee discussed the applications.

04 MINUTES OF MEETING

Resolved that the minutes of the meeting held on 12th September 2011 be signed as a correct record.

05 MATTERS ARISING

None.

06 WORKS TO VARIOUS TREES

Members noted the following works to be carried out , and made comments as indicated.

1. Fell one Rowan tree at 3 Stert Street, Abingdon, Oxon OX14 3JF. Members requested that a suitable replacement tree be planted.

2. Blue Atlas Cedar Tree - fell in sections to the ground level at land adjacent to 27 Spring Gardens, Abingdon, Oxon, OX14 1AZ. No comment as this was an application on behalf of the Town Council.

07 Town and Country Planning Act 1990 - Notification of Appeal

Members noted the appeals as detailed in the agenda papers.

08 Consultations received from Oxfordshire CC and Envmt Agency

1 The Town Council had been invited to participate in the Waste Plan Consultation 2011. The consultation on the Oxfordshire Waste Plan 2011-30 had commenced and the closing date for comments was 31st October 2011. The Committee deferred this matter to the next meeting to allow Members time to consider the documents.

2 Oxfordshire Minerals Plan Consultation 2011. The Town Council had been informed that a consultation was taking place on the Oxfordshire Minerals Plan 2011-30 with the closing date for comments being 31st October 2011. The Committee deferred this matter to the next meeting to allow Members time to consider the documents.

3. Environment Agency - Notice of application for a licence had been received by the Environment Agency from Abingdon Hydro Community Interest Group. The Committee raised no objections to this application.

09 Training Effective Responses to Planning Application

Resolved: that two places be booked on this training course, due to take place between 9.30 am and 1 pm on Tuesday 6th December 2011 at Stratfield Brake Pavilion, Kidlington.

10 Changes to Subsidised Bus Services

Members noted the changes to subsidised bus services in the Wantage & Didcot area and the Faringdon area with effect from 11th December 2011.

11 PLANNING APPLICATIONS

The latest list of planning decisions from the Vale of White Horse District Council were presented to members and noted.

Proposal : Erection of a two storey rear extension.

Observations : No objections raised subject to a condition that the property should be used as a single dwelling only.

12 PLANNING APPLICATIONS

The following planning applications which had been received for comment from the Vale of White Horse District Council. were received and considered. Following consideration of each planning application, it was RESOLVED that the following comments be forwarded as the Council's recommendations on the various applications.

12- 1	ABG/00000/000/-/11/01255/AMD	Plot Ref :-	Type :-	AMENDED
	Applicant Name :-	Bules, Mr Ian	Date Received :-	13/09/2011
	Location :-	61 Oxford Road Oxford Road Abingdon OX14 2AA	Date Returned :-	05/10/2011

Proposal : Erection of a family dwelling on land to the rear of No. 61 Oxford Road and new vehicular access.
Amended plans from application 11/01255/FUL 14.6.11 (previously no objection from ATC)

Observations : No objections raised.

12- 2 ABG/00000/000/-/11/01892/FUL Plot Ref :- Type :- FULL
Applicant Name :- Rose, Mr Steven Date Received :- 20/09/2011
Location :- 21 Chilton Close Date Returned :- 05/10/2011
Chilton Close
OX14 2AP
Proposal : Two storey side and single storey rear extensions
Observations : No objections raised

12- 3 ABG/00000/000/-/11/01900/FUL Plot Ref :- Type :- FULL
Applicant Name :- Gebhart, Mr K Date Received :- 13/09/2011
Location :- 3 Exbourne Road Date Returned :- 05/10/2011
Exbourne Road
Abingdon
OX14 1DH
Proposal : Proposed side extension to existing single storey rear extension.
Observations : No objection subject to there being no substantive objection from the neighbouring properties.

