

**Abingdon-on-Thames Town Council
Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Tuesday 23rd April 2019
In the Guildhall, Abingdon-on-Thames.**

Present

Cllr David Pope	Chairman
Cllr Mike Badcock	Vice-Chairman
Cllr Jeanette Halliday	
Cllr Brian Hedley	
Cllr Vicky Jenkins	
Cllr Lorraine Oates	
Cllr Margaret Crick, Mayor	Ex-officio

Also in attendance:

Cllr Robert Hall	Substitute for Cllr Jeanette Halliday for Item 11.15 only
Mr Nigel Warner	Town Clerk
Mrs Nina Özdemir	PA to Town Clerk

1. **Apologies for Absence**

Apologies were received from Cllr Samantha Bowring, Cllr Angela Lawrence and Cllr Patrick Lonergan.

2. **Declarations of Interests**

Cllr David Pope declared a non-pecuniary interest in Item 4 – Matters Arising as he was a former employee of Abingdon School and still had links to the School. He also declared a non-pecuniary interest in Application 11.2 – Land at Faringdon Road for the same reason. As this could have been viewed as a potential conflict of interest Cllr Pope left the room during discussion of these items. The Vice-Chairman, Cllr Mike Badcock, chaired the meeting during discussion of these items.

Cllr Margaret Crick and Cllr Mike Badcock declared a non-pecuniary interest in Application 11.3 - P19/V0518/FUL as they were both Town Council Nominative Governors of the applicant, Christ's Hospital of Abingdon. As this could have been viewed as a potential conflict of interest they took no part in the discussion of this item.

Cllrs Mike Badcock, Jeanette Halliday and Lorraine Oates and Mr Nigel Warner (Town Clerk) declared a non-pecuniary interest in application 11.15 – 4 Lumberd Road – as they were acquainted with an objector to this application.

As this could have been viewed as a potential conflict of interest they took no part in the discussion of this item, and left the room during its discussion.

Cllr Vicky Jenkins joined the meeting at this point, it being 7.02pm

3. **Minutes**

Resolved that the minutes of the meeting held on 1st April 2019 be signed as a correct record by the Chairman.

4 **Matters Arising**

Abingdon School – masterplan and piecemeal development.

Members noted and considered the response from Abingdon School, dated 3rd April 2019 in relation to the above.

The Town Clerk was requested to acknowledge the response and as part of the response:

- Thank the School for its invitation to tour the new facilities and, noting that this was the last Committee meeting of the current Council, state that this offer would be put to the next meeting of the Committee.
- State that it is the Council's understanding that the current works are the last ones in the current Masterplan, that it is assumed that a new Masterplan will cover future development proposals and request that the Council receive a copy of this when it is available.

The Vice-Chairman proposed a vote of thanks to Cllr Brian Hedley (who was attending his last meeting as a Town Councillor) for his years of service to the Town Council. This was approved unanimously.

5 **Public Participation**

Mrs Michele Pithers spoke to support Application 11.1 – 105 Drayton Road.

6 **Notice of Submission of South Oxfordshire Local Plan 2034 to the Secretary of State**

Members noted the correspondence from South Oxfordshire District Council in relation to the above.

7 **Naming and Numbering of Properties**

Members noted the following:

Demolition of property known as: Brookvale, 8 South Avenue and erection of 2 new residential dwellings to be known as: 8 and 8A South Avenue, Abingdon, OX14 1QH.

8 **Notification of Road Closures: A34 Oxfordshire Marking Renewal**

Members noted the closing of the A34 overnight on the dates listed for the renewal of road markings along sections of the north and southbound carriageways in Oxfordshire. They also requested that the Town Clerk contact Kier Services to request litter picking also be undertaken at the same time.

9 **Licensing Application – Abingdon Distillery Ltd, 41 Bath Street, Abingdon**

Members noted and considered the above application. The consultation end date was 8th May 2019.

