

Abingdon-on-ThamesTown Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held in the Bear Room on Monday 23rd June 2014 at 7.00pm

Committee Members Present :- Councillor Michael Badcock, Chairman
Councillor Alice Badcock
Councillor Jeanette Halliday
Councillor Lesley Legge
Councillor Hermann Matheson
Councillor Katie Nobes

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 Lorraine Oates (Vice-Chairman); Aidan Melville; and Angela Lawrence (Mayor).

02 DECLARATIONS OF INTEREST

Cllr Katie Nobes declared a pecuniary interest in relation to application 14.8 as the applicant is her father. She indicated that she would have to leave the meeting during discussion of this item. Cllrs Alice Badcock, Michael Badcock and Hermann Matheson declared non-pecuniary interests in relation to application 14.8 as the applicant was the father of Cllr Katie Nobes. They considered their interests prejudicial and therefore indicated that they would leave the meeting during discussion of this item. Consequently the meeting was inquorate for this item and the Committee was not in a position to make a recommendation. Cllrs Jeanette Halliday and Lesley Legge declared non-pecuniary interests in relation to application 14.8 as the applicant was the father of Cllr Katie Nobes.

Cllrs Michael Badcock; Jeanette Halliday; and Lesley Legge declared a non-prejudicial interest in application 14.9 as they are acquainted with the owner.

03 MINUTES

Resolved that the minutes of the meeting held on 2nd June 2014 be signed as a correct record.

04 MATTERS ARISING

1. The Committee noted that the new traffic lights on the Dunmore Road were now working and this appeared to make an improvement in traffic safety at the roundabout.
2. Cllr Lesley Legge commented that she had received an invitation to attend one of the "Connecting Oxfordshire" public meetings which are held countywide. She was disappointed that none of these meetings is being held in Abingdon and asked that the Town Clerk contact Oxfordshire County Council regarding this.

05 RADLEY LAKES

It was noted that RWE NPower had some time ago made a planning application in relation to the Radley lakes. The application was to change the restoration scheme for the filled ash lagoons west of the main railway at Radley from agricultural to nature conservation after-use. Cllr Lesley Legge represented the Council on the "Earth Trust," which manages the site, and had been contacted by RWE N Power regarding discussions over removal of the existing security fences

around the filled ash lagoons. RWE Npower plc believed that the security fences should remain in place during the five year after-care period following completion of the restoration works, while the habitats on the site were developing and being managed. They considered that arrangements should then be reviewed at the end of that period. The reasons for this were primarily to protect the developing habitats, limit the scope for vandalism and keep fly-tippers, motorcycle scramblers and dogs out. However, the County Council were pressing for the early removal of the security fences and their replacement with lower, ordinary agricultural type fences where a fence was still necessary, due to Green Belt policy. RWE N Power were seeking the Council's view and support on this.

The Town Clerk reported that he had spoken with the County Council officer. It was understood that the permission for the change of use was due to be issued shortly. However some other matters, including that of the fences, would be deferred for a further application at a future date and the Town Council would be consulted on this as the Lakes bordered the parish boundary. Therefore Members noted this matter.

06 CHANGE OF BUILDING NAMES / CHANGE OF USE

Members noted the following:

1. Change of use of office / store building to habitable use and to be known as: Belchers (alias), 71A Radley Road, Abingdon OX143PN
2. Change of building names for two commercial buildings from: Unit 1 and Unit 2 South Pentagon, to: 1 and 2 Pentagon South, Barton Lane, Abingdon OX14 3PZ

07 TEMPORARY ROAD CLOSURE - ABINGDON 10

Members noted the request for Temporary Road Closure on 29th June 2014.

08 SOUTH OXFORDSHIRE LOCAL PLAN ISSUES

Members noted the letter regarding the South Oxfordshire Local Plan Issues and Scope and Sustainability Scoping Consultation.

However, they could not open the link which was provided and requested the Town Clerk contact the Planning Officer in order for the correct link to be provided.

09 DRAYTON 2020 NEIGHBOURHOOD PLAN - REVISED

Members noted the draft plan.

