

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 6th AUGUST 2018

Comments & Observations

Meeting Ref.	Vale / South reference	Applicant and application address	Summary of Proposed development	Application Type
1	P18/V0492/FUL	Cranbourne Homes The Old Gaol Bridge Street Abingdon OX14 3HE	<p>Amendment No 1 – dated 10th July 2018</p> <p>Proposed change of use of section of ground floor space to form 3 no. apartments. Retrospective consent for erection of blockwork partitions to same space. (Additional information regarding marketing and sound insulation submitted 10/7/18.)</p> <p><i>(ATC previously recommended refusal for this application:</i></p> <ul style="list-style-type: none"> • <i>Original planning permission was granted on the condition that there would still be public open space. That condition should be upheld.</i> • <i>It was felt that if restaurant use was not possible then alternative uses which would ensure public access, other than a change of use to residential, should be sought.</i> • <i>The committee felt that the size of the proposed apartments was too small.)</i> <p><u>Comments:</u></p> <p><i>Recommend refusal. Members noted the additional information submitted by the applicant in relation to marketing and sound insulation. Members considered that the content of these documents did not change their</i></p>	Other

			<p><i>previous opinion that the application should be refused. Members also regretted that the development had not proceeded as expected through full adherence to the agreed plans and there were continuing concerns in relation to matters such as affordable housing and access.</i></p> <p><i>Authority was delegated to the Town Clerk to word an appropriate response based on the above.</i></p>	
2	P18/V1608/FUL	Mrs Alison Jarratt The Unicorn School 20 Marcham Road Abingdon OX14 1AA	<p>Construction of two log cabins to form two new teaching rooms, regularize creation of astro-pitch and parking layout.</p> <p><u>Comments:</u> <i>No objections</i></p>	Minor
3	P18/V1672/LB	Abingdon-on-Thames Town Council The Old Magistrates' Court Abbey Close Abingdon OX14 3JD	<p>Alterations to the rear of the Old Magistrates' Court.</p> <p><i>All Members of the Committee declared a non-pecuniary interest in these applications as these related to Town Council properties. However, Members considered they also had a conflict of interest and therefore no comments were made on these applications.</i></p> <p><u>Comments:</u> <i>No comment as this was an application relating to the Town Council.</i></p>	Other

4	P18/V1692/FUL	Mr Bob Hawkes Ortho House 20 Nuffield Way Abingdon OX14 1RL	Installation of two 300mm external diameter stainless steel ducts on the eastern wall of the building extending to one metre above the roof line of the adjacent building and installation of an air conditioning heat exchanger on the same wall. These form part of the installation of a controlled environment within the building for the testing of prototype cells and batteries. <u>Comments:</u> <i>No objections</i>	Minor
5	P18/V1699/FUL	Heslop Ltd 26 Bath Street Abingdon OX14 3QH	Change of use of a hairdressers' salon (A1) to form a two bedroom flat (C3). Ground floor of salon area to remain as (A1) use. <u>Comments:</u> <i>No objections</i>	Other
6	P18/V1670/RM	Mr David Moore David Wilson Homes Land north west of Abingdon-on-Thames bound by Wootton Road, Dunmore Road and the A34 Abingdon- on-Thames.	Development of up to 200 dwellings, means of access and associated works. <i>**See correspondence to VWHDC at the bottom of this schedule for the outline application which was discussed in July 2017.</i> <u>Comments:</u> <i>Recommend refusal. Concern regarding the impact of the development had already been expressed as outline planning permission stage and it was considered that these concerns remained and this should be emphasised (see comments detailed at end of schedule in relation to application no P17/V1336/O).</i>	Major

