

Abingdon Town Council

Agenda of the Planning & Highways Committee

To be held on Monday 14th February 2011 at 7pm at the Old Abbey House.

Committee Members : Councillor Peter Fulk
Councillor Jeanette Halliday
Councillor Di Nixon
Councillor Lorraine Oates
Councillor Tim Oates - Chair
Councillor Helen Pighills
Councillor Martin Smith
Councillor Colin Walters
Chair of Finance & General Purposes (ex officio)
Mayor of Abingdon (ex officio)

01 APOLOGIES FOR ABSENCE

To receive any apologies for absence.

02 DECLARATIONS OF INTEREST

Members are asked to declare any personal interest, and the nature of the interest, which they may have in any of the items under consideration at this meeting (please refer to the notes at the end of the agenda).

03 MINUTES

To receive any apologies for absence.

04 MATTERS ARISING

To discuss any matters arising from the previous meeting that are not covered elsewhere on the agenda.

05 WORK TO VARIOUS TREES

Members to note the following work to trees.

- 1 Various work to trees at Shelley Court, Shelley Close, Abingdon.
2. Remove one tree on west side of Abingdon County Hall, Abingdon.

06 TRAFFIC REGULATION ORDERS

Members to receive notification on the following Temporary Road Traffic Order -

1. To note that Stert Street will be closed for three nights from 21st February 2011 for carriageway resurfacing work.

07 PLANNING DECISIONS

To receive the latest planning decisions from the Vale of White Horse District Council.

08 PLANNING APPLICATIONS

To consider the following planning applications received from the Vale of White Horse District Council.

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- 08.1 **ABG/01896/006/-/11/00006/FUL** Plot Ref :- 893 Type :- FULL
Applicant Name :- Burles Mr I Date Received :- 26/01/2011
Parish :- Date Returned :-
Location :- 61 Oxford Road Agent
Oxford Road
Abingdon
Proposals :- Erection of two dwellings within land to the rear of No 61 Oxford Road and new vehicular access. (Re-submission)
Observations :-
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- 08.2 **ABG/07912/016/-/10/01957/LBC** Plot Ref :- 894 Type :- LISTED
Applicant Name :- Hatton Goldsmiths Ltd Date Received :- 26/01/2011
Parish :- Date Returned :-
Location :- 20 - 21 Market Place Agent
Market Place
Abingdon
Proposals :- Alterations to external shop frontage
Observations :-
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- 08.3 **ABG/10960/004/-/10/02404/FUL** Plot Ref :- 899 Type :- FULL
Applicant Name :- Meehan Mr & Mrs Date Received :- 09/02/2011
Parish :- Date Returned :-
Location :- 134 South Avenue Agent
South Avenue
Abingdon
Proposals :- Application for an erection of two storey side extension and rear extension as previously permitted on ABG/10960/2. (This is a re-consult as previous consent expired.)
Observations :-
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- 08.4 **ABG/14206/003/-/11/00104/FUL** Plot Ref :- 900 Type :- FULL
Applicant Name :- Read Mrs S Date Received :- 09/02/2011
Parish :- Date Returned :-
Location :- 131 Ock Street Agent
Ock Street
Abingdon
Proposals :- Demolition of existing buildings at the rear and form new garden. Proposed alterations and extensions to form first floor two bed flat, improvements to kitchen of existing flat, rebuild store and wc area at ground floor.
Observations :-
-

08.5 **ABG/21463/000/-/11/00040/FUL** Plot Ref :- 896 Type :- FULL
Applicant Name :- Belcher Mr M Date Received :- 31/01/2011
Parish :- Date Returned :-
Location :- 77 Bowyer Road Agent
Bowyer Road
Abingdon
Proposals :- Erection of a single storey rear extension
Observations :-

08.6 **ABG/21468/000/-/10/02303/FUL** Plot Ref :- 895 Type :- FULL
Applicant Name :- Wilkins Mr G Date Received :- 29/01/2011
Parish :- Date Returned :-
Location :- 11 Francis Little Drive Agent
Francis Little Drive
Abingdon
Proposals :- Demolish conservatory and build extension to rear of property and
garage conversion into living room.
Observations :-

08.7 **ABG/21473/000/-/11/00060/FUL** Plot Ref :- 897 Type :- FULL
Applicant Name :- Cribb Mr N Date Received :- 01/02/2011
Parish :- Date Returned :-
Location :- 30 Picklers Hill Agent
Picklers Hill
Abingdon
Proposals :- Erection of a two storey side extension, two storey side extension
with dormer and a two storey rear extension.
Observations :-

08.8 **ABG/21481/000/-/11/00108/FUL** Plot Ref :- 898 Type :- FULL
Applicant Name :- Smith Mr S Date Received :- 04/02/2011
Parish :- Date Returned :-
Location :- 30 Marcham Road Agent
Marcham Road
Abingdon
Proposals :- Erection of a two storey and single storey extension.
Observations :-

09 NOTES ON DECLARATION OF INTERESTS AND SUBSTITUTION

1. Any member arriving after the start of the meeting is asked to declare personal interests, as necessary, as soon as practicable after their arrival even if the item in question has been considered.

