

Abingdon-on-Thames Town Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held in the Bear Room, Guildhall on Tuesday 5th August 2014 at 7.00pm

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

Also in Attendance :- Mr Nigel Warner, Town Clerk

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Hermann Matheson; Aidan Melville; and Katie Nobes.

02 DECLARATIONS OF INTEREST

Cllr Hermann Matheson declared a non-pecuniary interest in relation to Application 14.11 as he had given the applicant some informal advice in relation to this matter. Consequently, he took no part in the discussion or decision.

The Committee also noted that Application 14.11 was by the son of a former Councillor but that no pecuniary or personal interest arose from this.

03 MINUTES

Resolved that the minutes of the meeting held on 14th July 2014 be signed as a correct record.

04 MATTERS ARISING

There were no matters arising from the previous minutes.

05 VWHDC AIR QUALITY ACTION PLAN - STATUTORY CONSULTATION

The Town Council's response was sent to the Vale of White Horse District Council. (see attached)

06 OXFORDSHIRE LOCAL TRANSPORT PLAN 4

The Committee considered and noted the above document.

07 DRAFT FLOOD RISK MANAGEMENT STRATEGY CONSULTATION

This item was deferred until the next meeting of the Committee.

08 NEW PREMISES LICENCE APPLICATION

Members noted the new premises licence application for Smarts Fish & Chip Shop, 7 The Square, Abingdon, OX14 5AR.

There was no objection. However, members of the Committee requested a condition on the licence that the licencees ensure, as far as possible, that customers are encouraged to not drop litter in the street following their visit; and at the end of the evening the vicinity surrounding the premises is free of all litter which may have emanated from the premises.

09 NAMING OF NEW RESIDENTIAL DWELLING

Members noted:

Erection of 1 new residential dwelling to be known as: 15A The Hyde, Abingdon, OX14 5JG.

10 PERMITTED DEVELOPMENT RIGHTS

Members noted:

RE: Erection of single storey rear extension.
Projection from original rear wall: 6.00 metres
Maximum height: 2.95 metres
Height to eaves: 2.30 metres
AT: 148 South Avenue, Abingdon, OX14 1QY
REF: P14/V1697/PDH

11 CERTIFICATE OF LAWFUL DEVELOPMENT

Members noted Certificates of Lawful Development:

1. Proposed use of Suite F Windrush Court for B1 purposes.
AT: Unit F Windrush Court, Abingdon Business Park, Abingdon OX14 1SY
REF: P14/V1557/LDP

2. Proposed single storey side extension
AT: 33 Crosslands Drive, Abingdon, OX14 1JU
REF: P14/1629/LDP

12 CONDITION 2 - TREE REPORT PRIOR TO COMMENCEMENT

Members noted the letter dated 23rd July 2014 sent for information only from VWHDC regarding the above at 65 Oxford Road, Abingdon, OX14 2AA.

Members requested that the Town Clerk contact the Vale officer for a copy of the letter of 13th January 2014 which was referred to in the letter of 23rd July 2014. Following receipt of this letter, members also requested that the Town Clerk asks the Vale what enforcement action they intend to take.

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	P13/V0821/FUL/AMD/2	Plot Ref :-	Type :-	MAJOR
	Applicant Name :-	Cockspur Property Ltd	Date Received :-	24/07/2014
	Location :-	57-59 Stert Street Stert Street Abingdon OX14 3JF	Date Returned :-	06/08/2014
	Proposal :	Demolition of 55-59 Stert Street & Abbey Court and the erection of a new three storey building fronting Stert Street, comprising 9 flats, and erection of three storey terrace building fronting Old Station Yard comprising 4 dwelling houses		

and 1 maisonette (Amended Plans).

Observations : The Committee recommended refusal of the application on the grounds that it is contrary to the following retained policies of the adopted Vale of White Horse Local Plan 2011:

Policy DC1 (i) (Design) as the building would represent overdevelopment of the site and would adversely affect those attributes that make a positive contribution to the character of the locality; and it does not take into account local distinctiveness and character either in a modern or traditional interpretation

Policy DC3 (Design) as it would harm the character of the area

Policy DC5 (Access) in that the Committee did not consider that adequate provision had been made within the application for parking.

