

Abingdon-on-Thames Town Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held at the Old Abbey House on Monday 22nd April 2013 at 7.00pm

Committee Members Present :- Councillor Michael Badcock, Chairman
Councillor Alice Badcock, Vice Chairman
Councillor Marilyn Badcock (substitute Member for Councillor Katie Nobes)
Councillor Lesley Legge
Councillor Hermann Matheson

Also in Attendance :- Mr Nigel Warner - Town Clerk
Mrs Nina Özdemir - PA to Town Clerk

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Jeanette Halliday; Angela Lawrence; Katie Nobes; Chairman of Finance and General Purposes, Cllr Sandy Lovatt; and the Mayor, Cllr Monica Lovatt.

Cllr Marilyn Badcock substituted for Cllr Katie Nobes.

02 DECLARATIONS OF INTEREST

Cllr Lesley Legge declared a non-pecuniary interest in application 12.14 as she is acquainted with the residents of the property.

Cllr Marilyn Badcock declared a non-pecuniary interest in application 12.5 as she is a Governor of Christ's Hospital.

03 MINUTES

Resolved that the minutes of the meeting held on 2nd April 2013 be signed as a correct record.

04 MATTERS ARISING

There were no matters arising from the previous minutes.

05 TRAFFIC REGULATION ORDERS

Members noted the resurfacing works on Burton Close had been delayed to Monday 15th April 2013 due to an unexpected prolonged period of adverse weather.

06 BATH STREET BUS STOP

Members received and considered the proposal from Oxfordshire County Council to relocate the southbound bus stop in Bath Street. The Committee felt that removing up to 5 car parking spaces would prove problematic and did not approve this proposal. Instead they suggested that the bus stop is moved onto the peninsular at the end of the parking area which would make it more visible and people can wait at that point.

07 BREACH OF CONDITION NOTICE

Members noted the update regarding the Breach of Condition Notice that was served on the

owner of 79A Oxford Road on 27th March 2013.

08 APPEALS - TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

Members received the Notification of Appeal Public Inquiry Date for application P12/V2266/FUL - Land east of Drayton Road.

09 NEIGHBOURHOOD PLANNING

Members noted that representatives of Thame Town Council will attend the Planning and Highways Committee Meeting on Monday 3rd June 2013 to make a representation and to brief Councillors on the Neighbourhood Planning process. The main committee meeting will start at 6.30pm, with the Thame Town Council briefing starting at 7.30pm. All non-Planning and Highways Committee Members are invited to attend the briefing, and the Roysse Room would be booked for the briefing (if available).

10 LOCAL PLAN

Members received and considered the report of the Town Clerk in relation to the above. The report included the extracts from the Local Plan relating to Chapter 5, Abingdon-on-Thames and Oxford Fringe Sub-Area strategy, as well as a summary of a discussion which took place at a meeting convened by Drayton Parish Council.

Members considered the document produced following the meeting at Drayton. In relation Item 3, Green Belt, the meeting did not consider that a "green belt area" swap should take place. Instead, Members felt that the Green Belt between Oxford and Abingdon should be maintained and, in addition, that the gap between Abingdon and all the surrounding villages, including those to the south, such as Drayton, should be maintained and that this should be reflected in the Local Plan.

Members did support the point made at point 5, in relation to Section 106 Agreements, and that town and parish councils should be more actively involved with the principal authorities in relation to these discussions. In relation to point 6, School Places, Members considered that sufficient provision should be made to enable children to attend school within their catchment area and to avoid pupils having to travel across town to schools some distance away, particularly having to travel from the north of the town over to the south.

It was noted that the closing dates for comments on the Local Plan was Thursday 9th May 2013 and in order to take matters forward, Members resolved that a special meeting of the Planning and Highways Committee should take place on Tuesday 7th May 2013 at 7.00pm. Members also requested that the Town Clerk contact the District Council to see if they could allow and extension of time for the Council to send in comments, but if that were not possible, these would need to be submitted by the due date.

11 PLANNING DECISIONS

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

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 P13/V0400/FUL/AMD Plot Ref :- Type :- OTHER
Applicant Name :- Chadwick, Mr William Date Received :- 11/04/2013
Location :- Rear of 3 St John's Road Date Returned :- 24/04/2013
St John's Road
Abingdon
OX14 3PN
Proposal : Proposed change of use of office / store building to dwelling B1 to C3(a) -
Amendment no 1, dated 8th April 2013, to application ref P13/V0400/FUL
Observations : No objections.

12- 2 P13/V0409/HH Plot Ref :- Type :- OTHER
Applicant Name :- Taylor, Dr Simon Date Received :- 09/04/2013
Location :- 67 Northcourt Road Date Returned :- 24/04/2013
Northcourt Road
Abingdon
OX14 1NR
Proposal : Erection of two bay carport and wood store.
Observations : No objections.

