

Abingdon-on-Thames Town Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held at the Old Abbey House on Monday 3rd June 2013 at 6.30pm

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

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

01 APOLOGIES FOR ABSENCE

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

02 DECLARATIONS OF INTEREST

None.

03 MINUTES

Resolved that the minutes of the meeting held on 13th May 2013 be signed as a correct record.

04 MATTERS ARISING

None.

05 NAMING OF BUILDINGS AND DWELLINGS

Members noted:

1. Renaming of commercial building from: Berkeley House to: Monarch House, Abingdon Science Park, Barton Lane, Abingdon OX14 3NB. Also change of organisation name from Berkeley Homes (Oxford & Chiltern) Ltd to: MJA Consulting.
2. Erection of 1 new residential dwelling to be addressed as: 68A Appleford Drive, Abingdon OX14 2BU

06 NEW CONTRACTS FOR BUS SERVICES FORMERLY OPERATED BY RH BUSES

Members noted the summary document detailing the changes to bus services formerly operated by RH Buses.

07 P13/V0679 - Berkeley House, 20 Marcham Road, Abingdon

Members received and considered a letter from the VWHDC relating to the application for development at Berkeley House, 20 Marcham Road. The letter gave the Council the opportunity to suggest matters for which a developer contribution could be sought under section 106 and it was noted that this was the first time the Council had been formally consulted in this regard.

It was noted that any developer contribution needed to be related to the impact of the development would be modest as the development was for a total of 14 units. Typically sums were allocated for facilities such as play areas and bus shelters; in larger developments, for allotments and public halls. An obvious nearby Town Council facility was the Ock Mini/ MG Park, although this had already recently been improved.

It was resolved that the Town Clerk forward the letter to the local Members for the Ock Meadow ward for suggestions for potential contributions and that authority be delegated to the Town Clerk, in consultation with the Chairman of the Planning and Highways Committee, to submit a suggestion to the District Council.

08 PLANNING DECISIONS

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

09 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.

09- 1	P13/V0890/FUL	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Cranbourne (Abingdon) Ltd	Date Received :-	14/05/2013
	Location :-	Unicorn School Berkeley House 20 Marcham Rd Abingdon OX14 1AA	Date Returned :-	04/06/2013
	Proposal :	Continued use of the property by the Unicorn School for a temporary period of three years.		
	Observations :	No objections.		

09- 2	P13/V0940/FUL	Plot Ref :-	Type :-	MINOR
	Applicant Name :-	Abingdon School	Date Received :-	13/05/2013
	Location :-	Abingdon School Park Road Park Road Abingdon OX14 1DE	Date Returned :-	04/06/2013
	Proposal :	Temporary siting of a modular building over one-storey to provide a House Room for a period of five years.		
	Observations :	The Committee recommended refusal of this application on the grounds:		

1. That the proposed development is out of character for the area, in contravention of saved policy DC1 (quality of new development - design) of the adopted Vale of White Horse Local Plan 2011;
2. That the proposed development represents an overdevelopment of the site, resulting in dominance and visual intrusion which would unacceptably harm the amenities of neighbouring properties and the wider environment, in contravention of saved policy DC9 (quality of new development - impact on neighbouring uses) of the adopted Vale of White Horse Local Plan 2011;
3. It was noted that proposed development was in the Albert Park Conservation Area. Members considered that the proposed development would be detrimental to the established character and appearance of that area, in contravention of saved policy HE1 (conservation area - preservation and enhancement: implications for development) of the adopted Vale of White Horse Local Plan 2011. It also contravened the same policy in terms of the design detailing and the choice and quality of materials and finishes used for a temporary portacabin; these were not suitable for a conservation area.

09- 3 P13/V0947/FUL Plot Ref :- Type :- MAJOR
Applicant Name :- Mays Properties Ltd Date Received :- 14/05/2013
Location :- Unit G,F&D Fairacres Retail Pk Date Returned :- 04/06/2013
Marcham Road
Abingdon
OX14
Proposal : Hybrid application for refurbishment of Unit D (AHF), including new cladding, store entrances and service doors, replacement parking and dedicated servicing. Outline application for demolition of units G (Homebase) & F (Vineys). Erection of new terrace four retail warehouse units and garden centre, new A3/A5 unit and replacement parking, dedicated servicing and new landscaping.
Observations : No objections but the Committee requests that car parking spaces of sufficient width that modern cars can fit into the spaces, and that there are disabled / parent and child spaces created.

