

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 22nd August 2011**

Committee Members Present :- Councillor Alice Badcock
Councillor Peter Jones - Chairman
Councillor Lesley Legge
Councillor Monica Lovatt - Vice
Chairman
Councillor Hermann Matheson
Councillor Penny McDougall
Councillor Aidan Melville

Also in Attendance :- Mr Nigel Warner, Town Clerk
Mrs Nina Özdemir, PA to the Town
Clerk

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Jeanette Halliday, Cllr Katie Nobes, the Mayor of Abingdon Councillor Michael Badcock and the Chairman of Finance and General Purposes Committee, Cllr Sandy Lovatt.

02 DECLARATIONS OF INTEREST

Councillor Peter Jones declared a personal and prejudicial interest in:
Application 11/01000/FUL as he is a County Councillor and on the County Planning Committee
Application 11/01593/FUL as he knows the applicant
Cllr Jones left the room during discussion of these applications and Cllr Monica Lovatt chaired the items.

Cllr Peter Jones declared a personal interest for Item 7 as he is a member of the Community Transport Strategy Committee
Cllr Peter Jones declared a personal interest in works to trees at 52 Bath Street as the owner is known to him.

Councillor Alice Badcock declared a personal and prejudicial interest in:
Application 11/01577/FUL as she uses facilities at the location.
Application 11/01561 as she knows the applicant
Cllr Alice Badcock left the room during discussions for these items.

Councillor Aidan Melville declared a personal and prejudicial interest in application 11/01432/ADV as he is part of the South Abingdon Residents' Plan Group (SARP) who asked for the noticeboard which was the subject of the planning application. Cllr Melville left the room during discussion of this application.

Councillors Lesley Legge and Alice Badcock declared a personal interest in application 11/01432/ADV as they have both had some involvement with SARP .

03 MINUTES

Resolved that the minutes of the meeting held on 1st August 2011 be signed as a correct record

04 MATTERS ARISING

No matters arising.

05 WORK TO VARIOUS TREES

Members received notice of work to the following trees:

1. Various works to trees at Orchard House, Northcourt Lane, Abingdon OX14 1TN:
Heavy crown reduction and removal of deadwood of mature ash and fell to 1 metre dead elder and elm x 3 - Noted
2. Various works to trees at Abingdon School, Park Road, Abingdon:
Whitebeam x 4 - reduce overhang on driveway. Remove crown dieback where applicable.
Oak (s/mature) x 1 - Tree is misshapen, reduce to balance and improve crown form.
Lime - crown reduce by 25% to allow Copper Beech more room.
White Poplar - reduce / pollard to contain tree - restricted space and close to properties. - Noted
3. Lightly reduce overhang of beech tree above tennis court at 16 Park Crescent, Abingdon. - Noted
4. Remove 3 x Lawson Cypress trees in back garden of Stratton Lodge, 52 Bath Street Abingdon. - Noted

The Committee requested that re-planting of a more appropriate species takes place. (Cllr Peter Jones declared a personal interest as the owner of the property is known to him).

5. Due to road works around 30th August 2011 some bus routes are temporarily redirected through Norman Avenue - various trees crown lifted and cut back from road. - Noted

06 TRAFFIC REGULATION ORDERS

Members noted:

1. Proposed road closure - Community Street Party - Saturday 3rd September 2011
11am - 6pm - Appleford Drive (part from no 84 to park entrance) and Hendred Way (part) Abingdon
2. Road closure part of Radley Road from 30th August, estimated duration 5 days for carriage maintenance works.
3. Road closure West St Helen Street from 5th September 2011, estimated duration 5 days for road maintenance works.
4. Traffic in certain lengths of road in Abingdon and Radley to be temporarily prohibited to facilitate the holding of the Abingdon Marathon on 16th October 2011.
Dunmore Road - from entrance Tilsley Park north eastwards to Twelve Acre Drive
Twelve Acre Drive - including roundabout junction of Dunmore Road, Oxford Road and Twelve Acre Drive
Radley Road - from its junction with Twelve Acre Drive to its junction with Thrupp Lane.
5. Lane closures between 10pm and 6am on A34 between Winchester and M40 Junction 9 Interchange for essential maintenance work to renew white lining and road studs across all lanes of main carriageway. To commence late August 2011 for approximately 12 weeks. For 6 weeknights starting on Monday 19th September - full carriageway closure in both directions between Kings Worth and the A303/A34 Bullington Cross Junction. Also full closures of the northbound and southbound sliproads at the A34/A272 Three Maids Hill Junction.

