

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 12th November 2012 at 7.00pm**

Committee Members Present :- Councillor Alice Badcock, Vice Chairman
Councillor Michael Badcock, Chairman
Councillor Angela Lawrence
Councillor Lesley Legge
Councillor Hermann Matheson

Also in Attendance :- Mr Nigel Warner, Town Clerk
Mrs Nina Özdemir, PA to the Town Clerk
Cllr Julie Mayhew-Archer
Cllr Aidan Melville
4 members of the public

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Jeanette Halliday, Cllr Peter Jones; Cllr Penny McDougall; Cllr Katie Nobes; Cllr Sandy Lovatt, Chairman of Finance and General Purposes Committee, and Cllr Monica Lovatt, Mayor of Abingdon-on-Thames.

02 DECLARATIONS OF INTEREST

Cllr Lesley Legge declared a non-pecuniary interest in application 8.20 as she is a resident in the area.

03 MINUTES

Resolved that the minutes of the meeting held on 22nd October be signed as a correct record.

04 MATTERS ARISING

Cllr Lesley Legge objected to observations on application 9.8 of 22nd October as she did not feel the granting permission would have set a precedent for similar applications.

05 PERMANENT ORDER - ABINGDON TOWN CENTRE STREET PARKING PLACES

Members noted the Permanent Order - Oxfordshire County Council (Abingdon) (Designation and Regulation of Street Parking Places) (Amendment No. 4) Order 2012.

It was noted that the residents' parking scheme was fully subscribed with existing residential properties and therefore when new residential properties are created in the area of the scheme it is a condition of planning permission that these are excluded from being eligible for parking permits. The order detailed the properties which did not qualify for permits as at the date of the order, 29th October 2012. However it was not possible in the order to exclude residential properties which had not yet been created. Consequently the Committee requested that the VWHDC be reminded of the importance of excluding new residential properties from the scheme as a condition of any future planning approvals which were granted.

06 NAMING OF RESIDENTIAL PROPERTIES

Members noted the following:

Conversion of 1 residential dwelling into 2 residential flats to be known as 50 and 50A Sellwood Road, Abingdon, OX14 1PF

Cllr Julie Mayhew-Archer left the meeting at this point, it being 7.25pm.

07 PLANNING DECISIONS

The latest list of planning decisions from the Vale of White Horse District Council were presented to members.

08 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.

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- 08- 1 P12/V1502/HH Plot Ref :- Type :- OTHER
Applicant Name :- Dennett, Mr and Mrs Date Received :- 24/10/2012
Location :- 59 Foster Road Date Returned :- 13/11/2012
Foster Road
Abingdon
OX14 1YW
Proposal : Conversion of existing integral garage to form a family room. Erection of a first floor front extension and single storey front extension.
Observations : No objections.
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- 08- 2 P12/V1567/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Rush Common School Date Received :- 26/10/2012
Location :- Rush Common Sch, Hendred Way Date Returned :- 13/11/2012
Hendred Way
Abingdon
OX14 2AW
Proposal : Retention and continued use of two modular building units ref T1 (E002) and SO for a further period of five years.
Observations : No objections.
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- 08- 3 P12/V1781/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hambleton, Mr Grahame Date Received :- 24/10/2012
Location :- 1 Lumberd Road Date Returned :- 13/11/2012
Lumberd Road
Abingdon
OX14 2QG
Proposal : Erection of outbuilding within the rear garden adjacent to the east boundary of the site.
Observations : RECOMMEND REFUSAL: the Committee noted that the garden shed required planning permission because it was higher than the criteria for permitted development for outbuildings.

The Committee objected to the application as it considered that the proposed development would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of its dominance and visual intrusion. Consequently it considered the proposed development to be contrary to Policy DC9 (impact of development on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011
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08- 4 P12/V2078/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Zinovief, Mr Sofka Date Received :- 26/10/2012
Location :- Stroll-In, 16 Market Place Date Returned :- 13/11/2012
Market Place
Abingdon
OX14 3HA

Proposal : Renovation of existing shop and two apartments and alterations to provide two shop units and five apartments. (Re-submission of withdrawn application P12/V1331/FUL).