It was noted that the Council had recently considered a planning application for a change of use at the premises and the Council's comments had been as follows:

No objections subject to a condition that the change of use is personal to the applicant Mr Benjamin Blackledge. This condition is suggested because it is stated in the applicant's covering letter dated 12th March 2019 that "presently, there is a lack of small scale (<8m sq.), light industrial units in Abingdon – this proposal would allow the business to grow sustainably and provides an alternative to leasing an unviable unit until the business is profitable and ready." Consequently it is implicit in the applicant's letter that the change of use would be for a temporary period and would be required for the purposes of the applicant rather than any subsequent occupiers of the property.

Consequently whilst the Committee had no objections to the application for a Premises Licence they did ask if the licensing legislation / policy allowed for a condition could be placed on the premises licence that it would be personal to the applicant. If the legislation/ policy allowed for such a condition then the Committee requested that this be added to any licence issued.

10 **Vale of White Horse Planning Decisions**

Noted.

11 **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:

11.1 P19/V0056/HH – Other

Mr Nigel Pithers, 105 Drayton Road, Abingdon, OX14 5JF

Amendment No 1 – dated 29th March 2019 Removal of 6ft bushes on boundary between 107 (Sovereign Housing) and replaced by fence.

We asked Vale of White Horse District Council for advice on the height of the fence (£45) and a letter dated 11th September (Ref P18/V2198/PD) says that a 2m fence can be erected without planning permission unless it is adjacent to a highway. Based on this I had the bushes replaced by the fence. **(As amended by plan received 29th March 2019)**

Original application recommended for refusal by the Town Council at the meeting of 11th March 2019 on the following grounds:

“The Committee noted that due to the height of the fence Oxfordshire County Council had raised safety concerns that “the fence as erected obstructs pedestrian awareness vision splays for vehicles egressing the car parking on the frontage.” Consequently the Committee recommended refusal on the grounds that the height of the fence would compromise safe and convenient access, in contravention of Saved Policy DC5 (Access) of the Vale of White Horse District Council Local Plan 2011 and Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1.”

Comments:

It was noted that the Council’s objection to the original application was based on safety concerns raised by Oxfordshire County Council.

It was further noted that the County Council’s comments on the amended plans were as follows:

“I have reviewed this and confirm that it is acceptable for the purposes of the vision splay on this side for vehicles egressing the site.” (E-mail from Farakh Hamid, Area Liaison Officer, dated 17th April 2019).

Having taken the above in to account the Committee had no objections to the application as amended.

11.2 P19/V0344/FUL - Minor

Mr Martin McKenna, Land at Faringdon Road, Abingdon School, Abingdon, OX14 1DE

Amendment No. 2 – dated 15th March 2019

Partial demolition of wall in Conservation Area and erection of pedestrian barriers south of Faringdon Road and creation of a break in hedge and the installation of a gate to create pedestrian access north of Faringdon Road.

(Conservation Appraisal in respect of Abingdon School Masterplan received 22/2/2019.)

Amended plans and information received 14/3/2019 comprising: revised site location plan 8170195/6405; new pedestrian access drawing showing site context 8170195/6406 revA5; new pedestrian access general arrangement drawing 8170195/6407 revA5; new pedestrian access standard details 8170195/6408 revA4.)

(Amended plans and information received 15/3/2019 including new pedestrian access drawing showing site context 8170195/6406 revA6 and new pedestrian access general arrangement drawing 8170195/6407 rev A6.)

Previously no objections from Town Council.

Comments:

No objections. Cllr David Pope declared a non-pecuniary interest in this application as he has links with the school. Cllr Pope left the room during discussion of this item.

11.3 P19/V0518/FUL – Other

Christ's Hospital of Abingdon, 4 St Helen's Wharf, Abingdon, OX14 5EN

Application for a Change of Use from Domestic Dwelling (C3) to Office (B1).

This is for administrative accommodation integral with and support of the Christ's Hospital of Abingdon Almshouses.

At the meeting of 1st April 2019 the Town Council registered a "holding objection" to this application as Members felt it was clear from the online comments of the Conservation Officer, that an application for Listed Building Consent was required. No discussion regarding the proposed change of use took place.

Members stated that when the Town Council was consulted on any application for Listed Building Consent then it would reconsider application P19/V0518/FUL. Once this had been received, the Town Council would consider the application for change of use alongside Listed Building Consent.