12- 4 ABG/00000/000/-/11/01924/FUL Plot Ref :- Type :- FULL
Applicant Name :- Barclay, Mr Steven Date Received :- 13/09/2011
Location :- Tatham House Stables Date Returned :- 05/10/2011
Northcourt Lane
Abingdon
OX14 1PN
Proposal : Erection of a single storey extension with glazed link to provide living accommodation (amendment to previously approved Planning Approvals 09/00573/FUL and 09/00575/LBC.
Observations : No objections raised

12- 5 ABG/00000/000/-/11/01925/LBC Plot Ref :- Type :- LISTED
Applicant Name :- Barclay, Mr Steven Date Received :- 13/09/2011
Location :- Tatham House Stables Date Returned :- 05/10/2011
Northcourt Lane
Abingdon
OX14 1PN
Proposal : Erection of single storey extension with glazed link to provide living accommodation (amendment to previously approved Planning Approvals 09/00573/FUL and 09/00575/LBC)
Observations : No objections raised

12- 6 ABG/00000/000/-/11/01969/FUL Plot Ref :- Type :- FULL
Applicant Name :- Stevenson, Mr Matthew Date Received :- 15/09/2011
Location :- 22 Bury Street Date Returned :- 05/10/2011
Bury Street
Abingdon
OX14 3QT

Proposal : Proposed installation of 24 hour ATM cash machine into existing elevation.

Observations : No objections raised

12- 7 ABG/00000/000/-/11/01999/LBC Plot Ref :- Type :- LISTED
Applicant Name :- Mrs S Howard Date Received :- 20/09/2011
Location :- 24 East St Helen Street Date Returned :- 05/10/2011
East St Helen Street
Abingdon
OX14 5EB
Proposal : Replacement 3 x windows - 2 on first floor front elevation and 1 on first floor rear elevation.
Observations : No objections raised

12- 8 ABG/00000/000/-/11/02008/FUL Plot Ref :- Type :- FULL
Applicant Name :- Tesco Stores Ltd Date Received :- 26/09/2011
Location :- The Ox, 15 Oxford Road Date Returned :- 05/10/2011
Oxford Road
Abingdon
OX14 2ED
Proposal : Installation of new shopfront and external alterations.
Observations : Permit subject to the following conditions:
1. Low level lighting should be provided to illuminate the side entrance.
2. Lights to be switched off when store is closed.
3. A full safety assessment to take place in relation to the rear entrance to the store, with particular consideration being given to the design of the entrance and exit for vehicles.
4. A condition being placed on the planning permission to limit the hours during which deliveries are made.
Cllr Lesley Legge declared a personal and prejudicial interest in the applications listed as 11/02008/FUL, 11/02009/FUL, 11/02010/FUL, 11/02011/ADV and 11/02012/ADV, in relation to The Ox, Oxford Road, as she is a close neighbour of the property. She exercised her right under the Code of Conduct, to make representations in relation to the application and then the room during discussion of this item.

12- 9 ABG/00000/000/-/11/02009/FUL Plot Ref :- Type :- FULL
Applicant Name :- Tesco Stores Ltd Date Received :- 23/09/2011
Location :- The Ox, 15 Oxford Road Date Returned :- 05/10/2011
15 Oxford Road
Abingdon
OX14 2ED
Proposal : Installation of ATM unit to front elevation.
Observations : Refuse. The Council believes that the provision of an ATM at this property would lead to parking problems, safety concerns and traffic congestion due to a lack of adequate parking facilities for those using the ATM, in contravention of policy DC5 (access) of the adopted Vale of White Horse Local Plan 2011. In addition, the provision of this facility which would be available 24 hours a day would create disturbance and noise to local residents and represent unneighbourly development, in contravention of policy DC9 (Impact on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011.

Cllr Lesley Legge declared a personal and prejudicial interest in the applications listed as 11/02008/FUL, 11/02009/FUL, 11/02010/FUL, 11/02011/ADV and 11/02012/ADV, in relation to The Ox, Oxford Road, as she is a close neighbour of the property. She exercised her right under the Code of Conduct, to make representations in relation to the application and then the room during discussion of this item.

12- 10 ABG/00000/000/-/11/02010/FUL Plot Ref :- Type :- FULL
Applicant Name :- Tesco Stores Ltd Date Received :- 23/09/2011
Location :- The Ox, 15 Oxford Road Date Returned :- 05/10/2011
Oxford Road
Abingdon
OX14 2ED

Proposal : Installation of plant equipment within a timber fence enclosure.

Observations : Refuse. The Council is concerned that this plant equipment will result in noise disturbance to local residents, and represent unneighbourly development, in contravention of policy DC9 (Impact on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011. It is noted that the applicant has provided a report in relation to industrial noise. However the Council queries the validity of this report due to concerns over the methodology used, specifically the fact that existing noise measurements (against which potential noise from the proposed plant have been compared) have been from locations adjacent to busy roads rather than from the back gardens of neighbouring properties, thus having the effect of seriously underestimating the potential impact of the proposed development.

