

Abingdon Town Council

Agenda of the Planning & Highways Committee

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

ALL MEMBERS ARE ASKED TO NOTE THAT WEST WADDY ARCHITECTURAL AND DESIGN PARTNERSHIP ARE CELEBRATING THEIR 125TH ANNIVERSARY THIS YEAR. AS PART OF THEIR CELEBRATIONS PHILIP WADDY WILL BE MAKING A PRESENTATION TO ALL MEMBERS AT 6.00PM (BEFORE PLANNING AND HIGHWAYS MEETING) REGARDING PROJECTS RELATED TO ABINGDON AND IN PARTICULAR PROJECTS RELATING TO ABINGDON BY ARCHITECTURAL AND TOWN PLANNING, AND URBAN DESIGN STUDENTS AT OXFORD BROOKES UNIVERSITY.

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 - Vice Chair
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 sign as a correct record the minutes of the meeting held on 14th February 2011.

04 MATTERS ARISING

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

1. Naming of Flats at 97 Northcourt Road - The Builders have rejected the Councils proposals for naming the flats and have now suggested Saxon Court, Northcourt Road, Abingdon. Members are asked to approve this name or make further proposals.

05 WORK TO VARIOUS TREES

Members to note the following work to trees.

06 CYCLE AND PEDESTRIAN WORKING PARTY

There are no items for discussion.

07 PLANNING DECISIONS

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

08 PLANNING APPLICATIONS

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

08.1 **ABG/00202/038/-/11/00171/FUL** Plot Ref :- 902 Type :- FULL
Applicant Name :- St Helen & St Katherine School Date Received :- 14/02/2011
Parish :- Date Returned :-
Location :- St. Helen & St Katherine Agent
Sch
Faringdon Road
Abingdon
Proposals :- Alterations and extensions to existing sixth form centre.
Observations :-

08.2 **ABG/03866/006/-/11/00236/LBC** Plot Ref :- 912 Type :- LISTED
Applicant Name :- Vongseenin Mr Date Received :- 21/02/2011
Parish :- Date Returned :-
Location :- 12 Ock Street Agent
Ock Street
Abingdon
Proposals :- Proposed extractor duct through kitchen roof of restaurant.
Observations :-

08.3 **ABG/06270/005/-/10/02083/FUL** Plot Ref :- 906 Type :- FULL
Applicant Name :- Bishop Mrs D Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- Ceridwen, Faringdon Road Agent
Faringdon Road
Abingdon
Proposals :- Proposed erection of 1 No. garage to side elevation.
Observations :-

08.4 **ABG/08285/006/-/11/00263/FUL** Plot Ref :- 916 Type :- FULL
Applicant Name :- Greaney Mr & Mrs M Date Received :- 23/02/2011
Parish :- Date Returned :-
Location :- 77 Ock Street Agent
Ock Street
Abingdon

Proposals :- Removal of existing wc, stores and covered parking, erection of single storey rear extension.

Observations :-

08 . 5 **ABG/11349/005/-/11/00234/FUL** Plot Ref :- 907 Type :- FULL
Applicant Name :- Suckling Mr N Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 26A Berry Croft Agent
Berry Croft
Abingdon
Proposals :- Change of use of existing house into 3 no. one bedroom houses with new side extension to unit 26C. Change of use of existing double garage into one bedroom house.

Observations :-

08 . 6 **ABG/13896/005/-/11/00225/LBC** Plot Ref :- 910 Type :- LISTED
Applicant Name :- Butler Mr P Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 143 Ock Street Agent
Ock Street
Abingdon
Proposals :- Demolition of derelict outside WC.

Observations :-

08 . 7 **ABG/15315/001/-/11/00264/FUL** Plot Ref :- 913 Type :- FULL
Applicant Name :- Wiblin Mr & Mrs S Date Received :- 23/02/2011
Parish :- Date Returned :-
Location :- 1 Childrey Way Agent
Childrey Way
Abingdon
Proposals :- Sub-division of existing dwelling to provide 2 bedroom house and 1 bedroom maisonette with gardens and car parking.

Observations :-

08 . 8 **ABG/15520/002/-/11/00224/FUL** Plot Ref :- 915 Type :- FULL
Applicant Name :- Travis Mrs J Date Received :- 26/02/2011
Parish :- Date Returned :-
Location :- 41 Mattock Way Agent
Mattock Way
Abingdon
Proposals :- Proposed summerhouse in the rear garden.

Observations :-

08 . 9 **ABG/15879/003/-/11/00179/FUL** Plot Ref :- 919 Type :- FULL
Applicant Name :- Cohen Mr S Date Received :- 01/03/2011
Parish :- Date Returned :-
Location :- 33,35,37,39 & 41 Parsons Agent
Mead
Parsons Mead
Abingdon

Proposals :- Proposed new pitched roof incorporating 5 x 1-bed penthouse flats, new access walkway and 2 no. external staircases.

Observations :-

08 . 10 **ABG/15936/001/-/11/00273/FUL** Plot Ref :- 917 Type :- FULL
Applicant Name :- Brown Mr & Mrs D Date Received :- 27/02/2011
Parish :- Date Returned :-
Location :- 19 Medicott Drive Agent
 Medicott Drive
 Abingdon

Proposals :- Proposed first floor en-suite bathroom for disabled use.