07 Review of Subsidised Bus Services - June 2012

Members noted there will be a future consultation exercise which will cover many of the bus services that the County Council currently supports financially.

08 Abbey Shopping Centre and Charter Area Planning Guidance

Members noted that there is currently a consultation which lasts until 23rd September 2011. Questionnaires and supporting documents are all held at Reception at Abingdon Town Council to view. It is proposed that any comments from the Planning and Highways Committee are discussed at the next meeting on 12th September 2011 and passed to VWHDC.

09 PLANNING DECISIONS

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

10 PLANNING APPLICATIONS

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

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|-------|--|---------------|------------------|------------|
| 10- 1 | ABG/00000/000/-/11/00714/FUL | Plot Ref :-16 | Type :- | FULL |
| | Applicant Name :- Baker-Rawle, Mr and Mrs | | Date Received :- | 08/08/2011 |
| | Location :- 9 Thurston Close
Thurston Close
Abingdon
OX14 5RD | | Date Returned :- | 23/08/2011 |
| | Proposal : Erection of a dwelling (Land adjacent to 9 Thurston Close) | | | |
| | Observations : No objection subject to the Environment Agency being content with plans, and agreement with the District Council in relation to materials, adequate parking provision and access. | | | |
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|-------|---|---------------|------------------|------------|
| 10- 2 | ABG/00000/000/-/11/01000/FUL | Plot Ref :-17 | Type :- | FULL |
| | Applicant Name :- St Nicolas CE Primary School | | Date Received :- | 08/08/2011 |
| | Location :- St Nicolas Primary Boxhill Wlk
Boxhill Road
Abingdon
OX14 1HB | | Date Returned :- | 23/08/2011 |
| | Proposal : Oxfordshire County Council Application Reference: R3.0100/11
Application for permission for the construction of a 16m x 34 m tarmac extension to an existing hard play area at St Nicolas C of E Primary School, Boxhill Walk, Abingdon OX14 1HB. | | | |
| | Observations : No objections. Cllr Peter Jones declared a personal and prejudicial interest in the application - (see item 2 above) and left the room during discussion of this item. Cllr Monica Lovatt chaired the item. | | | |
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|-------|--|--------------|------------------|------------|
| 10- 3 | ABG/00000/000/-/11/01427/FUL | Plot Ref :-4 | Type :- | FULL |
| | Applicant Name :- Turner, Mr Mike | | Date Received :- | 29/07/2011 |
| | Location :- 11 Swinburne Road
Swinburne Road
Abingdon
OX14 2HG | | Date Returned :- | 23/08/2011 |
| | Proposal : Removal of rear flat roofed outhouse and replacement with a slightly enlarged new double pitched extension. | | | |

Observations : No objections.

10- 4 ABG/00000/000/-/11/01432/ADV Plot Ref :-3 Type :- ADVERT
Applicant Name :- Sovereign Vale Housing Asscn Date Received :- 29/07/2011
Location :- Street Record, ReynoldsWay Date Returned :- 23/08/2011
Reynolds Way
Abingdon
OX14 5JT
Proposal : Proposed communal notice board
Observations : No objections. The proposed communal notice board was welcomed. Cllr Aidan Melville declared a personal and prejudicial interest in this application (see item 2 above) and left the room during discussion of this item.
Cllrs Lesley Legge and Alice Badcock declared a personal interest in this application (see item 2 above).

10- 5 ABG/00000/000/-/11/01481/ADV Plot Ref :-5 Type :- ADVERT
Applicant Name :- Fisher, Mr Paul Date Received :- 29/07/2011
Location :- 5-7 Eyston Way Date Returned :- 23/08/2011
Eyston Way
Abingdon
OX14 1TR
Proposal : Install new fascia signs and a new pylon sign.
Observations : No objections.

10- 6 ABG/00000/000/-/11/01561/FUL Plot Ref :-1 Type :- FULL
Applicant Name :- Litchfield, Mr and Mrs P Date Received :- 28/07/2011
Location :- 24 Clevelands Date Returned :- 23/08/2011
Clevelands
Abingdon
OX14 2EG
Proposal : Erection of a single storey rear extension.
Observations : No objections. Cllr Alice Badcock declared a personal and prejudicial interest in this application (see item 2 above), and left the room during discussion of this item.