			<p><i>Concerns/ comments were expressed regarding:</i></p> <ul style="list-style-type: none"><i>• Lack of sufficient green spaces in the development and no play area;</i><i>• General lack of sufficient facilities;</i><i>• Need for a new GP surgery as the pressure of this and other planned developments could not be accommodated by Long Furlong Medical Centre. It was noted that the Oxfordshire Clinical Commissioning Group estimated that the development would result in an additional 480 patients for the GPs in the area and had registered their objection “at this juncture on the grounds that there needs to be extra financial support for the local health economy from the developers of the scheme.”</i><i>• The application states that it is for development of up to 200 dwellings; it is actually for 200 dwellings.</i> <p><i>Authority was delegated to the Town Clerk to word an appropriate response.</i></p>	
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7	P18/V1740/FUL	<p>Mr Nigel Warner Abingdon-on-Thames Town Council The Guildhall Abbey Close Abingdon Ox14 3JD</p>	<p>The Abbey Hall is the 1960's building to the rear of the Abingdon Town Council Guildhall. The Guildhall is a Grade II listed structure but the Abbey Hall is not considered listed by the incumbent conservation officer.</p> <p>There is the intention to re-open the Abbey Hall, after a programme of minor refurbishment works which require a review of the means of escape provision to inform the proposal.</p> <p>The proposed works that require planning permission include:</p> <ul style="list-style-type: none"> • The replacement of one emergency escape stair to the Abbey Gate side elevation with a compliant width steel unit, using the existing concrete footings. Style to match existing. • Insertion of an escape stair to the side elevation of the building by the Guildhall Car Park where previously there was a ramp installed from first to ground level. The proposal is to reinstate the emergency exit door and install a steel framed compliant means of escape stair to ground level. <p><i>All Members of the Committee declared a non-pecuniary interest in these applications as these related to Town Council properties. However, Members considered they also had a conflict of interest and therefore no comments were made on these applications.</i></p> <p><i>No comment as this was an application relating to the Town Council.</i></p>	Minor
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8	P18/V1743/A	Mr Anthony Borrow Fat Face 1 Market Place Abingdon OX14 3HG	Replacement of 2 no. projection sign: double sided timber sign with 50mm border frame. Reusing letters on 2no fascia sign 12mm thick timber individual letters & line. <u>Comments:</u> <i>No objections</i>	Other
9	P18/V1744/FUL	Mr Graham McDonough Abingdon Rugby Football Club Southern Town Park Lambrick Way Abingdon OX14 5TJ	To replace existing shipping containers with purpose built single storey equipment store. <u>Comments:</u> <i>No objections</i>	Minor
10	P18/V1764/HH	Mr & Mrs Yeates 14 Caldecott Close Abingdon OX14 5HA	Addition of single storey Glass Room to rear elevation of property. <u>Comments:</u> <i>No objections but concern was expressed regarding the proximity of a tree adjacent to the proposed development.</i>	Other
11	P18/V1766/HH	Mr Derek Ford 33 Loddon Close Abingdon OX14 3TB	Two-storey extension to west flank and associated alterations to fenestration. <u>Comments:</u> <i>No objections</i>	Other
12	P18/V1767/LB	Mr David Holmes 8-10 Bath Street Abingdon OX14 3QH	Strip out of modern materials following a fire to inspect historic materials and form / agree repair plan. <u>Comments:</u> <i>No objections</i>	Other

13	P18/V1783/HH	Mr Cooper & Mrs Dryden 61 Abbott Road Abingdon OX14 2DU	This application seeks permission for the demolition of the existing conservatory and the erection of a new two-storey, gabled rear extension to the rear of the main house. <u>Comments:</u> <i>No objections</i>	Other
14	P18/V1803/HH	Mr & Mrs Ed Cole-Morgan The Haven Radley Road Abingdon OX14 3PP	Proposed single storey rear extension. <u>Comments:</u> <i>No objections</i>	Other
15	P18/V1810/FUL	Abingdon School Park Road Abingdon OX14 1DE	Erection of storage shed. <i>Cllr David Pope declared a non-pecuniary interest in this application as he was a former employee of Abingdon School. However, he also considered that he had a conflict of interest, consequently he vacated the chair for this item and took no part in the discussion. The Mayor, Cllr Margaret Crick, took the chair for this item.</i> <u>Comments:</u> <i>No objections, subject to maintenance of adequate access for neighbouring property.</i>	Minor
16	P18/V1819/HH	Mr & Mrs Rees 8 Baker Road Abingdon Ox14 5LW	Erection of new single storey side and rear extension. <u>Comments:</u> <i>No objections</i>	Other

