

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 16<sup>th</sup> JULY 2018

Comments & Observations

Meeting Ref.	Vale / South reference	Applicant and application address	Summary of Proposed development	Application Type
1	P17/V2711/FUL	Mr Vincent McMackin Heritage 63A Oxford Road Abingdon OX14 2AA	<p>Amendment 4 – dated 6<sup>th</sup> June 2018 Change of use from C3 to C4 to allow 7 bed HMO (additional information received 16<sup>th</sup> January 2018, amended vision splays received 20<sup>th</sup> February 2018 and amended car parking plan received 6<sup>th</sup> June 2018) <i>Original application – recommended refusal by ATC</i></p> <p><b><u>Comments:</u></b> <i>Recommend refusal. The Committee reiterated its previous objections to the application, which it did not consider had been addressed by the amendment.</i></p> <p><i>As with the previous proposals for this application, concern was still expressed regarding:</i></p> <ul style="list-style-type: none"> <li>• <i>Lack of adequate parking provision for residents and potential visitors (contrary to Local Plan Policy DC5 – Access)</i></li> <li>• <i>Overdevelopment for the site and out of character with the area – contrary to Local Plan Policy DC1; and Local Plan Policy CP37 – Design &amp; Local Distinctiveness.</i></li> </ul>	Major

2	P18/V0988/HH	Mr M Kimber 12 Knollys Close Abingdon OX14 1XN	<p><i>Amendment No1. – dated 19<sup>th</sup> June</i> Proposed rear extension over two floors. The minor interior alterations include extending two of the existing bedrooms and adding an obscure-glazed side window</p> <p><i>ATC did not object to original application.</i></p> <p><b><u>Comments:</u></b> <i>No objections</i></p> <p><i>Cllr David Pope declared non-pecuniary interest in this application as he knew the applicant and took no part in the discussion or vote. The Vice-Chairman, Cllr Mike Badcock, took the Chair for this item.</i></p>	Other
3	P18/V1358/HH	Mr and Mrs Preece 40 Spring Road Abingdon OX14 1AN	<p>Two storey rear extension and internal refurbishment.</p> <p><b><u>Comments:</u></b> <i>No objections.</i></p>	Other
4	P18/V1384/FUL	Mr Michael Bayliss 35 Buscot Drive Abingdon OX14 2BJ	<p>Demolish existing motorcycle workshop, erect new one-bedroom house.</p> <p><b><u>Comments:</u></b> <i>No objections</i></p>	Minor
5	P18/V1397/FUL	Mrs Gillian Kent Christ's Hospital of Abingdon Twitty's Almshouses St Helen's Wharf Abingdon OX14 5EH	<p>Fabric repairs to the south elevation to include brick replacements, timber repairs and stone cill repairs.</p> <p><b><u>Comments:</u></b> <i>No objections</i></p> <p><i>Cllrs Mike Badcock and Cllr Margaret Crick declared a non-pecuniary interest in this application as they are governors of Christ's Hospital of Abingdon nominated into these roles as members of the Town Council.</i></p>	Other

6	P18/V1448/HH	Mr Paul Faulkner 19 Orpwood Way Abingdon OX14 5PX	Erection of a two storey side extension to the existing property, providing two additional bedrooms, one with en-suite and a garage / workshop to the ground floor. And additional parking space is also to be created to the north east of the property.  <b><u>Comments:</u></b> <i>No objections</i>	Other
7	P18/V1470/HH	Strategic Design 42 Edward Street Abingdon OX14 1DL	Proposed ground floor extension.  <b><u>Comments:</u></b> <i>No objections</i>	Other
8	P18/V1474/FUL	Mr Mike Scott 35 Oxford Road Abingdon OX14 2EE	Erection of a single storey outbuilding to provide staff facilities, in location of existing outbuildings to be removed  <b><u>Comments:</u></b> <i>No objections</i>  <i>Cllr Patrick Lonergan declared non-pecuniary interest in this application as he knew the applicant.</i>	Minor
9	P18/V1550/HH	Mr & Mrs Julian Bradwell 87 Oxford Road Abingdon OX14 2AB	Part demolition, remodeling and construction of two storey side and rear extension to existing property.  <b><u>Comments:</u></b> <i>No objections, subject to the adoption of the conditions set out by Oxfordshire County Council, as local highway authority in their consultation response dated 5<sup>th</sup> July 2018.</i>	

10	P18/V1621/HH	Mrs Sylwia Soares-Vieira 3 The Hyde Abingdon OX14 5JG	Single storey extension to rear and loft conversion. Demolish existing outbuilding.  <b><u>Comments:</u></b> <i>No objections</i>	Other
11	P18/V1504/HH	Mr Peter Dryer 21 Duffield Close Abingdon OX14 2RS	Two storey rear extension and extend the frontage approx. 1.3m with a single storey extension.  <b><u>Comments:</u></b> <i>No objections, however the Committee requested that the District Council considers the concern of the Council in relation to the removal of car parking spaces as a result of the proposed development and the impact upon the highway as a result of potentially more vehicles parking on the street and impact on vehicle turning.</i>	Other
12	P18/V1578/HH & P18/V1579/LB	Mr & Mrs P & J Walker The Old Coal Merchants 50 West St Helen Street Abingdon OX14 5BP	Amendment to structural support, 2 new front dormer windows, 2 new rear roof lights.  <b><u>Comments:</u></b> <i>No objections</i>	Other
13	P17/S4416/FUL	Mr & Mrs Allan Culham Hill Culham Oxfordshire OX14 3DT	Change of use of land from agricultural land to farm park, wildlife and outdoor activity Centre, associated buildings and outdoor play structures, mountain bike trail, formation of lake, ponds and wetland area, area for glamping tents, site manager's accommodation, formation of a new access off the A415, Alteration of two existing accesses. (From Thame Lane and A415), creation of new pedestrian access off A415, associated engineering works, drainage and landscaping (as amended by plans received 5 July 2018)	Major

			<p><b><u>Comments:</u></b></p> <p><i>It was noted that the Town Council had not objected to the original application. However, following a review of the application the Committee recommended refusal for the following reasons:</i></p> <ul style="list-style-type: none"><li><i>• The Council is concerned that the road network cannot accommodate traffic arising from the development without causing safety, congestion or environmental problems which would adversely impact upon Abingdon, in contravention of Saved Policy DC5 (Access) of the Vale of White Horse District Local Plan 2011.</i></li><li><i>• The Council is concerned that the development will result in additional traffic pressure in relation to the A415 which will adversely impact upon air quality in Abingdon Town Centre, noting that the town centre is already subject to an Air Quality Management Area. Consequently the Council considers that the application is in contravention of Strategic Objective 4 of the Local Plan 2031 Part 1 in that it could adversely impact upon the health and wellbeing of Vale residents.</i></li></ul>	
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