2. With the exception of the circumstances listed in paragraph 9(2) of the Local Code of Conduct for Members, a member with a personal interest also has a prejudicial interest if it is one which a member of the public with knowledge of the relevant facts would reasonably regard as so significant that it is likely to prejudice the member's judgment of the public interest. In such circumstances, the member must withdraw from the meeting room and should inform the Chair immediately.

3. It is not practical for the Town Clerk to offer detailed advice during the meeting on whether or not a personal interest should be declared, or whether a personal interest should also be regarded as prejudicial.

SUBSTITUTION OF MEMBERS ON THE PLANNING AND HIGHWAYS COMMITTEE,
This is to remind Members that some time ago the Council changed standing orders to allow Members of this Committee to appoint a substitute if they are unable to attend. Standing Order 334: "Where a Member is unable to attend a meeting they may nominate a substitute Member provided that the nominating Member informs the office of the Town Clerk prior to the commencement of the meeting".

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 24th January 2011 at 7.00pm.**

Committee Members Present :- Councillor Peter Fulk
Councillor Jeanette Halliday
Councillor Lorraine Oates
Councillor Tim Oates - Chair
Councillor Helen Pighills
Councillor Martin Smith

Also in Attendance :- Mr Stephen Rich

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from the Mayor of Abingdon Councillor Duncan Brown and Councillor Colin Walters.

02 DECLARATIONS OF INTEREST

Councillors Peter Fulk and Lorraine Oates declared a personal interest in applicatiuon ABG/06210/007 as they were both govenors of the Christ Hospital charity.

03 MINUTES

Resolved that the minutes of the meeting held jon 4th January 2011, be signed as a correct record.

04 MATTERS ARISING

Members were informed that the Town Clerk had been in contact with the Conservation Officer of the District Council concerning the listing of number 42 Wootton Road. Whilst the Conservation Officer would not be applying for listing of this building he suggested that any individual could apply on-line to English Heritage. Members requested more information from the Conservation Officer as to why he was not considering 42 Wootton Road for listing.

The Project & technical Officer was asked to chase up the work carried out to 68 Ock Street which did not appear to have planning permission.

05 STREET NAMING

The developers of flats at 97 Northcourt Road had suggested an address name of 1 - 8 Abbey Court for the development and the District Council had asked for comments. The Committee felt that Abbey Court was not suitable for this area and suggested the following names should be considered:

1. Minica Cox Court
2. Caretaker Court

06 CYCLE AND PEDESTRIAN WORKING PARTY

There were no items for discussion.

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/02657/013/-/10/02324/LBC Plot Ref :-885 Type :- LISTED
Applicant Name :- Lloyds Banking Group Date Received :- 14/01/2011
Location :- Lloyds TSB 8 Ock Street Date Returned :- 25/01/2011
Ock Street
Abingdon
OX14 5AP

Proposal : Erection of a non-illuminated A1 portrait window marketing display unit.

Observations : No Objections

08- 2 ABG/02657/014/-/10/02323/ADV Plot Ref :-883 Type :- ADVERT
Applicant Name :- Lloyds Banking Group Date Received :- 14/01/2011
Location :- Lloyds TSB 8 Ock Street Date Returned :- 25/01/2011
Ock Street
Abingdon
OX14 5AP

Proposal : Erection of a non-illuminated A1 portrait window marketing display unit.

Observations : No Objections

08- 3 ABG/06210/007/-/10/02366/LBC Plot Ref :-890 Type :- LISTED
Applicant Name :- Christ's Hospital Of Abingdon Date Received :- 19/01/2011
Location :- 1 Long Alley Alms Houses Date Returned :- 25/01/2011
Long Alley Alms Houses
Abingdon
OX14 5EJ

Proposal : Damp proofing works and installation of mechanical ventilation to shower room as part of refurbishment works to the property.

Observations : No Objection as long as the VWHDC Conservation Officer is content with the plans.

08- 4 ABG/12628/002/-/10/00004/FUL Plot Ref :-888 Type :- FULL
Applicant Name :- Green King Pub Partners Date Received :- 19/01/2011
Location :- Cross Key 148 Ock Street Date Returned :- 25/01/2011
Ock Street
Abingdon
OX14 5DT

Proposal : Outdoor seating area with canopy and feature archway.