Observations : No objections on the condition that the properties in the proposed development are not included in the Town Centre Residents' Parking Scheme. The Committee also asked that the provisions of the Crime Prevention and Disorder Act 1998 with regard to crime prevention in the design of new development, and the requirements of the Vale of White Horse District Local Plan 2011 Policy DC3 - (design against crime) are provided for in the proposed development. In this regard it is recommended that a condition be placed on any planning permission that the developer provide for the lighting of the alleyway/ access adjacent to the proposed development, known as Otwell Lane.

08- 5 P12/V2084/RET-1 Plot Ref :- Type :- OTHER
Applicant Name :- Boswell, Mrs Terry Date Received :- 31/10/2012
Location :- 136 Oxford Road Date Returned :- 13/11/2012
Oxford Road
Abingdon
OX14 2AG

Proposal : Retrospective application for the erection of garden shed. As amended by 060A and acknowledgement letter from agent/application dated 26/10/2012

Observations : RECOMMEND REFUSAL: the Committee noted that the garden shed required planning permission because it was a development which related to business premises, and permitted development rules did not apply. However it was also noted that if it the shed had been in relation to domestic premises it would have higher than the criteria for permitted development for outbuildings.

The Committee objected to the application as it considered that the development unacceptably harms the amenities of neighbouring properties and the wider environment in terms of its dominance and visual intrusion. Consequently it considered the development to be contrary to Policy DC9 (impact of development on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011.

Please note this application was discussed immediately following Minute No. 4

08- 6 P12/V2089/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Mitchell, Mrs Anne Date Received :- 24/10/2012
Location :- Countrywise Lettings16 Bath St Date Returned :- 13/11/2012
Bath Street
Abingdon

OX14 3QH

Proposal : Change of use of upper floors to residential by conversion to two duplex flats. New two storey block providing 2 x one bedroom ground floor flats and 1 x two bedroom first floor flat. Parking for new residential accommodation, ample cycle storage and bin stores and landscaping.

Observations : The committee recommended that this application be refused on the grounds that there is insufficient provision for car parking within the proposed development, in contravention of Policy DC 5 (iv) (Access - provision for parking vehicles) of the adopted Vale of White Horse District Local Plan 2011.

08- 7	P12/V2090/LB	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Mitchell, Mrs Anne	Date Received :-	24/10/2012
	Location :-	Countryside Lettings16 Bath St Bath Street Abingdon OX14 3QH	Date Returned :-	13/11/2012

Proposal : Change of use of upper floors to residential by conversion to two duplex flats. New two storey block providing 2 x one bedroom ground floor flats and 1 x two bedroom first floor flat. Parking for new residential accommodation, ample cycle storage and bin stores and landscaping.

Observations : The committee recommended that this application be refused on the grounds that there is insufficient provision for car parking within the proposed development, in contravention of Policy DC 5 (iv) (Access - provision for parking vehicles) of the adopted Vale of White Horse District Local Plan 2011.

08- 8	P12/V2107/FUL	Plot Ref :-	Type :-	MINOR
	Applicant Name :-	Conlon, Mrs Antonia	Date Received :-	22/10/2012
	Location :-	39 Oxford Road Oxford Road Abingdon OX14 2EE	Date Returned :-	13/11/2012

Proposal : Proposed alterations to existing private drive, new hardstanding to front of existing dwelling. Erection of single storey dwelling and ancillary garage outbuilding. (Re-submission of planning app P12/V1094/FUL).

Observations : No objection subject to robust studies/ risk assessments being carried out in relation to drainage and flood risk and that should it then be considered that the proposed development would adversely affect drainage or flood risk, that the District Council either refuse permission or require works to alleviate any increased works, as appropriate. The Committee also requested that the existing trees are either not removed, or are replaced.

08- 9	P12/V2108/LB	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Zinovieff, Mr Sofka	Date Received :-	26/10/2012
	Location :-	Stroll-In, 16 Market Place Market Place Abingdon OX14 3HA	Date Returned :-	13/11/2012

Proposal : Renovation of existing shop and two apartments and alterations to provide two shop units and five apartments. (Re-submission of withdrawn application)

P12/V1379/LB).