The local district member received the following response from the Planning Officer:

"Listed building consent will also be required for the proposed internal and external alterations, and whilst it is usual for a LB application to be considered alongside a FUL application, there is no requirement for this. As such, it is possible to assess the applications individually. The council have a duty to determine applications in a timely manner, and as such, it is not considered that there is an appropriate reason as to why the decision date for this current application for planning permission should be delayed. The agent has informed me that the reason for not submitting an LB application at this time is so that they can address the principle of the change of use, before submitting an application for listed building consent for the internal and external alterations required. No works will be able to commence until listed building consent has been granted, and an informative will placed on the decision should the application be recommended for approval."

Comments:

No objections

Cllr Margaret Crick and Cllr Mike Badcock declared a non-pecuniary interest in this application as they were both Town Council Nominative Governors. They took no part in the discussion of this item.

11.4 P19/V0622/FUL – Minor

Mr & Mrs W & M Ditcham, 52 Berry Croft, Abingdon, OX14 1JN

Partial demolition of existing dwelling and erection of 2-bedroom dwelling within land associated with 52 Berry Croft. Widen existing drop kerb.

Comments:

No objections

11.5 P19/V0632/HH - Other

Mr Nigel Bunce, 119 South Avenue, Abingdon, OX14 1QS

Loft conversion with dormer windows to side and rear.

Comments:

No objections

11.6 P19/V0636/HH – Other

Mr Jaz Bance, 18 Hendred Way, Abingdon, OX14 2AN

Demolition of store and garage and erection of two storey and single storey extensions.

Comments:

No objections

11.7 P19/V0641/LB – Other

Mrs Claire Burton, 7A East St Helen Street, Abingdon, OX14 5EG

Remove flooring and reinstate through customer area, replacement of existing sink and units. Remove and reinstate new water heater. Partial re-wiring for new sockets and safety. Installation of paneling to walls. Internal decoration. Repair to outside door frame. Decorate exterior.

Comments:

No objections

11.8 P19/V0642/A – Other

Mrs Claire Burton, 7A East St Helen Street, Abingdon, OX14 5EG

Matte vinyl acrylic lettering on fascia etched vinyl to glass door.

Comments:

No objections

11.9 P19/V0678/HH – Other

Mr & Mrs T Kloeppe, 11 Fisherman's Wharf, Abingdon, OX14 5RX

Extend upward from 2.5 storey to 3 storey and increase the size of existing bedrooms each with ensuite. Demolish existing conservatory and replace with new rear extension to create larger open plan kitchen with dining area and family snug.

Comments:

No objections

11.10 P19/V0687/FUL – Minor

Mr Ron Wyatt, Land to rear of 39 Ock Street, Abingdon, OX14 5AG

Demolition of existing buildings, erection of seven one bedroom and studio flats.

Comments:

The Committee recommended refusal for this application on the grounds that the proposed development would be out of character with the surrounding area,

particularly in terms of the scale and mass of the development, contrary to Vale of White Horse Local Plan 2011 Retained Policy DC1 (Design) and Vale of White Horse Local Plan 2031 Policy CP37 – Design & Local Distinctiveness.

11.11 P19/V0691/FUL – Major

Mrs Lorna Juarez, Taylor Wimpey, Block 1 King Street, Abingdon, OX14 5GB

Planning permission was granted for a block of flats under P14/V1196/FUL. Planning permission is sought to increase the height of a building by 300mm. The finish floor level has not changed.

Comments:

No objections

11.12 P19/V0752/FUL – Minor

Ruth Silitoe, The Trustees of Trinity Church, Trinity Church Hall, Conduit Road, Abingdon, OX14 1DB

Proposed rear extension, internal reorganization of the ground floor area, replacement of rear windows, refurbishment of existing roof and rear elevation and the replacement of the entrance door and screed.

Comments:

No objections

11.13 P19/V0772/HH – Other

Mr Duncan Lapworth, 44 Coleridge Drive, Abingdon OX14 5NT

Erection of first floor side extension. Replacement of flat roof over porch with pitched roof.

Comments:

No objections

11.14 P19/V0783/HH – Other

Miss Maggie Hemingway, 141 Norris Close, Abingdon, OX14 2RP

Single storey conservatory to the rear of the building.