12- 3 P13/V0429/LB/AMD Plot Ref :- Type :- OTHER
Applicant Name :- Greene King Ltd Date Received :- 11/04/2013
Location :- The Broad Face,30-32 Bridge St Date Returned :- 24/04/2013
30-32 Bridge Street
Abingdon
OX14 3HR
Proposal : Amendment No 1 - dated 9th April 2013 - to application P13/V0429/LB
New signage.
Observations : Recommend refusal. Members considered that a pub sign showing a gallows is
both inappropriate and insensitive and objected to the signage on the grounds
that it did not take into account local distinctiveness and character in either a
modern or a traditional interpretation and consequently was in contravention of
saved policy DC1 (Design) of the VWHDC Local Plan 2011.

12- 4 P13/V0514/HH Plot Ref :- Type :- OTHER
Applicant Name :- Welch, Mr and Mrs Date Received :- 11/04/2013
Location :- 2 Virginia Way Date Returned :- 24/04/2013
Virginia Way
Abingdon
OX14 5QJ
Proposal : Removal of existing garage. Proposed new garage, kitchen extension and
internal alterations.
Observations : No objections.

12- 5 P13/V0629/LB Plot Ref :- Type :- OTHER
Applicant Name :- Christ's Hospital of Abingdon Date Received :- 05/04/2013
Location :- Long Alley Almshouses Date Returned :- 24/04/2013
St Helen's Churchyard
Abingdon
OX14 5EJ
Proposal : Internal alterations to alleviate dampness to the internal face of the external south west walls in 2,5,6 and 7 Long Alley.
Observations : No objections. Cllr Marilyn Badcock declared a non-pecuniary interest as she is a Governor of Christ's Hospital.

12- 6 P13/V0643/HH Plot Ref :- Type :- OTHER
Applicant Name :- Ford, Mr Mark Date Received :- 05/04/2013
Location :- 13 Springfield Drive Date Returned :- 24/04/2013
Springfield Drive
Abingdon
OX14 1JG
Proposal : Two storey rear extension, new detached garage and front porch.
Observations : No objections.

12- 7 P13/V0669/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Eley, Mr D - St Helen School Date Received :- 11/04/2013
Location :- St Helen & St Katharine Date Returned :- 24/04/2013
Faringdon Road
Abingdon
OX14 1BE
Proposal : Construction of new hard tennis / netball courts complete with fencing and lighting. Removal of existing hard courts and fencing: to be returned to grass.
Observations : The Committee recommended refusal of this application. Members considered that the application was lacking in the sufficient technical detail required in order to enable Members to make a proper judgement as to the potential for light pollution from the proposed development. In addition, Members considered that the proposed development was too close to neighbouring properties and also noted with concern that planning permission was being sought for the facilities to be used until 10 o'clock each evening which would potentially disturb neighbouring properties. Consequently, the Committee objected to this development on the grounds that it would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of its dominance / visual intrusion; noise; and impact of external lighting, this being in contravention of saved policy DC9 (Impact of Development on Neighbouring Uses) of the adopted VWHDC Local Plan 2011.

12- 8 P13/V0670/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Eley, Mr D - St Helen School Date Received :- 11/04/2013
Location :- St Helen & St Katharine Date Returned :- 24/04/2013
Faringdon Road
Abingdon
OX14 1BE

Proposal : Installation of temporary science building (for up to three years).

Observations : No objections.

12- 9 P13/V0674/HH Plot Ref :- Type :- OTHER
Applicant Name :- Belcher, Mr Steven Date Received :- 11/04/2013
Location :- 23 Inkerman Close Date Returned :- 24/04/2013
Inkerman Close
Abingdon
OX14 1NH
Proposal : Proposed first floor extension.
Observations : No objections.

12- 10 P13/V0676/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Roberts, Mr and Mrs Date Received :- 11/04/2013
Location :- Pendower, Wilsham Road Date Returned :- 24/04/2013
Wilsham Road
Abingdon
OX14 5HP
Proposal : Demolition of existing bungalow and erection of 2 detached dwellings.
Observations : No objection; however the Committee asked that concerns regarding the dominance of the proposed development in relation to neighbouring properties and its proximity to the boundaries of these properties should be closely examined by the District Council prior to any permission being granted.
Cllr Alice Badcock left the meeting at this point, it being 7.30pm.

12- 11 P13/V0680/LDP Plot Ref :- Type :- OTHER
Applicant Name :- Harras, Mr Adam Date Received :- 11/04/2013
Location :- Cheswyn, 179 Whitecross Date Returned :- 24/04/2013
Whitecross
Abingdon
OX13 6DP
Proposal : Certificate of Lawful Development for: proposed rear extension and side extension (single storey).
Observations : No comment; the Committee noted that this building was not in the Abingdon Parish.

