

Abingdon-on-Thames Town Council
Draft minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 1st April 2019
In the Guildhall, Abingdon-on-Thames.

Present

Cllr David Pope	Chairman
Cllr Samantha Bowring	
Cllr Jeanette Halliday	
Cllr Brian Hedley	
Cllr Patrick Lonergan	
Cllr Lorraine Oates	
Cllr Margaret Crick, Mayor	Ex-officio

Also in attendance:

Cllr Robert Hall	Substitute for Cllr Vicky Jenkins
Mr Nigel Warner	Town Clerk
Mrs Nina Özdemir	PA to Town Clerk

1. **Apologies for Absence**

Apologies were received from Cllr Mike Badcock (Vice Chairman) and Cllr Vicky Jenkins,

2. **Declarations of Interests**

Cllr Margaret Crick declared a non-pecuniary interest in Applications 14.8 - P19/V0518/FUL and 14.9 – P19/V0526/LB as they were both Christ's Hospital of Abingdon applications, and Cllr Crick is a Town Council Nominative Governor in her role as Mayor. Cllr Crick took no part in the discussion of these items.

3. **Minutes**

Resolved that the minutes of the meeting held on 11th March 2019 be signed as a correct record by the Chairman.

4. **Matters Arising**

Abingdon School – masterplan and piecemeal development.

Cllr Jeanette Halliday asked the Chairman if the letter to Abingdon School regarding their Masterplan and piecemeal development had now been sent and wanted to confirm that it had been updated to include all the latest developments regarding this. Cllr Pope confirmed that the letter had been sent out.

5 **Public Participation**

None.

6 **Update from South and Vale District Councils re Spring Statement – Funding from Government’s Housing Infrastructure Fund (HIF)**

Members noted the attached email regarding the above.

7 **Oxfordshire Road Relay – Sunday 14th April 2019**

Members noted the communication from Mr Gary Richards regarding this year’s Oxfordshire Road Relay.

8 **Temporary Traffic Road Orders**

Members noted the following:

1.
Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984
Temporary Road Closure at Virginia Way, Abingdon.
These temporary closures would operate from 17th June to and including 20th June 2019.

2.
Oxfordshire County Council (Abingdon Air and Country Show) (Temporary Traffic Management) Order 2019.
This order was being introduced in the interest of public safety for the Abingdon Air and Country Show to be held on Sunday 5th May 2019 at Dalton Barracks (Abingdon Airfield).

9 **Notification of Road Closures: A34/M4 Junction 13 Chieveley (West Berkshire) – Bridge Refurbishment and Surface Reconstruction**

Members noted the road closures at Chieveley Interchange during the spring and summer of 2019.

10 **Naming and Numbering of Properties**

Members noted the following:
Conversion of redundant public house known as The Saxton Arms, 212A Saxton Road to 6 residential apartments to be known as: Apartments 1-6, The Old Saxton Arms, 212A Saxton Road, Abingdon, OX14 5HF. (Attached, page 27)

11 **Permitted Development Rights**

Members noted the following

RE: Installation of photovoltaic equipment.

AT: Tesco Extra 2008 Marcham Road, Abingdon, OX14 1TU

REF: P19/V0532/N8A

The District Council had requested that we hold a copy of this notification in the event that an owner / occupier of neighbouring properties wanted to inspect it.

12 **Certificate of Lawful Development**

Members noted the following:

1. RE: Proposed Kitchen Extension
AT: 15 Ypres Way, Abingdon, OX14 1NG
REF: P19/V0554/LDE
2. RE: Construction of single storey rear extension in materials to match existing.
AT: 18 Alder Close, Abingdon, OX14 1YG
REF: P19/V0458/LDP

13 **Vale of White Horse Planning Decisions**

Noted.

14 **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:

14.1 P18/V1637/HH – Other

Mr Nick Suckling, 105 Northcourt Road, Abingdon, OX14 1NN

***TO NOTE ONLY:**

Amendment No 1 – dated 26th February 2019

Retrospective application for extensions and alterations to existing house and self-contained annexe. New roof incorporating rooms within roof space and dormer windows. Erection of a summer house and swimming pool. (Description as amended by email from applicant dated 11 February 2019. Amended plans submitted 26 February 2019.)

*No objections to original application by ATC. **

The VWHDC has now refused this application.

Comments:

The Committee noted the VWHDC's decision.

14.2 P18/2712/LB – Other

Miss Joanna Ballard, 80 Ock Street, Abingdon, OX14 5DH

Amendment No 1 – dated 12th March 2019

Roof: remove existing slates and lead flashing / hips, lay breathable felt membrane and new battens, re-tile with existing slates, new code 4 lead flashing /hips. (Works already undertaken).

Gutters: repair, or replace with like guttering where necessary. (Works already undertaken).

Soffit boards: repair or replace with like material where necessary. (Works already undertaken).

Pointing: where necessary, removed damaged pointing and replace with discreet lime pointing. (Works already undertaken).

Repair all 5 existing sash windows where possible. (Works already undertaken).

Repair 5 stone window sills with lime mortar where possible and re-paint to match existing using breathable paint. (Works already undertaken).

Replace casement / shop window with new sash window as per enclosed drawing. (Amended by drawing number COM001 rev.A and the following details: Structural engineer's drawing, structural engineer's report, and window spec, received 12 March 2019)

Originally recommended for refusal by ATC. The Committee concurred with the concerns expressed by the District Council's Conservation Officer in relation to the proposal to replace the existing sash windows.

