

Abingdon-on-Thames Town Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held in the Bear Room, Guildhall on Monday 2nd June 2014 at 7.00pm

Committee Members Present :- Councillor Michael Badcock, Chairman
Councillor Alice Badcock
Councillor Marilyn Badcock (sub Cllr K Nobes)
Councillor Lesley Legge
Councillor Hermann Matheson
Councillor Julie Mayhew-Archer (sub Cllr L Oates)
Councillor Aidan Melville

Also in Attendance :- Mr Nigel Warner, Town Clerk

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Lorraine Oates (Vice-Chairman); Jeanette Halliday; Katie Nobes; Sandy Lovatt (Chairman Finance & General Purposes); and Angela Lawrence (Mayor).

02 DECLARATIONS OF INTEREST

Cllrs Marilyn Badcock; Michael Badcock; Julie Mayhew-Archer and Aidan Melville declared a non-pecuniary interest in Agenda Item 7 as the District Council owns the freehold of the Old Abbey House.

Cllrs Lesley Legge and Julie Mayhew-Archer declared a non-pecuniary interest in application 10.9 as they are both acquainted with the applicant.

03 MINUTES

Resolved that the minutes of the meeting held on 12th May 2014 be signed as a correct record.

04 MATTERS ARISING

In relation to the Dunmore Road roundabout, Members stated that they had concerns regarding the safety and design of the roundabout, and this should be brought to the attention of the County Council.

However they also considered that when the pedestrian crossing, which had been installed not far from the roundabout, was made operational, this may well improve the situation.

05 FOOTPATH MATTERS

Members noted the temporary emergency closure of Culham Footpath 1 to allow for bridge repairs.

06 CONSULTATION - GAINSBOROUGH GREEN POST OFFICE

Members received and considered the letter dated 8th May 2014 from the Post Office. This outlined proposed changes to the Gainsborough Green Post Office. Members welcomed some of

the proposed changes, especially the extended opening hours. However they requested that the following concerns be put forward to the Post Office in commenting on the proposals:

- 1) The Council consider that a screened counter should be retained for adequate security;
- 2) It was noted that the proposals included removal of the facilities to pay bills by transcash (without bar codes) and by cheque more generally. Members considered that this would be a retrograde step which would inconvenience a significant number of customers and therefore the facility to pay with these methods should be retained.

07 NOTIFICATION OF RECEIPT ASSET NOMINATION

The Committee considered the nomination of the Old Abbey House under the Community Right to Bid Provisions of the Localism Act 2011.

In considering this matter Members felt that the gardens behind the house should remain in public use and that any future use of the building should be appropriate to its historical value. Members also considered that the use of the building should if at all possible allow for the car park to be available for use by Guildhall customers in the evenings. Members valued the look of the frontage of this building and felt that this should be preserved.

The Committee resolved that the Council support the nomination of the Old Abbey House under the Community Right to Bid Provisions of the Localism Act 2011.

All Councillors declared a non-pecuniary interest in this matter as the Town Council are tenants of the Old Abbey House, although it was noted that the tenancy will have terminated before this matter is determined by the District Council.

Cllrs Marilyn Badcock; Michael Badcock; Julie Mayhew-Archer and Aidan Melville declared a non-pecuniary interest in this matter as the District Council owns the freehold of the Old Abbey House.

08 APPEALS

Members noted the dismissal of the appeal against refusal of planning permission in relation to 12 Francis Little Drive (proposed two bedroom dwelling and sub-division of plot).

09 PLANNING DECISIONS

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

10 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.

10- 1	P14/V0227/FUL/AMD	Plot Ref :-	Type :-	MINOR
	Applicant Name :- Gulliford, Mr A		Date Received :-	27/05/2014
	Location :- 18 Purslane Purslane Abingdon OX14 3TR		Date Returned :-	10/06/2014
	Proposal :	Erection of a two storey side extension and subdivision of existing house into two houses. (Amended red line position shown on drawing numbers R510.01 rev.A, R510.03 rev.B and P510.11 rev.A received 22 April 2014).		
	Observations :	Recommend refusal. Members considered that the proposed development would represent an overdevelopment of the site and consequently would		

adversely affect those attributes which make a positive contribution to the locality, in contravention of retained policy DC1 (design) of the adopted Vale of White Horse District Local Plan 2011. Members also considered that there was insufficient parking provision for the potential increase in vehicles which a larger dwelling would generate, in contravention of retained policy DC5 (access) of the adopted Vale of White Horse District Local Plan 2011.

10- 2 P14/V0653/HH Plot Ref :- Type :- OTHER
Applicant Name :- MacIntyre, Daniel Date Received :- 19/05/2014
Location :- 34 Longfellow Drive Date Returned :- 10/06/2014
Longfellow Drive
Abingdon
OX14 5PG
Proposal : Proposed first floor extension to provide fourth bedroom.

Observations : No objection subject to sufficient provision being made for on-site parking.

10- 3 P14/V0751/HH Plot Ref :- Type :- OTHER
Applicant Name :- Scott Smith, Mrs Joanna Date Received :- 09/05/2014
Location :- 22 Cherwell Close Date Returned :- 10/06/2014
Cherwell Close
Abingdon
OX14 3TD

Proposal : Existing use is domestic house, the existing single garage is to be converted into a kitchen as part of the house. The existing flat roof will be replaced with a pitched roof.

Observations : No objections.

10- 4 P14/V0777/HH Plot Ref :- Type :- OTHER
Applicant Name :- Pike, Mr Graham & Mrs Rachel Date Received :- 15/05/2014
Location :- 52 Virginia Way Date Returned :- 10/06/2014
Virginia Way
Abingdon
OX14 5QL

Proposal : Proposed two storey front extension, conversion of garage and window modifications. (Re-submission of refused application P13/V2742/HH).