Observations :-

08 . 11 **ABG/20442/003/-/11/00175/REN** Plot Ref :- 901 Type :- RENEWAL
Applicant Name :- Francis Mr N Date Received :- 16/02/2011
Parish :- Date Returned :-
Location :- 18 Thornhill Walk Agent
 Thornhill Walk
 Abingdon

Proposals :- Application to extend the time limit on Application No: ABG/20442, for the erection of a dwelling and associated new access.

Observations :-

08 . 12 **ABG/20460/001/-/11/00032/FUL** Plot Ref :- 903 Type :- FULL
Applicant Name :- Owen Mr B Date Received :- 14/02/2011
Parish :- Date Returned :-
Location :- 3 Darell Way Agent
 Darrell Way
 Abingdon

Proposals :- Proposed new pitched roof to existing rear garage to provide storage loft and additional carport.

Observations :-

08 . 13 **ABG/21464/001/-/11/00293/FUL** Plot Ref :- 914 Type :- FULL
Applicant Name :- Bruce Mr Date Received :- 26/02/2011
Parish :- Date Returned :-
Location :- 10 Caldecott Chase Agent
 Caldecott Chase
 Abingdon

Proposals :- Formation of room in roof space and, front and rear roof lights.

Observations :-

08 . 14 **ABG/21485/001/-/11/00258/FUL** Plot Ref :- 908 Type :- FULL
Applicant Name :- Johnson Mr P Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 5 Bostock Road Agent
 Bostock Road
 Abingdon

Proposals :- Demolish existing garage, erect a single storey side and rear extension to create new kitchen area and internal arrangement alterations.

Observations :-

08 . 15 **ABG/21494/000/-/11/00201/FUL** Plot Ref :- 911 Type :- FULL
Applicant Name :- Dumanli Mr M Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 68 Ock Street Agent
 Ock Street
 Abingdon

Proposals :- Retrospective application for second floor extension to rear of building, reconstruction of existing dormer to front elevation.

Observations :-

08 . 16 **ABG/21494/001/-/11/00202/FUL** Plot Ref :- 904 Type :- ADVERT
Applicant Name :- Dumanli Mr M Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 68 Ock Street Agent
 Ock Street
 Abingdon

Proposals :- Retrospective application for glazed tiling to front elevation of property.

Observations :-

08 . 17 **ABG/21496/000/-/11/00223/FUL** Plot Ref :- 905 Type :- FULL
Applicant Name :- Allinson Mrs J Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 80 Norris Close Agent
 Norris Close
 Abingdon

Proposals :- Proposed two storey side extension and conversion of conservatory to extension.

Observations :-

08 . 18 **ABG/21497/000/-/11/00156/FUL** Plot Ref :- 909 Type :- FULL
Applicant Name :- Llex Mr D Date Received :- 18/02/2011
Parish :- Date Returned :-
Location :- 19 John Mason Road Agent
 John Mason Road
 Abingdon

Proposals :- Demolition of existing garage. Proposed two storey extension and single storey garage.

Observations :-

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 14th February 2011 at 7.00pm.**

Committee Members Present :- Councillor Lorraine Oates
Councillor Tim Oates - Chair
Councillor Helen Pighills
Councillor Martin Smith
Councillor Colin Walters - Vice Chair

Also in Attendance :- Mr Stephen Rich

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from the Mayor of Abingdon Councillor Duncan Brown and Councillors Peter Fulk, Jeanette Halliday and Lesley Legge.

02 DECLARATIONS OF INTEREST

There were no declarations of interest.

03 MINUTES

Resolved that the minutes of the meeting held on 24th January 2011, be signed as a correct record.

04 MATTERS ARISING

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 WORK TO VARIOUS TREES

Members noted the work to the following 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 noted the Temporary Traffic Order for the closure of Stert Street from Monday 21st February 2011 for three nights from 7.00pm until 6.00am for three nights to allow for resurfacing work.

Members of the Committee asked who was going to pay for the works as the road surface was fairly new. The Project and Technical manager said he would make enquiries from the County Council.