Observations : No objections on the condition that the properties in the proposed development are not included in the Town Centre Residents' Parking Scheme. The Committee also asked that the provisions of the Crime Prevention and Disorder Act 1998 with regard to crime prevention in the design of new development, and the requirements of the Vale of White Horse District Local Plan 2011 Policy DC3 - (design against crime) are provided for in the proposed development. In this regard it is recommended that a condition be placed on any planning permission that the developer provide for the lighting of the alleyway/ access adjacent to the proposed development, known as Otwell Lane.

08- 10	P12/V2111/FUL	Plot Ref :-	Type :-	MINOR
	Applicant Name :-	Riggs, Dr R - Abingdon Hydro	Date Received :-	07/11/2012
	Location :-	Land at Abbey Meadow Abbey Meadow Abingdon OX14 3SR	Date Returned :-	13/11/2012

Proposal : The generation of hydro electricity from the River Thames using two Archimedes screws. In addition the site will have publicly accessible observation platform, an information centre for visiting groups, and a fish pass in the form of a meandering stream. The land has a public footpath (which will be retained) but it does not currently have any other use.

Observations : No objections providing the Environment Agency give assurance that no flood risk is posed, all water flows are maintained and that the ecology including fish and other wildlife are not adversely affected. The Committee also requested due to the archaeological interest of this area, that permission is subject to the recommendations of the County Archaeologist.

The Committee requested that, as a major planning application, this application should be considered by the District Council's Planning Committee.

CLlr Aidan Melville left the room at this point, it being 8.15pm.

08- 11	P12/V2113/HH	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Zhu, Professor Hong	Date Received :-	22/10/2012
	Location :-	10 Nuneham Square Nuneham Square Abingdon OX14 1EH	Date Returned :-	13/11/2012

Proposal : Replacement of existing attached garage plus first floor extension above.

Observations : Recommend refusal as the Committee expressed concern that the application would be out of character with the area, in contravention of policy DC 1 (Design) of the adopted Vale of White Horse Local Plan 2011. The Committee also considered that the application contravened Policy DC 9 (ii) (Impact and Development on Neighbouring Uses) of the Local Plan as it would unacceptably harm the amenities of neighbouring properties and the wider environment due to its dominance and visual intrusion.

08- 12 P12/V2146/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Hutton, Mr Simon Date Received :- 23/10/2012
Location :- Abbey Baptist Church Date Returned :- 13/11/2012
Checker Walk
Abingdon
OX14 3JB

Proposal : Alteration of the front entrance involving the removal of the existing 1950's recessed section of wall either side of the entrance door and the raised section of roof over the entrance lobby. Single storey section facing the road to be painted stone colour to match the new front entrance render colour.

Observations : No objections provided that the Conservation Officer is satisfied with the application.

08- 13 P12/V2151/HH Plot Ref :- Type :- OTHER
Applicant Name :- Tristram, Mr C Date Received :- 24/10/2012
Location :- 20 The Warren Date Returned :- 13/11/2012
The Warren
Abingdon
OX14 3XD

Proposal : Erection of a single storey rear extension with side wrap.

Observations : No objections.

08- 14 P12/V2153/HH Plot Ref :- Type :- OTHER
Applicant Name :- Atkinson, Mr Ben Date Received :- 02/11/2012
Location :- 14 Ock Street Date Returned :- 22/11/2012
Ock Street
Abingdon
OX14 5BZ

Proposal : Erection of a single storey extension to the rear of the property.

Observations : The Committee objected to this application as they considered that the proposed materials for the roof, being of tin, were out of character with the surrounding area, in contravention of policy DC 1 (Design) of the adopted Vale of White Horse Local Plan 2011.

08- 15 P12/V2155/A Plot Ref :- Type :- OTHER
Applicant Name :- Lloyds Bank TSB Bank PLC Date Received :- 07/11/2012
Location :- Lloyds TSB, 1 Stert Street Date Returned :- 13/11/2012
1 Stert Street
Abingdon
OX14 3JG

Proposal : 1 x non illuminated fascia, 1 x internally illuminated brand logo (fixed to fascia), 1 x internally illuminated projector, 1 x non illuminated external vinyl overlay, 1 x non illuminated internally applied vinyl.