Observations : No objections.

10- 5 P14/V0828/HH Plot Ref :- Type :- OTHER
Applicant Name :- Jones, Mr Chris& Mrs Catherine Date Received :- 09/05/2014
Location :- 81 Appleford Drive Date Returned :- 10/06/2014
Appleford Drive
Abingdon
OX14 2BT

Proposal : Two storey extension to side and single storey to rear.

Observations : No objections.

10- 6 P14/V0847 Plot Ref :- Type :- OTHER
Applicant Name :- Winter, Mrs Suzanne Date Received :- 13/05/2014
Location :- 14 ChaunterellWay Date Returned :- 10/06/2014
Chaunterell Way
Abingdon
OX14 5PP

Proposal : Front and rear ground floor extension.

Observations : Recommend refusal. Members were concerned that the proposed development would increase the risk of flooding in an area which is susceptible to problems. Members also considered that there was inadequate parking provision for the potential increase in vehicles which a larger dwelling would generate, in contravention of retained policy DC5 (access) of the adopted Vale of White Horse District Local Plan 2011.

10- 7 P14/V0942/FUL Plot Ref :- Type :- MAJOR
Applicant Name :- Ryan, Mr Andrew Date Received :- 13/05/2014
Location :- 83 The Vineyard Date Returned :- 10/06/2014
The Vineyard
Abingdon
OX14 3PG

Proposal : Change of use of the site from commercial to residential with redevelopment in the form of a part conversion, part new build, contemporary residential development of 6 apartments with associated external works. Existing vehicle access to site retained.

Observations : Recommend refusal. Members considered that the proposed change of use from commercial to residential would generate an increase in vehicular traffic for which could not be accommodated by the development, and that in particular there would not be safe and convenient access within the site and to and from the adjoining highway and that there would not be adequate and safe parking provision, in contravention of retained policy DC5 (access) of the adopted Vale of White Horse District Local Plan 2011.

10- 8 P14/V0944/HH Plot Ref :- Type :- OTHER
Applicant Name :- Jamison, Mr A Date Received :- 13/05/2014
Location :- 6 Eden Croft Date Returned :- 10/06/2014
Eden Croft
Abingdon
OX14 1QJ

Proposal : Single storey rear extension, with infill between existing and proposed. Second storey extension over proposed to be a double dormer reducing impact to neighbouring property as previous passed application. Loft conversion with double dormers to rear matching first floor proposed

Observations : No objections.

10- 9 P14/V0958/HH Plot Ref :- Type :- OTHER
Applicant Name :- Boyle, Mr and Mrs Date Received :- 13/05/2014
Location :- 274 Radley Road Date Returned :- 10/06/2014
Radley Road
Abingdon
OX14 3SL
Proposal : Raising of roof to create first floor extension and creation of front and side facing
dormer windows.
Observations : No objections.

10- 10 P14/V0967/HH Plot Ref :- Type :- OTHER
Applicant Name :- Garapati, Mr Chakri Date Received :- 13/05/2014
Location :- 1 Glyme Close Date Returned :- 10/06/2014
Glyme Close
Abingdon
OX14 3SY
Proposal : Proposed single storey and two storey extension.
Observations : No objections

10- 11 P14/V0972/A Plot Ref :- Type :- OTHER
Applicant Name :- Taylor Wimpey Oxfordshire Date Received :- 19/05/2014
Location :- Land off Drayton Road Date Returned :- 10/06/2014
Drayton Road
Abingdon
OX14 5QL
Proposal : Erection of one freestanding sign board.
Observations : Recommend refusal. Members considered that the proposed development was
unnecessary and would harm the character and appearance of the area and
cause a hazard to highway safety in contravention of policy DC15
(advertisements and signs - outdoor advertisements) of the adopted Vale of
White Horse District Local Plan 2011.

10- 12 P14/V0977/HH Plot Ref :- Type :- FULL
Applicant Name :- King, Mr Malcolm Date Received :- 19/05/2014
Location :- 40 The Hyde Date Returned :- 10/06/2014
The Hyde
Abingdon
OX14 5JQ
Proposal : Two one-bedroom apartments 40A and 40B.
Observations : No objections.

10- 13 P14/V1017/HH Plot Ref :- Type :- OTHER
Applicant Name :- Fan, Mr Pengxin Date Received :- 27/05/2014
Location :- 40 Gibson Close Date Returned :- 10/06/2014
Gibson Close
Abingdon
OX14 1XT
Proposal : Single storey kitchen side extension with one velux roof window.
Observations : No objections

10- 14 P14/V1098/HH Plot Ref :- Type :- OTHER
Applicant Name :- Jackson, Mr T Date Received :- 27/05/2014
Location :- 5 Rutherford Close Date Returned :- 10/06/2014
Rutherford Close
Abingdon
OX14 2AT
Proposal : Rear two storey extension to bedroom and lounge area.
Observations : No objections.

10- 15 P14/V1112/HH Plot Ref :- Type :- OTHER
Applicant Name :- Gibbard, Mr Stephen Date Received :- 27/05/2014
Location :- 66 Austin Place Date Returned :- 10/06/2014
Austin Place
Abingdon
OX14 1LY
Proposal : Provision of dormer windows to front elevation of loft conversion
Observations : No objections.

The Meeting closed at : 7.33pm

Signed : _____ Chairman Date: _____

On behalf of :- Abingdon-on-ThamesTown Council