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/01896/006/-/11/00006/FUL	Plot Ref :-893	Type :-	FULL
	Applicant Name :- Burles Mr I		Date Received :-	26/01/2011
	Location :- 61 Oxford Road Oxford Road Abingdon OX14 2AA		Date Returned :-	17/02/2011
	Proposal : Erection of two dwellings within land to the rear of No 61 Oxford Road and new vehicular access. (Re-submission)			
	Observations : No Objections			
08- 2	ABG/07912/016/-/10/01957/LBC	Plot Ref :-894	Type :-	LISTED
	Applicant Name :- Hatton Goldsmiths Ltd		Date Received :-	26/01/2011
	Location :- 20 - 21 Market Place Market Place Abingdon OX14 3HA		Date Returned :-	17/02/2011
	Proposal : Alterations to external shop frontage			
	Observations : No objections			
08- 3	ABG/10960/004/-/10/02404/FUL	Plot Ref :-899	Type :-	FULL
	Applicant Name :- Meehan Mr & Mrs		Date Received :-	09/02/2011
	Location :- 134 South Avenue South Avenue Abingdon OX14 1QY		Date Returned :-	22/02/2011
	Proposal : 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 : No Objections			
08- 4	ABG/14206/003/-/11/00104/FUL	Plot Ref :-900	Type :-	FULL
	Applicant Name :- Read Mrs S		Date Received :-	09/02/2011
	Location :- 131 Ock Street Ock Street Abingdon OX14 5DL		Date Returned :-	17/02/2011
	Proposal : 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 : No Objections			
08- 5	ABG/21463/000/-/11/00040/FUL	Plot Ref :-896	Type :-	FULL
	Applicant Name :- Belcher Mr M		Date Received :-	31/01/2011
	Location :- 77 Bowyer Road Bowyer Road Abingdon OX14 2EP		Date Returned :-	17/02/2011
	Proposal : Erection of a single storey rear extension			
	Observations : No Objections			

08- 6 ABG/21468/000/-/10/02303/FUL Plot Ref :-895 Type :- FULL
Applicant Name :- Wilkins Mr G Date Received :- 29/01/2011
Location :- 11 Francis Little Drive Date Returned :- 17/02/2011
Francis Little Drive
Abingdon
OX14 5PN

Proposal : Demolish conservatory and build extension to rear of property and garage conversion into living room.

Observations : No objections

08- 7 ABG/21473/000/-/11/00060/FUL Plot Ref :-897 Type :- FULL
Applicant Name :- Cribb Mr N Date Received :- 01/02/2011
Location :- 30 Picklers Hill Date Returned :- 17/02/2011
Picklers Hill
Abingdon
OX14 2BA

Proposal : Erection of a two storey side extension, two storey side extension with dormer and a two storey rear extension.

Observations : No Objections

08- 8 ABG/21481/000/-/11/00108/FUL Plot Ref :-898 Type :- FULL
Applicant Name :- Smith Mr S Date Received :- 04/02/2011
Location :- 30 Marcham Road Date Returned :- 17/02/2011
Marcham Road
Abingdon
OX14 1AA

Proposal : Erection of a two storey and single storey extension.

Observations : No Objections

The Meeting closed at : 8.45

Signed : _____ Chairman Date: _____

On behalf of :-Abingdon Town Council

NOTIFICATIONS OF PLANNING DECISIONS FROM Vale of White Horse District Council

Minute Ref

Thu 3 March 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

<p>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.</p>	<p>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.</p>
<p>✓ E ABG/02657/013/-/10/02324/LBC Approved</p>	<p>Lloyds TSB 8 Ock Street</p>
<p>✓ E ABG/02657/014/-/10/02323/ADV Approved</p>	<p>Lloyds TSB 8 Ock Street</p>
<p>E ABG/06288/011/-/10/02333/LBC Approved</p>	<p>The Knowl 52 Stert Street</p>
<p>G ABG/07189/002/-/10/02065/FUL Approved District COMMENT Permit:</p>	<p>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.</p>
<p>E ABG/12196/003/-/10/02008/FUL Approved</p>	<p>28 Kysbie Close</p>
<p>✓ E ABG/12628/002/-/10/00004/FUL Approved</p>	<p>Gross Key 148 Ock Street</p>
<p>E ABG/14753/012/-/10/02373/FUL Approved</p>	<p>Abbey Close</p>
<p>E ABG/15320/004/-/10/02122/FUL Approved</p>	<p>Abingdon Police Station</p>
<p>✓ E ABG/20606/003/-/10/02214/FUL Approved</p>	<p>50 Sellwood Road</p>
<p>✓ C ABG/21378/000/-/10/02048/DEE Approved District COMMENT Permit: Planning permission has been granted as the proposed development is considered to comply with the provisions of the development plan, in particular Policies CF1, DC5 and DC9 of the adopted VWHDC Local Plan.</p>	<p>Fitzharrys Common Room Local COMMENT Refuse: The Council considers that this proposed development is contrary to Policy CF1 of the adopted Local Plan which makes a presumption against loss of buildings in community use.</p>
<p>E ABG/21380/000/-/10/01953/FUL Approved</p>	<p>18 Farm Road</p>
<p>E ABG/21386/000/-/10/02064/FUL Approved</p>	<p>21 Inkerman Close</p>
<p>E ABG/21392/001/-/10/02318/FUL Approved</p>	<p>158 Oxford Road</p>
<p>E ABG/21394/000/-/10/02124/FUL Approved</p>	<p>9 Preston Road</p>

NOTIFICATIONS OF PLANNING DECISIONS FROM Vale of White Horse District Council

Minute Ref

Thu 3 March 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

~~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 Nertheourt Road~~

✓ E ABG/21429/000/-/10/02171/FUL Approved 5 Chilton Close

✓ E ABG/21434/000/-/10/02338/FUL Approved 1 Ferguson Place

✓ E ABG/21453/000/-/10/02349/FUL Approved 11 Duffield Close

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.

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'.