

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 22nd February 2010 at 7.00 pm.**

Committee Members Present :- Councillor Sam Bowring
Councillor Duncan Brown
Councillor Alastair Fear
Councillor Peter Fulk
Councillor Jim Halliday
Councillor Patrick Lonergan
Councillor Julie Mayhew-Archer
Councillor Lorraine Oates
Councillor Tim Oates
Councillor Martin Smith - Chair
Councillor Colin Walters
Chair of Finance & General Purposes (ex officio)

Also in Attendance :- County Councillor Mr Peter Jones
Mr Nigel Warner - Town Clerk
Mr Stephen Rich - Project & Technical Manager

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Angela Lawrence, Di Nixon and the Mayor of Abingdon Councillor Patricia Hobby.

02 DECLARATIONS OF INTEREST

There were no declarations interest.

03 MINUTES

RESOLVED that the minutes of the meeting held on 1st February 2010, be signed as a correct record.

04 MATTERS ARISING

There were no matters arising.

05 WORK TO VARIOUS TREES

Members noted the following work to trees:

1. Various works to Yew tree at 9 Ladygrove Court, Abingdon OX14 5BB

06 PROPOSED CYCLE CONTRA FLOW EAST ST HELEN STREET

The Council was asked to respond to the Oxfordshire County Council's informal consultation on the proposed cycle contra-flow in East St Helen Street. As the consultation was not received in the Town Council offices until 17th February and the deadline for responses was 1st March 2010 it was not possible for the Town Council to give a considered view.

The meeting was informed that the consultation was a corporate matter and therefore any view wither to recommend that the contra-flow be agreed or otherwise, required a recommendation to Council. Council next met on 24th March which is after the date the consultation finishes.

In order to avoid delaying any decision on whether the matter goes forward to formal consultation the Committee was advised that whilst it could not make a firm

recommendation it would be in order for any comments made by Members at the meeting to be minuted and forwarded to the County Council. The letter to the County Council would explain that no reference could be made to the Council's position from the length and order of individual comments made.

The meeting was informed that it was unfortunate that, after waiting several years, for the consultation the time-span allowed was far too short for the Town Council to make comments, having due regard for such items to be considered by the Council.

The following points were raised by Members:

1. Would complete Sustrans Route 5 which would be welcomed by the cyclists who use it.
2. Would help to maintain a growth in and encourage cycling and sustainable transport within the town centre.
3. Not convinced it is safe, would need to see safety audit.
4. Opportunity lost to add or enhance pedestrian footways at rear of County Hall.
5. Loading bay width is narrow and lorries would obstruct the cycle lane.
6. Concerns over island in middle of junction with fast flowing traffic from Stert Street giving little or no indication of which way it intended to travel.
7. An area of historic interest and conservation - would require intrusive street signage and street lighting in a very sensitive area.
8. Turning access to East St Helen Street from Bridge Street would be more difficult (Disabled drivers can park on double yellow lines).
9. Loss of 4 (four) parking spaces which form part of the Residents Parking Scheme in Abingdon. This would affect both Residents Parking and Pay and Display bays, which needs more not fewer spaces.
10. May impact on the rest of East St Helen Street with cyclists using the rest of the street as a contra-flow.
11. Could consider coloured tarmac for any cycle lane.
12. Present situation of cyclists having to dismount at the end of Lombard Street means cyclists have to walk contra-flow into the road as the pavement is too narrow.
13. The contra-flow works at St Helen's Wharf.
14. Whilst it is appreciated this is an informal consultation Members considered that the plans lacked the requisite amount of detail for any meaningful recommendation.
15. Junction of Stert Street with Bridge Street, Market Place and East St Helen Street very busy and not clear which way traffic from Stert Street was intending to go. Consider lane markings in Stert Street to notify traffic which way to go.

During the discussion the Chair suspended Standing Orders to let County Councillor Peter Jones speak to the meeting.

Councillor Jones thanked the meeting for allowing him the opportunity to speak to them concerning the proposed contra-flow cycle lane in East St Helen Street. He thanked some Members for their in depth reports but said nothing had been mentioned about safety of vehicle drivers. He informed the meeting that East St Helen Street had a pinch point near the County Hall caused by parked cars. He also thought that delivery and emergency vehicles would experience difficulties if the contra-flow lane was introduced. He regarded the proposals as unsafe.