Observations : No Objections

08- 5 ABG/14679/018/-/10/02260/FUL Plot Ref :-892 Type :- FULL
Applicant Name :- Mr Stuart Walker Date Received :- 20/01/2011
Location :- 5 - 7 Eyston Way Date Returned :- 25/01/2011
Eyston Way
Abingdon
OX14 1TR

Proposal : Installation of a new vehicle inspection pit and partial change of use to an MOT Test Centre for HGV's.

Observations : No objections

08- 6 ABG/14753/012/-/10/02373/FUL Plot Ref :-886 Type :- FULL
Applicant Name :- Waitrose Ltd. Date Received :- 19/01/2011
Location :- Abbey Close Date Returned :- 25/01/2011
Abbey Close
Abingdon
OX14 3HL

Proposal : Erection of a lean-to timber canopy to rear of existing retail unit.

Observations : No Objections

08- 7 ABG/16652/003/-/10/02381/FUL Plot Ref :-887 Type :- FULL
Applicant Name :- Polywka Mrs S Date Received :- 19/01/2011
Location :- 42 Norman Avenue Date Returned :- 25/01/2011
Norman Avenue
Abingdon
OX14 2HJ

Proposal : Construction of a single storey, timber framed garden building for use in association with the main dwelling.

Observations : No Objections

08- 8 ABG/17701/001/-/10/02278/FUL Plot Ref :-891 Type :- FULL
Applicant Name :- Cornerstone Property Investmtns Date Received :- 19/01/2011
Location :- 47 Ock Street Date Returned :- 25/01/2011
Ock Street
Abingdon
OX14 5AG

Proposal : Convert roof space into 2 x 1 bedroom units and replace existing 1 x 2 bed unit with 1 x 1 bed unit.

Observations : No Objections

08- 9 ABG/20273/003/-/11/00043/REN Plot Ref :-891 Type :- RENEWAL
Applicant Name :- Oxfordshire County Council Date Received :- 19/01/2011
Location :- Champion House 12 Wootton Road Date Returned :- 25/01/2011
Wootton Road
Abingdon
OX14 1JA

Proposal : Application to extend the time limit of planning permission ABG/20273-X, for outline permission for demolition of existing offices and erection of 10 apartments comprising of 6 x 1 bed and 4 x 2 bed flats with parking land ancillary landscaping. Closure of existing access and formation of new access off Wootton Road.

Observations : Refuse: The Town Council objected to the original plans that were submitted and their objections still stand particularly with regard to an entrance onto the Wootton Road which is narrow and a major route for school children. The Town Council also regard this proposal as an over development of the site.

If the VWHDC is minded to pass these plans the Town Council wishes that consideration be given to widening the footpath along the Wootton Road to allow pedestrians and school children in particular safer passage.

The Town Council would also wish to see any Section 106 funding for this application to be put towards replacements and improvements to Bus Shelters near the school and long the Wootton Road.

08- 10 ABG/21299/001/-/10/01378/FUL Plot Ref :-879 Type :- FULL
Applicant Name :- I & O Ltd Date Received :- 20/01/2011
Location :- 17 Galley Field Date Returned :- 25/01/2011
Falley Field
Abingdon
OX14 3RU

Proposal : Demolition of existing dwelling and erection of a new building containing 6 flats with parking and shared amenity space. (See 828 of meeting 22 November 2010 - Refused quoting policies DC1, DC5 and DC9 also that the area for car parking was too small)

Observations : Refuse: The Town Council STRONGLY objects to this amended application on the grounds that it expressed on the previous application to which it sees no significant change. The changes made do not warrant the Town Council changing its opinion on this application. Please see previous application for the Town Council's objections.

In the papers for the Development Control Committee on 26th January 2011 it states that a financial contribution to AbITS can be secured via a Section 106 Obligation. The VWHDC should be made aware that the County Council now regard AbITS as complete and there are no further meetings of that group. The Town Council would therefore request that should the plans be passed Section 106 funding be sought for replacement bus shelters along the Radley Road (Town Council funded).

The Town Council would also like to point out that the consultation time for this application, as stated in their letter dated 6th January 2011 closes on the 27th January 2011 yet the VWHDC Development Control Committee is discussing this application on Wednesday 26th January 2011.

The Town Council hopes that the VWHDC Development Control Committee will allow full debate on this application and not simply vote on delegation of powers to the Chair and Vice-Chair subject to Section 106 Obligations (of which AbITS no longer exists) and external conditions.

08- 11 ABG/21392/001/-/10/02318/FUL Plot Ref :-881 Type :- FULL
Applicant Name :- Surman Mr D & Rickard Mr M Date Received :- 14/01/2011
Location :- 158 Oxford Road Date Returned :- 25/01/2011
Oxford Road
Abingdon
OX14 2AF

Proposal : Demolition of existing garage. Proposed two storey side extension with two storey and single storey rear extension. New windows.