10 VWHDC PLANNING NOTIFICATION LETTER

Members requested that the Town Clerk write to the Vale of White Horse District Council to request that future VWHDC planning notification letters direct individuals to their staff at Abbey House for the following reason:

If individuals are directed to the Town Council to look at plans, customers will reasonably expect to sit with someone and we do not have an officer who would be available to go through plans, answer queries etc. With the number of applications made in Abingdon there is the potential for this to be quite resource intensive and we have neither the time nor, frankly, the expertise. From our viewpoint, as the Vale have an office in the town, it would be far better if this letter directed them to the Abbey House.

11 PERMITTED DEVELOPMENT RIGHTS

Members noted the following:

RE: Proposed single storey kitchen extension at garden level.
Depth: 4.50m
Height: 3.50m
Height to eaves: 2.30m
AT: 62 Spring Road, Abingdon OX14 1AN
REF: P14/V1178/PDH

12 CERTIFICATE OF LAWFUL DEVELOPMENT

Members noted:

The erection of a 1.84 metre close boarded timber fence, to enclose an existing allocated parking space to the rear (north) of the property. Access to the parking area would be via a new gate on the eastern perimeter.

AT: 61 Lindsay Drive, Abingdon OX14 2RT
REF: P14/V1254/LDP

13 PLANNING DECISIONS

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

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	P14/V0587/HH	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Scott, Mr & Mrs	Date Received :-	06/06/2014
	Location :-	3 Culham Close Culham Close Abingdon OX14 2AS	Date Returned :-	26/06/2014
	Proposal :	Proposed front porch infill.		
	Observations :	No objections.		

14- 2	P14/V0887/HH	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Warwick, Mrs Emma	Date Received :-	30/05/2014
	Location :-	88 Larkhill Road Larkhill Road Abingdon OX14 1BJ	Date Returned :-	26/06/2014
	Proposal :	Construction of single storey front porch extension and rear two and single storey extension.		
	Observations :	No objections.		

14- 3	P14/V1120/FUL	Plot Ref :-	Type :-	MINOR
	Applicant Name :-	Chadwick, Mr Peter	Date Received :-	18/06/2014
	Location :-	237 South Avenue South Avenue Abingdon OX14 1QT	Date Returned :-	26/06/2014

Proposal : Detached bungalow and double garage and the relocation of the existing garage at 237 South Avenue.

Observations : No objections.

14- 4 P14/V1130/FUL Plot Ref :- Type :- OTHER
Applicant Name :- Davies, Mr Philip Date Received :- 30/05/2014
Location :- 102 Spring Road Date Returned :- 26/06/2014
Spring Road
Abingdon
OX14 1AX
Proposal : Proposed front and rear extension plus internal alterations.
Observations : No objections.

14- 5 P14/V1156/FUL Plot Ref :- Type :- MINOR
Applicant Name :- King, Mrs D Date Received :- 30/05/2014
Location :- Winscote, Wilsham Road Date Returned :- 26/06/2014
Wilsham Road
Abingdon
OX14 5HP
Proposal : Erection of new 4-bedroomed dwelling.
Observations : No objections. However Members noted that pre-application advice had been given by the District Council and felt that access to this advice would have been helpful in enabling the Committee to consider the application.

14- 6 P14/V1160/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Butterfield, Mr Richard Date Received :- 30/05/2014
Location :- 9 West Avenue Date Returned :- 26/06/2014
West Avenue
Abingdon
OX14 1QP
Proposal : Demolition of existing bungalow. Erection of two detached dwellings.
Observations : Recommend refusal. The Committee considered that the proposed development represented an overdevelopment of the site and one which was out of keeping with the locality, in contravention of retained policy DC1 (Design) of the Vale of White Horse District Local Plan 2011. Members also considered that access to the site was neither safe nor convenient as it was accessed by a very narrow road and that there was inadequate provision for parking, in contravention of retained policy DC5 (Access) of the Vale of White Horse District Local Plan 2011.

14- 7 P14/V1173/A Plot Ref :- Type :- OTHER
Applicant Name :- Greggs plc Date Received :- 30/05/2014
Location :- 7 Bury Street Date Returned :- 26/06/2014
Bury Street
Abingdon
OX14 3QY

Proposal : Proposed new externally illuminated fascia sign and non-illuminated projecting sign.

Observations : No objections.