Comments previously submitted in relation to Application no P17/V1336/O: Development of up to 200 dwellings, means of access and associated works, with all other matters (relating to appearance, landscaping, layout and scale) reserved. Land north west of Abingdon-on-Thames Land bound by Wootton Road, Dunmore Road and the A34 Abingdon-on-Thames

The Town Council notes that the development site is earmarked in the Vale of White Horse Local Plan 2031 for housing. Part One of the Plan, which includes the strategic allocation, has now been approved. Consequently, within the context of Local Plan policy, the Town Council has no objection to the application subject to a number of conditions to meet the Council's concerns. Please note the condition in relation to the A34 South Facing Slips/ Lodge Hill Diamond Interchange, detailed in page 3 of this letter which, if not part of the planning conditions on the development if approved, would result in this Council objecting to the application.

A34 South Facing Slips/ Lodge Hill Diamond Interchange

Part One of the Local Plan 2031, Core Policy 4 (Meeting Our Housing Needs) provides for 200 dwellings to be allocated to this site and this is further detailed in Core Policy 8 (Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area). Core Policy 8 includes the requirement that growth is managed to minimize pressure on the highway network.

It is noted that within the application there is a commitment to contribute towards the delivery of south facing slips on the A34.

The Transport Assessment within the application states that *“the additional traffic would not have a material impact on the safety or operation of the local road network”* and the design and access statement draws attention to *“excellent road transport links”* to and within the town.

However the response of the Oxfordshire County Council in relation to transport matters expresses some concerns and queries the junction assessments within the Transport Assessment. In particular I would draw your attention to the following comments on page 10 of the County Council's response:

6.5.6 Other comments the Local Highway Authority on the junction capacity wish to make are stated in paragraphs 6.5.6.1 and 6.5.6.2 below

6.5.6.1 The Transport Assessment (TA) states the site will create 2 additional trips every minute which it calls a modest increase. The roads surrounding the site already experience severe congestion at peak times, so even a moderately low number of additional trips could be a tipping point in the road network being able to cope.

6.5.6.2 The TA in paragraph 6.3.3 reproduced below seems to suggest that the new slips would only have a “little impact” on site distribution, which I do not believe is correct:

“Whilst the slips would clearly effect the distribution of the North Abingdon residential site given its proximity to Lodge Hill, their introduction would potentially have little impact on the North Abingdon residential development due to the site being equidistant between Lodge Hill and the A34/ Marcham existing all movements junction.”

Significant queuing exists in and around the Marcham Road in the AM and PM peaks periods. Whilst it may be ‘equidistant’, journey times could be significantly less if using Lodge Hill Slips. That said, even if all southbound traffic generated by the North West Abingdon site did route through Colwell Drive and Marcham Road, this is only made achievable in capacity terms by the redistribution of traffic generated elsewhere due to A34 Lodge Hill Slips.

It is also noted that according to the “Statement of Community Involvement” traffic and highways was the major concern of those who responded through the consultation process concerns were raised on the impact of the proposals on local roads and traffic and network improvements are needed. It is stated *“it is clear from feedback that there is notable concern among respondents that establishing new homes on land north west of Abingdon-on-Thames will cause an increase in traffic.”* The Town Council would re-iterate these concerns: the proposed development would add a substantial number of vehicles to an already congested area and increase the pressure on an already pressurised highway network.

