

**Abingdon-on-Thames Town Council**  
**Minutes of the Planning, Highways & Consultations Committee**  
**Held 7.00 pm on Monday 7<sup>th</sup> January 2019**  
**In the Guildhall, Abingdon-on-Thames.**

**Present**

Cllr David Pope	Chairman
Cllr Mike Badcock	Vice-Chairman
Cllr Samantha Bowring	
Cllr Jeanette Halliday	
Cllr Brian Hedley	
Cllr Vicky Jenkins	
Cllr Patrick Lonergan	
Cllr Lorraine Oates	
Cllr Margaret Crick	Mayor, Ex Officio.

**Also in attendance:**

Mr Nigel Warner	(Town Clerk)
6 Members of the public	

1. **Apologies for Absence**

Apologies were received from Cllr Margaret Crick.

2. **Declarations of Interests**

Cllr David Pope declared a non-pecuniary interest in application 12.1 - P18/V2651/HH – 5 Park Crescent as he was acquainted with a number of local residents and therefore considered that this resulted in a potential conflict of interest. He stood down from the chair for this item and took no part in the discussion.

Cllr David Pope declared a non-pecuniary interest in application 12.4 - P18/V2984/HH – 19 Champion Road as he was acquainted with a number of local residents and therefore considered that this resulted in a potential conflict of interest. He stood down from the chair for this item and took no part in the discussion.

.

The Town Clerk declared a non-pecuniary interest in application 12.5- P18/V3002/HH – 64 Baker Road as the applicants were the parents of an employee of the Town Council.

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

3. **Minutes**

**Resolved** that the minutes of the meeting held on 17<sup>th</sup> December 2018 be signed as a correct record by the Chairman.

4 **Matters Arising**

P18/V2724/LB - Ock House, Flat 4, 266 Ock Street, Abingdon OX14 5DR

Members noted that the District Council's Conservation Officer had visited the site and recommended refusal. Subsequently, the Planning Officer had written to the applicant to see if they wished to withdraw the application.

The Town Council had now been informed that the application had been withdrawn and the applicants would be repairing rather than replacing the windows in this listed building.

5 **Public Participation**

P18/V2984//HH - 19 Campion Road, Abingdon, OX14 3TQ - Single storey side extension and garage conversion.

Two local residents, Howard Stone and Bob Hope, outlined their concerns and objections in relation to the above application.

6 **Certificate of Lawful Development**

Members noted the following:

- RE: Rear Extension  
AT: 37 Virginia Way, Abingdon, OX14 5QJ  
REF: P18/V3032/LDP
- RE: Single storey rear extension  
AT: 10 Hart Close, Abingdon, OX14 3XN  
REF: P18/V3015/LDP

7 **Permitted Development Rights**

Members noted the following:

RE: Proposed 3.5m deep rear extension  
Depth 3.5m  
Height 3.99m  
Height to eaves 2.95m  
AT: 37 Berry Croft, Abingdon, OX14 1JN  
REF: P18/V3037/PDH

8 **Tree Preservation Order**

Members noted the Tree Preservation Order which came into force on 19<sup>th</sup> December 2018:

Tree Preservation Order No. 18V19 – Ladygrove Paddock, Drayton Road, Abingdon, OX14 5HT.

Also noted that any objections, expressions of support or other representations should be made in writing to the VWHDC within 28 days from the date of their letter.

9 **Variation to a Premises Licence**

Premises: The Nag's Head, The Bridge, Abingdon, OX14 3HX

According to the application, the License Holder “would like to vary the licensable area by adding a permanently moored barge by the existing jetty. The barge is 18.3 meters long and 3.6 meters wide. On board there is a small bar and seating for 10 people.”

Members had no objections to the application, subject to the proposed mooring of the barge being in accordance with the provisions of the Oxfordshire Act 1985.

10 **Reducing flood risk in Abingdon**

Members received and considered the latest (December 2018) newsletter from the Environment Agency and partners, in relation to the above.

Members requested that the Environment Agency be thanked for keeping the Town Council informed and requested they continue to keep the Town Council updated.

It was noted in relation to the proposals for the potential flood storage area at Abingdon Common the Environment Agency (EA) had decided “not to continue our work on the flood storage area at this time.” This was because following detailed work the cost which had now been estimated would be in the region of £9.7 mi of which approximately £4mi had been secured from government and local funding. The EA did not consider that there was a realistic prospect of securing the remaining £5.7mi in the short-term. A Member raised a query as to whether community infrastructure levy financing may be able to assist in this regard but another Member felt that this would not be sufficient.

11 **Vale of White Horse Planning Decisions**

Noted.

