

Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 12th November 2018
In the Guildhall, Abingdon-on-Thames.

Present

Cllr David Pope
Cllr Mike Badcock
Cllr Samantha Bowring
Cllr Margaret Crick
Cllr Brian Hedley
Cllr Vicky Jenkins
Cllr Patrick Lonergan

Chairman
Vice Chairman

Substitute for Cllr Jeanette Halliday

Also in attendance:

Cllr Chris Palmer
Mrs Nina Özdemir
Mr Nigel Warner

(District Councillor)
(PA to Town Clerk)
(Town Clerk)

12 members of the public.

1. **Apologies for Absence**

Apologies were received from Cllr Jeanette Halliday, Cllr Angela Lawrence and Cllr Lorraine Oates

2. **Declarations of Interests**

Cllr Vicky Jenkins declared a non-pecuniary interest in application P18/V2226/FUL - 18 North Avenue as she would be sitting on the District Council Planning Committee which would be discussing this item. Cllr Jenkins left the table during discussion of this item and took no part in the decision-making.

Cllr David Pope declared a non-pecuniary interest in application P18/V2651/HH as he was acquainted with a number of local residents. Cllr Pope left the table during the discussion of this item and took no part in the decision-making.

3. **Minutes**

Noted that the minutes of the meeting held on 22nd October 2018 would be brought forward for approval as a correct record at the next meeting.

4 **Matters Arising**

None

5 **Public Participation**

One member of the public, Mrs Linda Stone, spoke regarding application P18/V2226/FUL - 18 North Avenue.

Mrs Stone stated that whilst amendments had been made to the previous plans, her major concerns in relation to this development remained. These included the following:

- The development would lead to a loss of parking spaces in the area, compounding the traffic and parking problems which were already experienced in North Avenue which was a narrow, almost single track road of only 5 metres wide.
- The amended plans allowed for future occupiers to drive onto and reverse off the site, reversing vehicles being a known significant hazard which the developer had a legal obligation to design out under the "Construction Design and Management Regulations 2015".
- The highways comments referred to "no loose material or surface water to migrate or discharge to the adjacent highway." If approved it was requested that no gravel be used for the car parking area.
- Concerns remained in relation to the adverse impact on neighbouring properties of the size, scale, mass and bulk of the proposal, in particular the overbearing two storey rear extension. It was noted that the footprint of the application was now larger than previously, meaning that the side of the main building would only be 8.3 metres from the side of Number 20.
- The scale of the building would result in loss of light and obscure the skyline and view from rooms in Numbers 16 and 20. Consequently the application was in contravention of Core Policy 37 of the Vale of White Horse Local Plan 2013 Part 1.
- Whereas the previous application had a façade to the street which blended with the predominantly red brick street scene of North Avenue the frontage had now been changed to a white rendered design which was out of character with the surrounding area and unsympathetic in appearance.
- The proposals were for a property over three times larger than the existing bungalow. It had a two storey core to the rear compared to single storey for adjacent properties. This was over-development.
- The National Planning Policy Framework stated "permission should be refused for development of poor design that fails to take account of opportunities for improving the character and quality of an area and the way it functions." The proposal was overbearing, oversized, out of character and would have a negative impact on the amenities of the area.
- Request that the following conditions are recorded on the planning

decision:

- Removal of permitted development rights;
- Materials to be agreed and no gravel on parking area;
- Landscaping and drainage details to be submitted;
- Hours of construction agreed.

Finally Mrs Stone stated that the Vale's plans say "we will make sure new developments are in the right places, that they suit their surroundings and that they are supported by the appropriate infrastructure." She asked that the area be protected from inappropriate overbearing development which was out of character with the street scene.

Two members of the public, Ms Marika Leino and Mr David Dent, spoke regarding application P18/V2651/HH - 5 Park Crescent, also Cllr Chris Palmer in his role as local District Councillor.

The comments of local residents are attached as appendices to these minutes.

Cllr Palmer, as well as concurring with the points already raised by residents, stated that he felt the application would be over dominant and oppressive and felt that there were material reasons to object to this application. He asked that the Committee consider guidelines in relation to conservation areas and other material planning considerations. He also asked the Committee to consider if this was a sustainable development. Cllr Palmer stated that he would be content to call this application in as the local district member.

The Mayor, Cllr Margaret Crick, stated that Cllr Jeanette Halliday was unable to attend the meeting but as local town member had sent her comments regarding the application and had requested that these be conveyed to the meeting. Cllr Halliday had stated that she believed this application should be refused on the following grounds:

1. Out of keeping with the conservation area.
2. Would set an unwelcome precedent.
3. Design is an ugly carbuncle on and in the midst of elegant preserved Victorian buildings.
4. Suspect developer of making it an HMO (House of Multiple Occupation) and turning Albert Park Conservation area into another Oxford Road. We should not let this happen.

6 **Oxfordshire County Council - Temporary Traffic Regulation Order – S14 Road Traffic Regulation Act 1984**
Temporary Footpaths Closure – at Nuneham Level Crossing, Abingdon

The Committee noted the TTRO's from Oxfordshire County Council.

(Previously circulated to all Members of the Town Council on 25th October 2018.)

7 **Premises Licence Application**

Members noted the premises licence application for: The Mercer, 22 High Street, Abingdon, OX14 5AX. There were no objections. **Resolved** accordingly.

8 **Naming / Numbering of Properties**

Members noted the following:

- Conversion of ground floor space of apartment building to form a wine bar to be named and numbered: 8 The Old Gaol; 3 apartments to be numbered: 62,63,64 The Old Gaol and an office to be named and numbered: The Old Gaol Office, 65 The Old Gaol, Abingdon

9 **Certificate of Lawful Development**

Members noted the following:

RE: Single storey garden outbuilding
AT: 103 Northcourt Road, Abingdon, OX14 1NN
REF: P18/V2566/LDP

10 **Permitted Development Rights**

Members noted the following:

RE: Single storey rear extension
Depth: 6m
Height: 3m
Height to eaves: 3m
AT: 6 Edward Street, Abingdon, OX14 1DL
REF: P18/V2710/PDH

11 **Vale of White Horse Planning Decisions**

The Committee noted the list of any recent planning decisions where the Town Council's recommendation was to refuse planning permission or was contrary to the decision by the District Council.

12 **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: (See separate page)

The meeting rose at 7.38 pm

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Chairman

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Date