Policy DC6 (i)(Design)as it would not protect or enhance the visual amenities of the site and its surroundings and would overpower existing historic buildings in Old Station Yard

Policy DC9 (Design) as it would unacceptably harm the amenities of neighbouring properties in terms of:

Loss of sunlight for neighbours

Dominance or visual intrusion on an open aspected cul-de-sac

Pollution increase from blocking Stert Street "ventilation" gap

Policy HE1 (Conservation Areas) (i) b) as it would not enhance the established character or appearance of the area and views would be lost or damaged were the development to be permitted.

Policy HE1 (Conservation) (ii) as the siting, scale, height and design does not appear to have regard for preserving those features important to the special interest and character of the conservation area; and it would not improve features in the conservation area as the design is too large and unsympathetic for one of the oldest streets in Abingdon.

Policy HE1 (Conservation Areas) (iii) as levels of traffic, parking and noise generated by the development would not be compatible with the preservation or enhancement of the established character or appearance of the area. There would be a pollution increase due to a funnelling effect of solid frontage in Stert Street.

Policy HE2 (Conservation Areas) - The Committee's opinion is that the existing development could be converted and re-used and is not beyond repair; and that the new application would not bring benefits that outweigh loss resulting from the demolition.

The Council also noted the size and related design issues of some of the dwellings which it considers means that these dwellings do not provide suitable living accommodation for potential residents.

14- 2 P14/V1196/FUL

Plot Ref :-

Type :- MAJOR

Applicant Name :- TAYLOR WIMPEY

Date Received :- 21/07/2014

Location :- Land East of Drayton Road
Drayton Road
Abingdon

Date Returned :- 06/08/2014

Proposal : 159 Residential Dwellings, open space, a new access off Drayton Road (to include removal of 7 TPOd Lime Trees), engineering works, infrastructure works, car parking and lighting.

Observations : Recommend refusal.

The Council could see no material change between this application and the application previously submitted by Hallam Land Management in October 2012 and subsequently refused by the District Council.

The Council's original letter to the Vale of White Horse District Council, dated 13th December 2012, is attached to these minutes. Members also made a number of additional comments, which are referenced against this letter.

2 - Traffic and congestion

When the original application was appealed, the Inspector conditioned the approval of the application on using pedestrian crossings as traffic mitigation for the proposed development. Proposals were then brought forward which were objected to by this Council and rejected by the highway authority, Oxfordshire County Council. These all still apply.

3 - Effect on landscape setting

The Council objects to the removal of any trees on the site and in particular the seven Lime Trees which are subject to Tree Preservation Orders and which it is proposed would be removed.

4 - Design issues

It is noted that the application provides for three storey dwellings immediately facing on to the highway. This reinforces the Council's objection that this is contrary to retained policy DC1 (Design) of the adopted Vale of White Horse District Local Plan 2011 in that the proposed development, in this case the height of these dwellings, is out of keeping with the vicinity and does not take account of local distinctiveness and character.

The Council notes the small size and related design issues of some of the dwellings which it considers means that these dwellings do not provide suitable living accommodation for potential residents.

5 - Infrastructure, the Natural Environment and Flooding and 6 - Impact on Neighbouring Uses.

It is noted from comments made by Thames Water that both the existing water supply infrastructure as well as the foul sewer network are insufficient to meet the additional demands of the proposed development. In addition the location of a sewage pumping station would affect properties on and around the land at 53 Virginia Way. The 15 metre easement area required for such a station would unacceptably harm the amenities of these properties, contrary to retained policy DC9 (Impact of Development on Neighbouring Uses) of the adopted Vale of White Horse District Local Plan 2011.

The Council also considers that inadequate provision is made for car parking in the proposed development and that consequently the proposals contravene retained policy DC5 (Access) of the adopted Vale of White Horse District Local Plan 2011.

In summary the Council considers that there are major reasons why this application should be refused by the District Council, as set out above and in the letter of 13th December 2012 and therefore recommends that the application be refused.

14- 3 P14/V1405/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Rush Common School Date Received :- 18/07/2014
Location :- Rush Common School Hendred Way Date Returned :- 06/08/2014
Hendred Way
Abingdon
OX14 2AW
Proposal : Addition of a temporary storage unit.
Observations : No objections.