09- 4 P13/V0954/HH Plot Ref :- Type :- OTHER
Applicant Name :- Alderman, Mr Andrew Date Received :- 14/05/2013
Location :- 7 Harding Road Date Returned :- 04/06/2013
Harding Road
Abingdon
OX14 1SF
Proposal : Demolition of existing double garage. Erection of two storey side extension and new single garage.
Observations : No objections.

09- 5 P13/V0955/LDE Plot Ref :- Type :- OTHER
Applicant Name :- Rush Common School Date Received :- 14/05/2013
Location :- Rush Common School Hendred Way Date Returned :- 04/06/2013
Hendred Way
Abingdon
OX14 2AW
Proposal : Application for a certificate of lawfulness of existing use or development for buildings T1 (E002) and S0.
REF: P13/V0955/LDE
Observations : No objections.

09- 6 P13/V0970/HH Plot Ref :- Type :- OTHER
Applicant Name :- Barnes, Mr Simon Date Received :- 13/05/2013
Location :- 29 Berry Croft Date Returned :- 04/06/2013
Berry Croft
Abingdon
OX14 1JN
Proposal : Demolish existing out buildings to side of dwelling. Construct ground floor extension consisting of attached garage to side and additional living accommodation to rear (resubmission).
Observations : No objections.

09- 7 P13/V1010/FUL Plot Ref :- Type :- MINOR
Applicant Name :- James, Mr and Mrs Nigel Date Received :- 20/05/2013
Location :- 51 Oxford Road Date Returned :- 04/06/2013
Oxford Road
Abingdon
OX14 2EE
Proposal : Build extension to existing dwelling and convert into 2 dwelling units (amended to lapsed planning permission P07/V1267).
Observations : No objections on the condition that the garage size is deemed by the District Council to be large enough to accommodate a modern car. If the garage size is not of adequate space, the Committee would recommend refusal of the application.

09- 8 P13/V1016/HH Plot Ref :- Type :- OTHER
Applicant Name :- Williams, Mrs Date Received :- 16/05/2013
Location :- 6 Ely Close Date Returned :- 04/06/2013
Ely Close
Abingdon
OX14 5PU
Proposal : Erection of a side conservatory.
Observations : No objections.

09- 9 P13/V1043/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Clifton, Mr and Dr Date Received :- 20/05/2013
Location :- 2 Lyon Close Date Returned :- 04/06/2013
Lyon Close
Abingdon
OX14 1PT
Proposal : Variation of condition 7 of planning permission P09/V1427 to change some of the landscaping. (Re-submission of withdrawn application P13/V0434/FUL).
Observations : No objections subject to the approval of the Arboricultural Officer and the committee requested that, under the advice of the Arboricultural Officer, hedges and chestnut trees are replaced as deemed appropriate.

09- 10 P13/V1062/HH Plot Ref :- Type :- OTHER
Applicant Name :- Snaith, Mr and Mrs H Date Received :- 24/05/2013
Location :- 91 Oxford Road Date Returned :- 04/06/2013
Oxford Road
Abingdon
OX14 2AB
Proposal : Re-Modelling and proposed rear extension of an existing residential dwelling
and double cartshed garaging.
Observations : No objections.

09- 11 P13/V1066/HH Plot Ref :- Type :- OTHER
Applicant Name :- Grainger, Mr Ben Date Received :- 23/05/2013
Location :- 72 Sellwood Road Date Returned :- 04/06/2013
Sellwood Road
Abingdon
OX14 1PG
Proposal : Erection of a two storey side extension and single storey rear extension.
Observations : No objections.

The Meeting closed at : 6.55pm

Signed : _____ Chairman Date: _____
On behalf of :-Abingdon-on-ThamesTown Council