Comments:

No objections

14.3 P19/V0024/HH – Other

Mr Steven Graham, 83 John Morris Road, Abingdon, OX14 5HN

Amendment No. 1 – dated 18th March 2019.

Two storey rear extension (full and half width) to the rear of 83 John Morris Road with minor internal alterations (as amended by drawings received 18 March 2019).

(No objections from ATC for original application.)

Comments:

No objections

14.4 P19/V0344/FUL – Minor

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

Amendment No 1 – dated 14th 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.)

(No objections from ATC for original application.)

Comments:

No objections

14.5 P19/V0434/O – Minor

Ms Hazel Dabrowski, 27 John Morris Road, Abingdon, OX14 5HN

Outline application to build a one bed bungalow and a two bed dormer bungalow with parking in a sustainable location and, at the same time, make efficient use of the existing over-sized garden with some matters reserved.

Comments:

Recommend refusal on the grounds of parking concerns / access (contrary to retained Policy DC5 (Access) of the VWHDC Local Plan 2011; and overdevelopment – in contravention of retained Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.

14.6 P19/V0483/A – Other

Mr A Gabbitass, Coventry Building Society, 2 Market Place, Abingdon, OX14 3HG

Erect a small hoarding to the front of the premises. The hoarding will be approximately 3m tall x 10m long by 2m deep. The hoarding will be fully enclosed with a top and secure door for access.

Comments:

Recommend refusal due to concerns about access on the pavement outside becoming too narrow. This would result in access which is neither safe nor convenient and would have an adverse impact on pedestrians, in contravention of retained Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.

Cllr Robert Hall (substitute for Cllr Vicky Jenkins) entered the meeting at this point, it being 7.25pm).

14.7 P19/V0500/HH – Other

Mr Anthony Hannington & Miss Sarah Dennis, 31 Galley Field, Abingdon, OX14 3RU

Extension to rear and front with conversion of roof space with dormer.

Comments:

No objections

14.8 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.

Comments:

The Town Council registered a "holding objection" to this application as it is clear from the online comments of the Conservation Officer, that an application for Listed Building Consent is required.

When the Town Council is consulted on any application for Listed Building Consent then it will reconsider application P19/V0518/FUL. Once this has been received, the Town Council would consider the application for change of use alongside Listed Building Consent.

Cllr Margaret Crick declared a non-pecuniary interest in this application as Cllr Crick is a Town Council Nominative Governor in her role as Mayor. Cllr Crick took no part in the discussion of this item.

14.9 P19/V0526/LB – Other

Christ's Hospital of Abingdon, Tomkins Almshouses, Ock Street, Abingdon, OX14 5DG

Installation of grab rails to 1,2,3,5,6,7 and 8 Tomkins Almshouses to match the existing on 4 Tomkins Almshouses.

Also Amendment No. 1 – dated 12th March 2019.

Revised description dated 11.3.2019:

"Installation of grab rails to 1,2,3,5,6,7 and 8 Tomkins Almshouses (to match the existing on 4 Tomkins Almshouses.)"

(Addendum to Heritage Statement received 12.3.2019)

Comments:

No objections

Cllr Margaret Crick declared a non-pecuniary interest in this application as Cllr Crick is a Town Council Nominative Governor in her role as Mayor. Cllr Crick took no part in the discussion of this item.

14.10 P19/V0540/HH – Other

Mr Matthew Webb, 51 Swinburne Road, Abingdon, OX14 2HG

Demolish existing conservatory and replace with a brick built structure with a tiled roof.

Comments:

No objections

14.11 P19/V0542/HH – Other

Mr Gennaro Montone, 70 Spring Road, Abingdon, OX14 1AN

Proposed rear extension to extend existing kitchen with second storey extension for new study / storage area.

Comments:

No objections

14.12 P19/V0559/HH – Other

Mr & Mrs Mahon, 4A Lombard Street, Abingdon, OX14 5BJ

Single storey rear / side extension.

Comments:

No objections

14.13 P19/V0563/HH – Other

Mr & Mrs A Henderson, 8 Glyme Close, Abingdon, OX14 3SY

Front porch.

Comments:

No objections

14.14 P19/V0588/HH – Other

Mrs Dawn Lea, Brindle, 51 Sellwood Road, Abingdon, OX14 1PF

Single storey conservatory to the rear of the property.

Comments:

No objections

14.15 P19/V0603/HH – Other

Mr George Steele, 5 South Quay, Abingdon, Ox14 5TN

Single storey extension to the rear of the property.

Comments:

No objections

14.16 P19/V0625/HH – Other

Mr Garry Portlock, 46 Farm Road, Abingdon, OX14 1LZ

Single storey extension to rear

Comments:

No objections

14.17 P19/V0629/FUL – Other

Mr Benjamin Blackledge, 41 Bath Street, Abingdon, OX14 1EA

Change of use of domestic outbuilding to commercial ('nano' gin distillery).

Comments:

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.

14.18 P19/V0633/HH – Other

Mr & Mrs Franks, 28 Ballard Chase, Abingdon, OX14 1XQ

Proposed first floor rear extension.

Comments:

No objections

The meeting rose at 7.37pm

.....
Chairman

.....
Date