14- 8 P14/V1174/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Nobes, Mr Robert Date Received :- 17/06/2014
Location :- 42 Springfield Drive Date Returned :- 26/06/2014
Springfield Drive
Abingdon
OX14 1JF

Proposal : Erection of 1 No.2 bedroom end of terrance dwelling.

Observations : It was not possible to comment on this application as the meeting was inquorate. This was due to a number of Members having declared interests in relation to this application as detailed in the Committee's minutes.

14- 9 P14/V1181/HH Plot Ref :- Type :- OTHER
Applicant Name :- Chamberlain, Mr Tom and Muriel Date Received :- 30/05/2014
Location :- 42 Park Road Date Returned :- 26/06/2014
Park Road
Abingdon
OX14 1DS

Proposal : Single storey side extension to form new entrance porch and shower room.

Observations : No objections.

14- 10 P14/V1193/HH Plot Ref :- Type :- OTHER
Applicant Name :- Caron, Mr and Mrs Francois Date Received :- 10/06/2014
Location :- 26 Winterborne Road Date Returned :- 26/06/2014
Winterborne Road
Abingdon
OX14 1AJ

Proposal : Proposed first floor rear dormer extension

Observations : Recommend refusal. The Committee noted that the dormer window overlooked the garden of an adjoining property, Stable Cottage and consequently it considered that the application contravened retained policy DC9 (i) of the Vale of White Horse District Local Plan 2011 in that it would unacceptably harm the amenity of a neighbouring property and the wider environment due to loss of privacy which would result. It was suggested that the dormer window would be better at the front of the property.

14- 11 P14/V1195/FUL Plot Ref :- Type :- OTHER
Applicant Name :- Greggs plc Date Received :- 05/06/2014
Location :- The Bakers Oven 7 Bury Street Date Returned :- 26/06/2014
Bury Street
Abingdon
OX14 3QY

Proposal : Change of use of pavement to place tables and chairs with barriers.

Observations : No objection although Members expressed concern over an impediment to pedestrian flows in the shopping centre, particularly in relation as it might affect the visually impaired.

14- 12 P14/V1199/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hannigan, Mr Louis Date Received :- 10/06/2014
Location :- Larks, Faringdon Road Date Returned :- 26/06/2014
Faringdon Road
Abingdon
OX14 1BG
Proposal : New front entrance canopy, part single and part two storey rear extensions, alterations including attic conversion and new rooflights at attic level.
Observations : No objections.

14- 13 P14/V1212/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Oxfordshire South & Vale CAB Date Received :- 18/06/2014
Location :- Abbey House Date Returned :- 26/06/2014
Abbey Close
Abingdon
OX14 3JE
Proposal : Change a window opening into a door opening to accommodate internal layout changes.
Observations : No objections. However, the Committee noted that this appeared to be a retrospective planning application, despite it not saying so, and regretted that this was the case.

14- 14 P14/V1246/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Kingfisher School Date Received :- 10/06/2014
Location :- Kingfisher School, Radley Road Date Returned :- 26/06/2014
Radley Road
Abingdon
OX14 3RR
Proposal : Erection of 1.8 high automated gates and fencing.
Observations : No objections.

14- 15 P14/V1247/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hall, Mr James Date Received :- 10/06/2014
Location :- Northcourt House Date Returned :- 26/06/2014
Northcourt Lane
Abingdon
OX14 1PN
Proposal : Erection of single storey detached garden store / workshop. (Amendment to planning permission P13/V1828/HH)
Observations : No objections, on the condition that any trees affected are suitably replaced as necessary.

14- 16 P14/V1270/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hodgkins, Mr Joseph Date Received :- 17/06/2014
Location :- 2 Thistlecroft Close Date Returned :- 26/06/2014
Thistlecroft Close
Abingdon
OX14 2QS
Proposal : Two storey side and single storey rear extension.
Observations : No objections.

14- 17 P14/V1295/HH Plot Ref :- Type :- OTHER
Applicant Name :- Harris, Mr M Date Received :- 18/06/2014
Location :- 1 Boxwell Close Date Returned :- 26/06/2014
Boxwell Close
Abingdon
OX14 2QN
Proposal : Erect two storey side and single storey rear extensions.
Observations : No objections.

The Meeting closed at : 7.45pm

Signed : _____ Chairman Date: _____

On behalf of :- Abingdon-on-ThamesTown Council