## 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:

### **12.1 P18/V2651/HH - Mr Glen Chapman, 5 Park Crescent, Abingdon OX14 1DF**

Demolition of existing outbuildings and erection of single-storey side and rear extensions, together with a three-storey rear extension. (Description as amended by email received from agent dated 7 December 2018. Submission of amended plans and additional information received 6 December 2018).  
*(ATC previously objected to this application)*

*Cllr David Pope declared a non-pecuniary interest in this application as he was acquainted with a number of local resident and therefore considered that this resulted in a potential conflict of interest. He stood down from the chair for this item and took no part in the discussion.*

*Cllr Mike Badcock (Vice-Chairman) took the Chair.*

#### **Comments:**

*Recommend refusal. The Committee considered the amendments to the application and felt that this remained a wholly inappropriate proposal for this site. The extension was out of keeping with the conservation and if this application were to be approved it would set an undesirable precedent. Consequently the Committee asked the Town Clerk to register the Council's objections to this application and the amendment on the same grounds as those submitted following the meeting of this Committee of Monday 3<sup>rd</sup> December 2018, these being:*

*The Town Council's objections focus on the following three objections:*

- 1. The harm which the proposal would cause to the Albert Park Conservation Area, within the area of which the application is located.*

*The proposed development, demolishing existing outbuildings and erection of a new three storey rear extension would result in a development which is out of keeping with the conservation area. The Council considers that the design is unattractive and if approved would set an unwelcome precedent. As a result the Council considers that the proposed development would cause substantial harm to the conservation area.*

*Retained policy HE1 (Conservation Areas – preservation and enhancement: implications for development) of the VWH Local Plan 2011 states that "proposals for development or other works within or affecting the setting of a conservation area will not be established unless they can be shown to preserve*

*or enhance the established character or appearance of the area.” The Council considers that the proposals not meet the test of preserving or enhancing the conservation area. Whilst the policy then goes on to detail a number of circumstances in which development will be permitted the Council considers that these criteria are not met.*

*5 Park Crescent is also in the setting of an historic park included within the Historic England “National Register of Parks and Gardens of Special Historic Interest,” attracting a Grade 2 listing. Retained policy HE8 (Historic Parks and Gardens) states that: “Proposals for development within or in the setting of an historic park or garden included in the national register will only be permitted where they conserve and cause no significant harm to the historic character of the site and the features of special interest it possesses.” The Council considers that the criteria for permitting the proposed development are not met and that the application contravenes this policy.*

*Core Policy 39 (The Historic Environment) of the VWH Local Plan 2031 Pt 1 requires that “new development conserves, and where possible enhances, designated heritage assets....in accordance with national guidance and legislation.” Conservation areas are within the definition of designated assets. The Plan also states that “new development and conservation areas should make a positive contribution to, or better reveal, the significance of the setting within the conservation area, using an up to date conservation area character appraisal, where one is available.” The Council does not consider that the application is in accordance with this policy.*

*The Council believes that the application, if approved, would result in substantial harm to the conservation area. However it is noted that National Policy Planning Framework, paragraph 196 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” If a view is taken that the application would not result in substantial harm to the conservation area, it is nonetheless noted that the view of the District Council Conservation and Design Officer, as set out in her response to the application, is that the public benefits do not mitigate the proposed harm identified, on the basis that there appear to be no public benefits.*

*Those with property in conservation areas are guardians of these buildings and have a duty to preserve them for future generations.*

*The Committee considers that the applicant needs to have a conversation with the Conservation Officer to gain an understanding of the area rather than submitting unacceptable applications.*

- 2. The Council considers that the proposals represent an overdevelopment of the site in terms of size, scale, bulk and massing; in particular the three storey extension would over-dominate surrounding property. The design results in an unattractive development which is out of character with the surrounding area.*

Core policy 37 Local plan 2031 part 1 states a development should:

- respond positively to the site and its surroundings;
- physically and visually integrate with its surroundings;
- must be visually attractive;
- scale mass, height, massing and materials should be appropriate to the site and its surrounding context.

The Council considers that the application does not meet the above criteria and consequently is in contravention of Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1) and Saved Policy DC1 (Design) of the Vale of White Horse Local Plan 2011.

The National Planning Policy Framework states “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”

3. The Council is concerned that the proposed development will have an adverse impact upon the amenities of neighbouring properties and in particular loss of daylight/ sunlight to the neighbouring property at 6 Park Crescent. The height of the three-storey extension will result in an oppressive effect on the neighbouring property. Consequently the application is deemed to be in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011.

The Chair then reverted back to Cllr David Pope.