10- 7 ABG/00000/000/-/11/01564/FUL Plot Ref :-6 Type :- FULL
Applicant Name :- Smith, Mr Steven Date Received :- 29/07/2011
Location :- 1 St Mary's Green Date Returned :- 23/08/2011
St Mary's Green
Abingdon
OX14 1HJ
Proposal : Demolition of existing garage and cloakroom/utility room building. Erection of new two bedroom dwelling.
Observations : Refuse:
The Town Council considers that the proposed development would overlook and overshadow neighbouring properties and would therefore represent an unneighbourly form of development, resulting in a harmful and oppressive impact, a loss of light and a loss of privacy. As such the proposed development is considered to be contrary to policy DC 9 (Impact of development on

neighbouring uses) of the adopted Vale of White Horse Local Plan 2011. The Council also considers that the development represents an over dominant development which would not be compatible with the surrounding area, and is both out of character and out of keeping with the surrounding area. As such the development would be contrary to policies DC1 (Quality of new development) and H10 (new housing development on sites not identified in the local plan) of the adopted Vale of White Horse Local Plan 2011.

In the opinion of the Town Council the development will generate a significant amount of extra traffic in the area and the development does not allow for safe and convenient access or adequate car parking and as such is contrary to policy DC 5 (Access) of the adopted Vale of White Horse Local Plan 2011.

10- 8	ABG/00000/000/-/11/01577/FUL	Plot Ref :-2	Type :-	FULL
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Applicant Name :- Abingdon School
Date Received :- 29/07/2011

Location :- Land Adj Glympton Faringdon Rd
Faringdon Road
Abingdon
OX14 1BQ
Date Returned :- 23/08/2011

Proposal : Residential Development of six semi-detached three bedroom houses in three villas.

Observations : Refuse:

The Town Council notes that the development is planned for land which is currently used as an overflow car park for Abingdon School, which includes parking for coaches. Consequently the development would lead to a loss of car parking spaces at the school and increased congestion as displaced vehicles would have to park on the road. In the opinion of the Town Council the development will also generate a significant amount of extra traffic in the already busy area of Faringdon Road and as such the application is contrary to policy DC 5 (Access) of the adopted Vale of White Horse Local Plan 2011.

Members noted that the application is in the Albert Park conservation area and would ask that the Conservation Officer is satisfied with all aspects of the application including scale, massing, design and all other planning considerations.

Clr Alice Badcock declared a personal and prejudicial interest in this application (see item 2 above) left the room during discussion of this item.

10- 9	ABG/00000/000/-/11/01593/FUL	Plot Ref :-15	Type :-	FULL
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Applicant Name :- Yusuf, Mr M
Date Received :- 08/08/2011

Location :- 85 Northcourt Road
Northcourt Road
Abingdon
OX14 1NN
Date Returned :- 23/08/2011

Proposal : Proposed two storey side extension and first floor rear extension.

Observations : Do not object subject to the VWHDC being satisfied that satisfactory provision is made for car parking.

Clr Peter Jones declared a personal and prejudicial interest in this application (see item 2 above) and left the room during discussion of this item.

10- 10	ABG/00000/000/-/11/01599/FUL	Plot Ref :-9	Type :-	FULL
	Applicant Name :- Mabbutt, Mr and Mrs Bradley		Date Received :-	16/08/2011
	Location :- 16 Wordsworth Road Wordsworth Road Abingdon OX14 5NY		Date Returned :-	23/08/2011
	Proposal : Proposed addition of pitched to exiting porch and conversion of existing garage to existing room.			
	Observations : No objections			
10- 11	ABG/00000/000/-/11/01604/REM	Plot Ref :-7	Type :-	REM
	Applicant Name :- McCairns, Mr and Mrs Frazer		Date Received :-	16/08/2011
	Location :- 7a Chandlers Close Chandlers Close Abingdon OX14 2NN		Date Returned :-	23/08/2011
	Proposal : Application for reserved matters (following outline permission 08/01046/OUT) for the erection of 2 No. detached dwellings with associated garaging, parking and upgrading of access drive. (Resubmission of withdrawn application 11/01316/REM)			
	Observations : No objections.			
10- 12	ABG/00000/000/-/11/01608/LBC	Plot Ref :-14	Type :-	LISTED
	Applicant Name :- Smith, Mr Richard		Date Received :-	08/08/2011
	Location :- 21 East St Helen Street East St Helen Street Abingdon OX14 5EE		Date Returned :-	23/08/2011
	Proposal : Replacement of all windows to front elevation and one window to the rear.			
	Observations : No objections on the understanding that the Conservation Officer is satisfied with the application. Members noted that the current windows are inconsistent in terms of style and design and therefore there is potential for improvement to the building.			
10- 13	ABG/00000/000/-/11/01615/LBC	Plot Ref :-10	Type :-	LISTED
	Applicant Name :- Greaney, Mr and Mrs M		Date Received :-	08/08/2011
	Location :- 77 Ock Street Ock Street Abingdon OX14 5AG		Date Returned :-	23/08/2011
	Proposal : Removal of existing wc, stores and covered parking. Erection of a single storey rear extension (Amendment to 11/00271/LBC)			
	Observations : No objections.			
10- 14	ABG/00000/000/-/11/01617/FUL	Plot Ref :-19	Type :-	FULL
	Applicant Name :- Parr, Mr J		Date Received :-	16/08/2011
	Location :- 23 Longfellow Drive Longfellow Drive Abingdon		Date Returned :-	23/08/2011