Observations : The Committee objected to this application as it considered that the illuminated sign would harm the visual amenity of the Conservation Area in contravention of Policy DC16 (Illuminated Advertisements) of the adopted Vale of White Horse Local Plan 2011. However, the Committee recommended approval of the

remaining parts of the application.

08- 16 P12/V2196/FUL Plot Ref :- Type :- MAJOR
Applicant Name :- Norris-Evans, Peet and Battson Date Received :- 02/11/2012
Location :- 33 West St Helen Street Date Returned :- 13/11/2012
West St Helen Street
Abingdon
OX14 5BL
Proposal : Change of use of building from Class B1 (offices) to Class C3 (residential), to form 10 flats (9 x 1 bed and 1 x 2 bed flats).
Observations : The Committee objected to this application that there is insufficient provision for car parking within the proposed development, in contravention of Policy DC 5 (iv) (Access - provision for parking vehicles) of the adopted Vale of White Horse District Local Plan 2011. However they were supportive of all other aspects of the application, and asked that this be noted.

08- 17 P12/V2198/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hoy, Mr C Date Received :- 24/10/2012
Location :- 1 Cameron Avenue Date Returned :- 13/11/2012
Cameron Avenue
Abingdon
OX14 3SR
Proposal : Proposed single storey rear extension and alterations to dwelling.
Observations : No objections.

08- 18 P12/V2214/HH Plot Ref :- Type :- OTHER
Applicant Name :- Palmer, Mrs L Date Received :- 31/10/2012
Location :- 23 Spring Gardens Date Returned :- 13/11/2012
Spring Gardens
Abingdon
OX14 1AZ
Proposal : Erection of conservatory to rear elevation and conversion of integral garage to habitable room.
Observations : No objections subject to a condition. It was noted that the plans show that the alterations to the frontage and side entrance will be rendered to match the existing building. However only the upper storey is rendered and consequently bricks should be used to match where appropriate.

08- 19 P12/V2237/LDP Plot Ref :- Type :- OTHER
Applicant Name :- Chown, Mrs Penny Date Received :- 07/11/2012
Location :- 67 Sellwood Road Date Returned :- 13/11/2012
Sellwood Road
Abingdon
OX14 1PG
Proposal : Certificate of Lawful Development for: Proposed internal alterations and conversion of the garage into a habitable living space.
Observations : No objection.

08- 20 P12/V2243/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Tesco Stores Date Received :- 02/11/2012
Location :- The Ox, 15 Oxford Road Date Returned :- 13/11/2012
Oxford Road
Abingdon
OX14 2ED
Proposal : Installation of an ATM unit (resubmission)
Observations : Refuse. The Council believes that the provision of an ATM at this property would lead to parking problems, safety concerns and traffic congestion due to a lack of adequate parking facilities for those using the ATM, in contravention of policy DC5 (access) of the adopted Vale of White Horse Local Plan 2011. In addition, the provision of this facility which would be available 24 hours a day would create disturbance and noise to local residents and represent unneighbourly development, in contravention of policy DC9 (Impact on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011.

08- 21 P12/V2249/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hawley, Mr and Mrs Date Received :- 02/11/2012
Location :- 20 Garford Close Date Returned :- 13/11/2012
Garford Close
Abingdon
OX14 2BY
Proposal : Demolish existing conservatory and double garage. Erection of single storey rear extension, a two storey side extension and attached single garage.
Observations : No objections.

08- 22 P12/V2262/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Nash, Mr Barry Date Received :- 02/11/2012
Location :- Fitzharrys Common Room Date Returned :- 13/11/2012
Borough Walk
Abingdon
OX14 1HW
Proposal : Conversion of common room to 2 dwellings including provision of dormer windows and roof windows at first floor level. (Amendment to planning permission P12/V1095 including 4 dormers to front unit)
Observations : No objections.