#### **12.2 P18/V2705/FUL & P18/V2706/LB – Mr Ian Grundy, 10 East St Helen Street, Abingdon, OX14 5EA**

Proposal first floor extension to form toilet block, single storey rear extension to form additional dining area, internal refurbishment, balcony extension  
\*(corrected plans received 11 December 2018)

#### **Comments:**

Recommend refusal

- The committee noted that corrected plans had been received on 11<sup>th</sup> December 2018 but noted that the Conservation Officer at the District Council had pointed out there is still information missing in that the Heritage Statement is inadequate, there is no detailed plan / description showing connections of the proposed extension with the rear back boundary wall, and there are no detailed plans / description showing how the balcony structure will be fixed to the building. With this detail lacking it is difficult to properly assess the application.
- However notwithstanding the above, Members considered that the proposed development would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of noise and light pollution and therefore was in contravention of retained Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.

- *Members also expressed concern regarding the loss of two of the four trees on the site.*

**12.3 P18/V2969/FUL – Mr Nigel Curtis, 57 West St Helen Street, Abingdon, OX14 5BT**

Conversion of three bedroom townhouse into 1 No. one bedroom flat and 1 No. two bedroom maisonette.

**Comments:**

*No objections subject to satisfactory resolution of the concerns raised by the Waste Management Officer (VWHDC) who has asked for confirmation as to where the waste generated by this household would be stored between collections and asked that an area within the building be created which is large enough to store refuse, recycling and food waste. The Council would object to waste being stored on the pavement between collections.*

**12.4 P18/V2984//HH – Maxine Gill, 19 Campion Road, Abingdon, OX14 3TQ**

Single storey side extension and garage conversion.

*Cllr David Pope declared a non-pecuniary interest in this application as he was acquainted with a number of local resident and therefore considered that this resulted in a potential conflict of interest. He stood down from the chair for this item and took no part in the discussion.*

*Cllr Mike Badcock (Vice-Chairman) took the Chair.*

**Comments:**

*Recommend refusal.*

- *In the absence of a Design and Access statement, which it is acknowledged the applicant is not obliged to produce, it is not clear whether or not the development will result in a change of use for the property. However, the side extension and garage conversion for the additional accommodation and a therapy room strongly imply that there is a change of use from the current residential designation and if this is so the appropriate planning application should be made.*
- *On the reasonable assumption that a change of use is implied and that the property will provide services for visiting clients, the Council is concerned that there will be an impact on the amenities of neighbouring properties in contravention of retained policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011. The Committee is also concerned that in these circumstances more traffic would be generated to and from the property and this would place*

*pressure on car parking in the neighbourhood, which would not be able to accommodate the traffic without causing safety, congestion or environmental problems in contravention of retained Policy DC5 (Access) of the VWH Local Plan 2011.*

*Cllr Vicky Jenkins agreed that she would “call in” the application in her role as a District Councillor and Cllr Lorraine Oates agreed to speak regarding the Town Council’s objections should the application be considered by the District Council’s Planning Committee.*

*The Chair then reverted back to Cllr David Pope.*

**12.5 P18/V3002/HH – Mr Robert Brown, 64 Baker Road, Abingdon, OX14 5LQ**

2 storey side extension and a single storey rear extension.

*The Town Clerk declared a non-pecuniary interest this application as the applicants were the parents of an employee of the Town Council.*

**Comments:**

*No objections*

**12.6 P18/V3008/HH – Mr & Mrs M Vjestica, 8 Longmead, Abingdon, OX14 1JQ**

Single storey side extension, a two storey rear extension and a front porch.

**Comments:**

*No objections*

**12.7 P18/V3040/FUL – Abingdon School, Park Road, Abingdon, OX14 1DE**

Erection of a new single storey, pitched roof timber clad estates building. Reconfiguration of an existing fence and gate within the school site.

**Comments:**

*Members carefully considered this application and in relation to the application itself and the plans presented they did not consider that there were planning grounds on which to object to the application.*

*However, Members reiterated their concern that over the course of a number of years’ developments at Abingdon School had been piecemeal and this is another example of this incremental, piecemeal development. Councillors understood that some time ago the school had stated that they would be providing a “masterplan” for development at the school and the Council*

*considers that the production of such a plan is very important in order to guide any future developments in an appropriate manner. Consequently, authority was delegated to the Chairman, Cllr David Pope, to draft a letter, in consultation with local Members, to raise these concerns and the need for a masterplan for future development at the school.*

**12.8 P18/V3066/HH – Other**

**Ms Dawn Lea, 51 Sellwood Road, Abingdon, OX14 1PF**

Demolish existing single storey lounge extension. Construct single storey rear extension to create dining/lounge areas. Internal remodelling of layout.

**Comments:**

*No objections.*

The meeting rose at 7.39 pm

.....  
Chairman

.....  
Date