OX14 5PQ

Proposal : Single storey extension to form downstairs cloaks and utility room.

Observations : No objections.

10- 15 ABG/00000/000/-/11/01621/FUL Plot Ref :-11 Type :- FULL
Applicant Name :- Genchi, Mr and Mrs Michael Date Received :- 08/08/2011
Location :- 49 Preston Road Date Returned :- 23/08/2011
Preston Road
Abingdon
OX14 5LX

Proposal : Proposed single storey rear and side extensions.

Observations : No objections

10- 16 ABG/00000/000/-/11/01638/FUL Plot Ref :-18 Type :- FULL
Applicant Name :- Baldwin, Mr R Date Received :- 16/08/2011
Location :- 123 Radley Road Date Returned :- 23/08/2011
Radley Road
Abingdon
OX14 3RX

Proposal : Replacement single storey ground floor conservatory to the rear of the
property

Observations : No objections

10- 17 ABG/00000/000/-/11/01649/FUL Plot Ref :-12 Type :- FULL
Applicant Name :- Eley, Mr David Date Received :- 08/08/2011
Location :- St Helen School Faringdon Rd Date Returned :- 23/08/2011
Faringdon Road
Abingdon
OX14 1BE

Proposal : Relocation of gates at school's main vehicle entrance and two new signage
boards, metal railing fence extended along school frontage, low level brick
wall,
improved vision solavs and one signage board to Bursary Entrance.

Observations : No objections.

10- 18 ABG/00000/000/-/11/01686/FUL Plot Ref :-20 Type :- FULL
Applicant Name :- Whittenbury, Mr & Mrs William Date Received :- 16/08/2011
Location :- 83A Oxford Road Date Returned :- 23/08/2011
Oxford Road
Abingdon
OX14 2AB

Proposal : Erection of a glazed rear conservatory.

Observations : No objections

10- 19 ABG/00000/000/-/11/01707/ADV Plot Ref :-8 Type :- ADVERT
Applicant Name :- Alliance/Boots Date Received :- 16/08/2011
Location :- 27-28 Bury Street Date Returned :- 23/08/2011
Bury Street
Abingdon
OX14 3QT
Proposal : Replace existing fascia and projecting signs.
Observations : No objections

10- 20 ABG/00000/000/-/11/01712/FUL Plot Ref :-21 Type :- FULL
Applicant Name :- Browning, Mr Peter Date Received :- 16/08/2011
Location :- 14 Parsons Mead Date Returned :- 23/08/2011
Parsons Mead
Abingdon
OX14 1LS
Proposal : Proposed front extension to garage.
Observations : No objection but request that the VWHDC are
i) satisfied that there is not an adverse impact on the street scene and
ii) place a condition on any consent that windows are not permitted in the
garage.

10- 21 ABG/00000/000/-/11/01720/ADV Plot Ref :-13 Type :- ADVERT
Applicant Name :- School St Helen & St Katharine Date Received :- 16/08/2011
Location :- St Helen School Faringdon Road Date Returned :- 23/08/2011
Faringdon Road
Abingdon
OX14 1BE
Proposal : Erection of 3 x free standing advertisement boards.
Observations : No objections.

The Meeting closed at : 8.00pm

Signed : _____ Chairman Date: _____

On behalf of :-Abingdon Town Council