The application should also be considered within the context of the other applications in relation to the area to the north of the town, including that for 900 dwellings, 50 retirement homes and other development in North Abingdon. There is a cumulative effect of all the additional development, which is acknowledged by the County Council in their recommendation to seek a Grampian condition requiring a contribution towards the south facing slips and an overall limit on the number of occupations across four sites (North Abingdon, NW Abingdon, NW Radley and South Kennington).

The Town Council’s position

The Town Council has strongly argued for a Diamond Interchange at Lodge Hill for many years, in order to mitigate already difficult traffic conditions in and around Abingdon. It has noted the progress which has been made in relation to this matter.

Without a Diamond Interchange at Lodge Hill then the proposed development would mean that the traffic situation would deteriorate further and become completely unsustainable.

The County Council’s response to the application states that *“a key part of the highway mitigation strategy for this development proposal and others in the area is the provision of additional Lodge Hill Slips onto the A34 (the Slips). This project is seen as the best method of mitigating the transport impact.”* It goes on to state that *“as congestion in Abingdon is already significant, it would not be appropriate to allow further substantial development without guarantees of a deliverable mitigation solution.”*

The Town Council agrees with the County Council's assessment but is of the view that a condition is put in place that the proposed development should not commence until such time that the Diamond Interchange is built. In the absence of such a condition the Town Council would object to the application and would request that if the officer recommendation provides for any development prior to the delivery of the south facing slips, then the Town Council's response should be recorded as an objection.

The objection would be on the grounds that the application contravenes Core Policy 8 (Spatial Strategy for Abingdon-on-Thames and Oxford Fringe Sub-Area) of the adopted Part 1 of the Vale of White Horse District Local Plan 2031 in that growth would not have been managed to minimize pressure on the highway network. In addition the development would also contravene retained Policy DC5 (Access) of the Vale of White Horse District Local Plan 2011 particularly in that the road network cannot accommodate the traffic arising from the development.

County Council highways response

It is noted that the developer's Transport Assessment confirms that the proposals for mitigation include:

- Construction of a right turn lane vehicular access from Wootton Road along the site's western edge.
- Pedestrian access onto Dunmore Road, supported by a new pedestrian crossing;
- Enhancements to existing pedestrian/ cycle facilities to the south along Wootton Road;
- Additional mitigation works for the Wootton Road/ Dunmore Road/ Copenhagen Drive roundabout.

However notwithstanding the above the Town Council notes that in the County Council is objecting to the development.

I have already referred to the County Council's comments in relation to junction assessments and the south facing slips on the A34 above. In their response the County Council fully details many other concerns and a number of recommendations/ conditions it would seek to place on the development if it were to recommend that planning permission be granted. The County Council's response also outlines the contributions which it would seek in relation to section 106 agreements for highways. The Town Council would request that these concerns and recommendations are addressed fully as a condition of the grant of any planning permission.

Speed limit Dunmore Road The Town Council has a particular concern in relation to the Dunmore Road. This currently forms part of a relief road around Abingdon with housing to the south and agricultural land/ green belt to the north. However if this and the North Abingdon development take place then there will be housing on both sides of the road and the Town Council would wish a condition of the planning permission to be that the speed limit on this road be reduced to 30mph in the interests of public safety as it will, in effect, be a road which is going through a residential area. This would be in accordance with retained Policy DC5 (Access) of the

Vale of White Horse District Local Plan 2011 which requires the road network to accommodate traffic arising from the development without causing safety problems.

Air Quality

The Council is concerned about the impact of any development on air quality in Abingdon and notes the comments from the Environmental Health Officer (EHO) that the impacts are relatively small scale in both the development and operational phases. The Council would ask that the conditions suggested by the EHO are part of any planning permission. It is noted that the EHO comments: *“the development site will benefit from improved access to the A34 when the extra slips at Lodge Hill are in place and this should reduce future impacts on Marcham Road where levels are high but currently below the air quality objective levels.”*