Applicant Name :- Hallam Land Management

Date Received :- 06/11/2012

Location :- Land east of Drayton Road
Drayton Road
Abingdon
OX14

Date Returned :- 13/11/2012

Proposal : Erection of 160 residential dwellings, with associated open space, new access off Drayton Road, engineering (including ground modelling) works, infrastructure works (including drainage works, utilities provision and site reclamation), car parking and lighting.

Observations : Please note that this application was discussed immediately after application 8.8.

RECOMMEND REFUSAL:

The Committee objected to the proposed development on a number of grounds, including being in contravention of a number of policies in the Vale of White Horse adopted Local Plan 2011. The reasons included:

The Drayton Road is not capable of accommodating traffic which would result from a development of 160 residential dwellings with the 379 car parking spaces which are associated with these dwellings. The road is already congested and operating beyond capacity and previous proposals to improve traffic flow in this area have not been deemed to be feasible. The local road network could not accommodate the traffic arising from the development without causing congestion and environmental problems. There are no off-site proposals which would adequately accommodate the development

There would be major concerns over access and road safety, particularly for children going to school.

There are inaccuracies in the travel plan document and in particular the bus services in the area. There is insufficient provision of public transport.

Natural environment: the site is home to a range of fauna, much more in terms of variety and numbers than is reflected in the ecological appraisal and the proposed development would be detrimental to the local environment. In summary, the ecological value of the site is much more than is suggested by the appraisal.

Flooding; Whilst not in the flood plain, there are concerns that the development will lead to increased surface water run-off and decreased absorption of rainwater, increasing the flood risk for the surrounding area.

Local infrastructure: the development will increase demand on local amenities and facilities including schools, healthcare and shops, and the amenities/facilities are not sufficient to meet these demands. It was noted that the development is as far away as it could be from local secondary schools.

Impact on neighbouring uses: the proposed development would represent unneighbourly development, unacceptably harming the amenities of neighbouring properties and the wider environment, particularly in terms of its dominance and visual intrusion.

Members considered that there were some aspects of the proposals which were favourable; however they strongly considered that the location is wrong and the proposed development would be detrimental to the locality.

Members recognised that this is a large and complex application and that the above reasons for refusal represented a summary of the grounds for objection. It was therefore resolved that authority be delegated to the Town Clerk, in consultation with the Chairman of the Committee, to draft the Council's formal objection, which would include, but not necessarily be restricted to, the above reasons. It was further resolved that the Vice-Chairman of the Committee be authorised to make direct representations on behalf of the Council at such time as it is considered by the District Council Planning Committee.

Members expressed concern that the application had only been submitted to the Council in electronic form rather than the usual practice of consulting with paper documents. Members requested that the Town Clerk contact the District Council asking them for paper copies and, due to the importance of the application, that three copies of each document be supplied to the Council.

08- 24	P12/V2279/EX	Plot Ref :-	Type :-	MAJOR
	Applicant Name :-	Upper Reaches Hotel	Date Received :-	07/11/2012
	Location :-	Upper Reaches, Thames Street Thames Street Abingdon OX14 3HZ	Date Returned :-	13/11/2012
	Proposal :	Application to extend the time limit of planning permission P09/V1901 for the complete refurbishment and re-cladding of Riverside building with ground floor extension to provide riverside function room and 1st and 2nd storey gable extensions to improve circulation, provide disabled access and increase bedroom numbers.		
	Observations :	No objections but the Committee hoped this work would be completed as soon as possible.		

08- 25	P12/V2280/LEX	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Upper Reaches Hotel	Date Received :-	07/11/2012
	Location :-	Upper Reaches, Thames Street Thames Street Abingdon OX14 3HZ	Date Returned :-	13/11/2012
	Proposal :	Application to extend the time limit of planning permission P09/V1902/LB for the complete refurbishment and re-cladding of Riverside building with ground floor extension to provide riverside function room and 1st and 2nd storey gable extensions to improve circulation, provide disabled access and increase bedroom numbers.		
	Observations :	No objections but the Committee hoped this work would be completed as soon as possible.		

The Meeting closed at : 8.50pm

Signed : _____ Chairman Date: _____

On behalf of :-Abingdon Town Council