12- 12 P13/V0681/A Plot Ref :- Type :- OTHER
Applicant Name :- Carroll, Mr M - Lloyds Banking Date Received :- 15/04/2013
Location :- Halifax Plc, 8 High Street Date Returned :- 24/04/2013
High Street
Abingdon
OX14 5DZ

Proposal : Installation of 1 x 300mm high non-illuminated blue faced individual "Halifax" lettering, 1 x 400mm high non-illuminated heritage style blue faced hung "Halifax" projecting sign and 1 x 600mm high non-illuminated blue faced "Halifax" ATM Tablet.

Observations : No objections.

12- 13 P13/V0699/HH Plot Ref :- Type :- OTHER
Applicant Name :- Kumar, Dr Sanjay Date Received :- 15/04/2013
Location :- 186 South Avenue Date Returned :- 24/04/2013
South Avenue
Abingdon
OX14 1QU
Proposal : Two storey extension to front and side. Single storey extension to the rear.
Observations : No objections.

12- 14 P13/V0713/HH Plot Ref :- Type :- OTHER
Applicant Name :- Queralt, Mr and Mrs Date Received :- 11/04/2013
Location :- 17 Appleford Drive Date Returned :- 24/04/2013
Appleford Drive
Abingdon
OX14 2BZ
Proposal : Erection of a rear conservatory.
Observations : No objections. Cllr Lesley Legge declared a non-pecuniary interest as she is acquainted with the residents of this property.

12- 15 P13/V0715/HH Plot Ref :- Type :- OTHER
Applicant Name :- Richardson, Mr Steve Date Received :- 11/04/2013
Location :- 21 Rose Avenue Date Returned :- 24/04/2013
Rose Avenue
Abingdon
OX14 1XX
Proposal : Proposed first floor extension over existing garage.
Observations : No objection but requested that the District Council consider the concerns in relation to overlooking / dominance in relation to neighbouring properties before granting permission.

12- 16 P13/V0721/HH Plot Ref :- Type :- OTHER
Applicant Name :- Aylward, Mr & Mrs E&P Date Received :- 15/04/2013
Location :- 116 Oxford Road Date Returned :- 24/04/2013
Oxford Road
Abingdon
OX14 2AG
Proposal : Demolition of garage and single storey extensions. Erection of two storey side extension, single storey side extension together with internal alterations.
Observations : No objections.

12- 17 P13/V0722/HH Plot Ref :- Type :- OTHER
Applicant Name :- Bayliss, Mr David Date Received :- 11/04/2013
Location :- 30 Swinburne Road Date Returned :- 24/04/2013
Swinburne Road
Abingdon
OX14 2HD
Proposal : Erection of single storey rear extension in place of existing.
Observations : No objections.

12- 18 P13/V0732/LB Plot Ref :- Type :- OTHER
Applicant Name :- Carroll, Mr M - Lloyds Banking Date Received :- 15/04/2013
Location :- Halifax Plc, 8 High Street Date Returned :- 24/04/2013
8 High Street
Abingdon
OX14 5DZ
Proposal : Installation of 1 x 300mm high non-illuminated blue faced individual "Halifax"
lettering, 1 x 400mm high non-illuminated heritage style blue faced hung
"Halifax" projecting sign and 1 x 600mm high non-illuminated blue faced
"Halifax" ATM Tablet.
Observations : No objections.

12- 19 P13/V0752/HH Plot Ref :- Type :- OTHER
Applicant Name :- Summers, Mrs A Date Received :- 17/04/2013
Location :- 50 Picklers Hill Date Returned :- 24/04/2013
Picklers Hill
Abingdon
OX14 2BB
Proposal : Erection of a single storey timber framed conservatory.
Observations : No objections.

12- 20 P13/V0756/FUL Plot Ref :- Type :- OTHER
Applicant Name :- Aleo, Mr E - Bristol Inv. Ltd Date Received :- 16/04/2013
Location :- Jessops, 13A Market Place Date Returned :- 24/04/2013
Market Place
Abingdon
OX14 3HA
Proposal : Change of use from a Jessops retail store (A1 use), to a mixed class coffee
shop (A1/A3 use) to serve the existing adjacent Costa Coffee.
Observations : No objections.

12- 21 P13/VO428/A/AMD Plot Ref :- Type :- OTHER
Applicant Name :- Greene King Ltd Date Received :- 11/04/2013
Location :- The Broad Face,30-32 Bridge St Date Returned :- 24/04/2013
30-32 Bridge Street
Abingdon
OX14 3HR

Proposal : Amendment No 1 (dated 9th April) to application P13/V0428/A.
New signage.

Observations : Recommend refusal. Members considered that a pub sign showing a gallows is both inappropriate and insensitive and objected to the signage on the grounds that it did not take into account local distinctiveness and character in either a modern or a traditional interpretation and consequently was in contravention of saved policy DC1 (Design) of the VWHDC Local Plan 2011.

The Meeting closed at : 7.45pm

Signed : _____ Chairman Date: _____

On behalf of :-Abingdon-on-ThamesTown Council