After Councillor Jones spoke to the Committee the chair reinstated Standing Orders.

07 PLANNING DECISIONS

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

08 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.

08- 1 ABG/03833/002/-/10/00100/COU Plot Ref :706 Type :- CHANGE USE
Applicant Name :- King Mrs Elizabeth Date Received :- 17/02/2010
Location :- 17 West St Helen Street Date Returned :- 25/02/2010
West St Helen Street
Abingdon
OX14 5BL

Proposal : Proposed change of use of premises from A1 Retail to A3 Restaurants and Cafes, in order to create a tea room.

Observations : No Objections

08- 2 ABG/03833/003/-/10/00003/LBC Plot Ref :709 Type :- LISTED
Applicant Name :- King Mrs Elizabeth Date Received :- 17/02/2010
Location :- 17 West St Helen Street Date Returned :- 25/02/2010
West St Helen Street
Abingdon
OX14 5BL

Proposal : Proposed change of use of premises from A1 Retail to A3 Restaurants and cafes, in order to create a tea room.

Observations : No Objections

08- 3 ABG/04882/001/-/10/00154/FUL Plot Ref :704 Type :- FULL
Applicant Name :- Ellis Mr Michael Date Received :- 09/02/2010
Location :- Flat 4, 24 Marcham Road Date Returned :- 25/02/2010
Marcham Road
Abingdon
OX14 1AA

Proposal : Proposed garage conversion and subdivision of existing ground floor flat.

Observations : No Objections

08- 4 ABG/18073/002/-/10/00286/FUL Plot Ref :705 Type :- FULL
Applicant Name :- Abingdon School Date Received :- 11/02/2010
Location :- Land Adjacent to Glympton Date Returned :- 25/02/2010
Faringdon Road
Abingdon
OX14

Proposal : Erection of 4 two bedroom and 4 one bedroom units for staff accommodation.

Observations : Refuse: The Town Council thought that the plans were over dominant in a conservation area.

When the original plans were produced the building was to be placed in a hollow, however since building work has taken place and the hollow

filled with spoil this has meant the building is now taller than originally planned for.

If the District Council were minded to approve the plans the Town Council would request that the roof line be reduced in height to reduce overall impact. Also that a clause be written into the planning consent that the houses were for the use of Abingdon School staff only and were not to be sold off at a future date.

08- 5 ABG/20606/002/-/10/00290/REM Plot Ref :708 Type :- RMC
Applicant Name :- JPS Developments (Oxford) Ltd Date Received :- 17/02/2010
Location :- 50 Sellwood Road Date Returned :- 25/02/2010
Sellwood Road
Abingdon
OX14 1PF

Proposal : Reserved matters application (following outline permission ABG/200606 -X) for erection of three dwellings (one bungalow and two two-storey houses) with associated appearance, landscaping, internal and external boundaries, vehicular access and car parking. (land to rear of 50 Sellwood Road)

Observations : Refuse: the proposed dwellings would appear cramped on the site and would appear out of place within the street scene and harm the visual amenity of the area. This proposal is considered, by the Town Council, to be contrary to policy H10 and DC1 of the adopted VWHDC Local Plan 2011.

The Town Council also considers that the proposed dwellings would harm the amenities of neighbouring properties in respect to overlooking and over dominance. This proposal is considered, by the Town Council, to be contrary to Policy DC9 of the adopted VWHDC Local Plan 2011.

The proposal would lead to the intensification of use of a sub-standard access onto the public highway and would compromise highway safety and is not considered acceptable particularly as it is near a school entrance. This proposal is considered, by the Town Council, to be contrary to Policy DC5 of the adopted VWHDC Local Plan 2011.

08- 6 ABG/21111/000/-/10/00289/FUL Plot Ref :707 Type :- FULL
Applicant Name :- Paxton Mr G Date Received :- 17/02/2010
Location :- 54 Curtis Avenue Date Returned :- 25/02/2010
Curtis Avenue
Abingdon
OX14 3UL

Proposal : Erection of a single storey rear extension.

Observations : No Objections

The Meeting closed at : 08.45

Signed : _____ Chairman Date: _____

On behalf of Abingdon Town Council