Comments:

No objections

11.15 P19/V0784/FUL – Minor

Mr G Bertram, 4 Lumberd Road, Abingdon, OX14 2QG

Erection of a two-storey building comprising two 1 bedroom apartments with parking and amenity space.

Comments:

Members considered that whilst the previously approved planning permission for this site, which was for a 3-bedroom single dwelling, was acceptable, the application for a two-storey building comprising two 1-bedroom apartments should be refused on the grounds of:

- *The proposed development is out of character with the surrounding area and representing an overdevelopment of the site, contrary to Vale of White Horse Local Plan 2011 Retained Policy DC1 (Design) and Vale of White Horse Local Plan 2031 Policy CP37 – Design & Local Distinctiveness.*

- *The proposed development would lead to a loss of light to a neighbouring property contrary to retained policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011.*
- *The proposed development would have an inadequate provision for vehicular parking, contrary to Vale of White Horse Local Plan 2011 Retained Policy DC5 (Access) and Vale of White Horse Local Plan 2031 Policy CP37 – Design & Local Distinctiveness.*

Cllrs Mike Badcock, Jeanette Halliday and Lorraine Oates, and Mr Nigel Warner (Town Clerk) declared a non-pecuniary interest in this application as they were acquainted with an objector to this application. They took no part in the discussion of this item, and left the room during its discussion.

11.16 P19/V0803/FUL – Minor

Mrs Claire Burton, 7A East St Helen Street, Abingdon, OX14 5EG

Change of use from A1 to A3.

Comments:

No objections

11.17 P19/V0805/FUL & P19/V0808/LB – Minor

Mr David Holmes, 8-10 Bath Street, Abingdon, OX14 3QH

Proposed new shopfronts to existing listed building following fire damage.

Comments:

No objections

11.18 P19/V0822/HH – Other

Mr & Mrs Matthews, 17 Windrush Way, Abingdon, OX14 3SX

Reinstate existing garage from beauty room back to garage. Demolish existing porch and replace with new. New full width single storey extension to increase kitchen and add additional children's playroom and ground floor WC (or utility TBC).

New dropped kerb access to form new off-road parking at the front of the property. Surface water run off to discharge into existing Surface Water Drains.

Comments:

No objections

11.19 P19/V0826/HH – Other

Mr Peter Bysouth, 31 Loddon Close, Abingdon, OX14 3TB

Proposed small side extension for new utility room and conversion of existing storage to front into new study.

Comments:

No objections

11.20 P19/V0834/LB – Other

Ms Elaine Boyes, 4 Philips Court, Lombard Street, Abingdon, OX14 5EY

Replace the floor tiles in the shower room.

Comments:

No objections

11.21 P19/V0835/FUL – Minor

Mr Phil Evans, Ladygrove Cottage, Drayton Road, Abingdon, OX14 5HU

Demolition of existing buildings and boundary walls. Erection of a 4-storey building containing 6 no. x 1 bedroom and 1 no. x 2 bedroom apartments with provision of revised access, a lay-by in Drayton Road, and parking for 8 cars with cycle and bin storage on the ground floor.

Comments:

Recommend refusal. Members of the Committee felt that the access to this proposed development would be unsafe due to the sightlines being impeded in contravention of Vale of White Horse Local Plan 2011 Retained Policy DC5 (Access) and Vale of White Horse Local Plan 2031 Policy CP37 – Design & Local Distinctiveness.

11.22 P19/V0850/HH – Other

Mr & Mrs Fernandes, 12 St Nicholas Green, Abingdon, OX14 1HH

Single storey rear extension.

Comments:

No objections

11.23 P19/V0880/HH – Other

Mr & Mrs Kearley, 13 Masefield Crescent, Abingdon, OX14 5PH

Single storey side and rear extension. New roof to existing porch and attached garage. Proposed garage conversion. Extended driveway dropped kerb.

Comments:

No objections

Members of the Committee thanked the Chairman for his hard work over the year. In turn the Chairman thanked the Committee Members and also expressed his thanks and appreciation to the Officers who had administered and attended the meetings.

The meeting rose at 7.58pm

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Chairman

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Date