Observations : No Objections

08- 12 ABG/21429/000/-/10/02171/FUL Plot Ref :-880 Type :- FULL
Applicant Name :- Bennington Prof. Stephen Date Received :- 14/01/2011
Location :- 5 Chilton Close Date Returned :- 25/01/2011
Chilton Close
Abingdon
OX14 2AP

Proposal : Demolition of existing garage to No. 5 Chilton Close. Erection of a two storey side extension and single storey front and rear extensions.

Observations : No Objections

08- 13 ABG/21434/000/-/10/02338/FUL Plot Ref :-882 Type :- FULL
Applicant Name :- Hiles Mr G Date Received :- 14/01/2011
Location :- 1 Ferguson Place Date Returned :- 25/01/2011
Ferguson Place
Abingdon
OX14 3YF
Proposal : Construction of cloakroom and entrance porch.
Observations : No Objections

08- 14 ABG/21435/000/-/10/02392/FUL Plot Ref :-884 Type :- FULL
Applicant Name :- Stroud Date Received :- 14/01/2011
Location :- 53 Masfield Crescent Date Returned :- 25/01/2011
Masfield Crescent
Abingdon
OX14 5PJ
Proposal : Single storey front extension over existing lounge with small two storey front extension.
Observations : No Objections

Proposal : Single storey front extension over existing lounge with small two storey front extension.

Observations : No Objections

The Meeting closed at : 8.20pm

Signed : _____ Chairman Date: _____

On behalf of :-Abingdon Town Council

NOTIFICATIONS OF PLANNING DECISIONS FROM Vale of White Horse District Council

Minute Ref

Thu 10 February 2011

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

C ABG/00202/037/-/10/02057/RMC Approved

District COMMENT Permit: There shall be no increase in pupil numbers above 650 until the pick and drop off facility permitted under application ABG/00202/038 has been laid out in accordance with the approved drawings and its attached conditions. and that the area shall not thereafter be used for any purpose other than as a pick up and drop off facility.

St Helen & St Katharine School

Local COMMENT Refuse: The Council is not aware of any changes to planning circumstances which would justify removal of condition 3. The Council is concerned that an increase in the cap on pupil numbers will lead to increased traffic and also parking problems, causing a nuisance to neighbouring properties. The Council is also concerned about the safety of pupils walking or cycling to school via Faringdon Road and Copenhagen Drive, these safety concerns increasing should the cap be raised.

E ABG/06288/011/-/10/02333/LBC Approved

The Knowl 52 Stert Street

C ABG/07189/002/-/10/02065/FUL Approved

District COMMENT Permit:

5 Glyme Close

Local COMMENT Refuse: The proposed development represents an overdevelopment of the site contrary to Policy DC1 of the adopted Local Plan. The development is also out of keeping for the locality and there is a lack of additional car parking in relation to the extension.

E ABG/12196/003/-/10/02008/FUL Approved

28 Kysbie Close

E ABG/15320/004/-/10/02122/FUL Approved

Abingdon Police Station

E ABG/21380/000/-/10/01953/FUL Approved

18 Farm Road

E ABG/21386/000/-/10/02064/FUL Approved

21 Inkerman Close

E ABG/21392/001/-/10/02318/FUL Approved

158 Oxford Road

E ABG/21394/000/-/10/02124/FUL Approved

9 Preston Road

E ABG/21398/000/-/10/02118/FUL Approved

17 Bostock Road

E ABG/21414/000/-/10/02207/FUL Approved

5 Clarendon Close

E ABG/21425/000/-/10/02251/FUL Approved

Northcourt Road

REFUSED PLANNING PERMISSIONS

C ABG/04172/003/-/10/02026/FUL Refused

District COMMENT Refuse: The proposed development, by reason of its juxtaposition with neighbouring dwellings represents an unneighbourly form of development that is detrimental to the amenities of those properties, resulting in a harmful and oppressive impact in particular on nos. 1 and 2 Wheatcroft Close, in terms of over dominance, loss of light and loss of privacy. As such the proposal is contrary to Policies DC1 and DC9 of the adopted VWHDC Local Plan 2011 and to section 4.6 of the adopted Residential Design Guide (2009).

136 Oxford Road

Local COMMENT No Objections subject to the District Council being satisfied in relation to the adequacy of parking provision for the development.

NOTIFICATIONS OF PLANNING DECISIONS FROM Vale of White Horse District Council

Minute Ref

Thu 10 February 2011

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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The proposed flat roofed rear extension with associated fire escape by virtue of its size and design represents an over development of the site that would detract from the visual amenity of the area. As such the proposal would be contrary to Policy DC1 of the VWHDC Local Plan 2011 and to advice contained in PPS1 'Delivering Sustainable Development'.