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12- 11 ABG/00000/000/-/11/02011/ADV Plot Ref :- Type :- ADVERT
Applicant Name :- Tesco Stores Ltd Date Received :- 23/09/2011
Location :- The Ox, 15 Oxford Road Date Returned :- 05/10/2011
Oxford Road
Abingdon
OX14 2ED

Proposal : Installation of 1 No. externally illuminated fascia sign and 1 No. non-illuminated fascia sign.

Observations : Refuse. The Council objects to the fascia signs and in particular the illuminated signs on the basis that these are out of character for this area. Consequently the proposed development is in contravention of policy DC1 (quality of new development) of the adopted Vale of White Horse Local Plan 2011. It is also noted that policy DC16 (illuminated advertisements) of the adopted Vale of White Horse Local Plan 2011 limits illuminated signs to predominantly commercial areas, or to businesses operating in the evenings or at night, provided that the proposed illuminated advertisements do not harm the visual amenity of the area. The proposal would harm the visual amenity of the area and contravenes this policy.

Cllr Lesley Legge declared a personal and prejudicial interest in the applications listed as 11/02008/FUL, 11/02009/FUL, 11/02010/FUL, 11/02011/ADV and 11/02012/ADV, in relation to The Ox, Oxford Road, as she is a close neighbour of the property. She exercised her right under the Code of Conduct, to make representations in relation to the application and then the room during discussion of this item.

12- 12 ABG/00000/000/-/11/02012/ADV Plot Ref :- Type :- ADVERT
Applicant Name :- Tesco Stores Ltd Date Received :- 23/09/2011
Location :- The Ox, 15 Oxford Road Date Returned :- 05/10/2011
Oxford Road
Abingdon
OX14 2ED

Proposal : Installation of 1 No. externally illuminated gantry sign, 1 No. non-illuminated car park directions sign, 1 No. non-illuminated welcome/goodbye sign and 6 No. non-illuminated car parking control signs.

Observations : Refuse. The Council objects to the signs and in particular the illuminated gantry sign on the basis that this are out of character for this area. Consequently the proposed development is in contravention of policy DC1 (quality of new development) of the adopted Vale of White Horse Local Plan 2011. It is also noted that policy DC16 (illuminated advertisements) of the adopted Vale of White Horse Local Plan 2011 limits illuminated signs to predominantly commercial areas, or to businesses operating in the evenings or at night, provided that the proposed illuminated advertisements do not harm the visual amenity of the area. The proposal would harm the visual amenity of the area and contravenes this policy.

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12- 13 ABG/00000/000/-/11/02023/FUL Plot Ref :- Type :- FULL
Applicant Name :- Fraser, Mr and Mrs Date Received :- 23/09/2011
Location :- 9 Spring Gardens Date Returned :- 05/10/2011
Spring Gardens
Abingdon
OX14 1AZ

Proposal : Proposed alterations and extension to existing single storey extension

Observations : No objections raised.

12- 14 ABG/00000/000/-/11/02044/FUL Plot Ref :- Type :- FULL
Applicant Name :- Patel, Mr Anil Date Received :- 26/09/2011
Location :- 40 Lovelace Close Date Returned :- 05/10/2011
Lovelace Close
Abingdon
OX14 1XW

Proposal : conversion of garage to habitable use for elderly and disabled relative.

Observations : No objections raised

12- 15 ABG/00000/000/-/11/02105/REN Plot Ref :- Type :- RENEWAL
Applicant Name :- McCairns, Mr and Mrs Frazer Date Received :- 23/09/2011
Location :- 7a Chandlers Close Date Returned :- 05/10/2011
Chandlers Close
Abingdon
OX14 2NN

Proposal : application to extend the time limit of planning permission 08/01046/OUT for the erection of 2 no. detached dwellings with associated garaging, parking and upgrading of access.

Observations : No objections raised

12- 16 ABG/00000/000/-/11/02116/FUL

Plot Ref :-

Type :- FULL

Applicant Name :- Holder, Mr Tim

Date Received :- 27/09/2011

Location :- 134 Oxford Road
Oxford Road
Abingdon
OX14 2AG

Date Returned :- 05/10/2011

Proposal : Erection of a two storey rear extension.

Observations : No objections raised subject to a condition that the property should be used as a single dwelling only.

The Meeting closed at : 8.20pm

Signed :

Chairman Date:

On behalf of :-Abingdon Town Council