14- 4 P14/V1411/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Abingdon Lawn Tennis Club Date Received :- 10/07/2014
Location :- ALTC, Lambrick Way Date Returned :- 06/08/2014
Lambrick Way
Abingdon
OX14 5TJ
Proposal : Proposed extension to the existing grounds to provide four additional full size tennis courts, one mini tennis court and two padel courts with associated fencing and landscaping works.
Observations : No objections subject to undertaking a suitable flood risk assessment and the Vale of White Horse District Council being satisfied that the development will not lead to an increased risk of flooding.

14- 5 P14/V1493/HH Plot Ref :- Type :- OTHER
Applicant Name :- Homoky, Dr Will Date Received :- 16/07/2014
Location :- 62 Spring Road Date Returned :- 06/08/2014
Spring Road
Abingdon
OX14 1AN
Proposal : Proposed single storey kitchen extension
Observations : No objections; however the Town Council expressed concern regarding the increasing frequency for extensions to be built in an incremental manner.

14- 6 P14/V1548/HH Plot Ref :- Type :- OTHER
Applicant Name :- Nutman, Mr and Mrs C Date Received :- 16/07/2014
Location :- 8 Stanford Drive Date Returned :- 06/08/2014
Stanford Drive
Abingdon
OX14 1EW
Proposal : Part conversion of existing garage to form utility area and extend driveway to form additional car parking space. (Change of use planning condition related to application ABG.16729 dated 5/2/2001.)
Observations : No objections.

14- 7 P14/V1594/HH Plot Ref :- Type :- OTHER
Applicant Name :- Alder, Mr J Date Received :- 18/07/2014
Location :- 9 Fitzharrys Road Date Returned :- 06/08/2014
Fitzharrys Road
Abingdon
OX14 1EL
Proposal : Single storey rear extension as replacement of existing conservatory and a single storey side extension to the rear of the garage.
Observations : No objections; however the Town Council expressed concern regarding the increasing frequency for extensions to be built in an incremental manner.

14- 8 P14/V1596/HH Plot Ref :- Type :- OTHER
Applicant Name :- Wilsher, Mr D Date Received :- 18/07/2014
Location :- 23 Stevenson Drive Date Returned :- 06/08/2014
Stevenson Drive
Abingdon
OX14 1SN
Proposal : Two storey side extension to match existing property. Previous approval was given for a similar proposal under application P06/V0852 (06/00852/FUL) and currently has approval for a variation of the previous proposal under application P12/V0498/EX (12/00498/RENEWAL)
Observations : No objections.

14- 9 P14/V1610/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hutchinson, Mr J Date Received :- 18/07/2014
Location :- 21 Berry Croft Date Returned :- 06/08/2014
Berry Croft
Abingdon
OX14 1JN
Proposal : Demolition of existing lean-to side extension. Erection of two storey side and single storey rear extensions.
Observations : No objections.

14- 10 P14/V1620/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Orchard Development Ltd Date Received :- 28/07/2014
Location :- 65 Oxford Road Date Returned :- 06/08/2014
Oxford Road
Abingdon
OX4 2AA
Proposal : Construction of two new dwellings.
Observations : Recommend refusal:

Members objected to this application on the grounds that the design is inappropriate and it is out of character with the local area, in contravention of retained policy DC1 (design) of the Vale of White Horse adopted Local Plan 2011. Members also considered that it would affect the setting of the adjacent Northcourt Conservation Area and that the development would adversely affect the character and appearance of the Conservation Area, in contravention of retained Policy HE1 (Conservation Areas, Preservation and Enhancement - Implications for Development) of the aforementioned Local Plan. The removal of

the trees was also objected to on the above grounds and Members considered that any development proposals brought forward should make provision for mature trees and hedges on the site.

14- 11	P14/V1667/FUL	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	McDougall, Mr K & R	Date Received :-	24/07/2014
	Location :-	40 Austin Place Austin Place Abingdon OX14 1LX	Date Returned :-	06/08/2014

Proposal : Proposed two storey side, single storey front & rear extensions.

Observations : No objections.

Cllr Hermann Matheson declared a non-pecuniary interest in relation to Application 14.11 as he had given the applicant some informal advice in relation to this matter. Consequently, he took no part in the discussion or decision.

The Committee also noted that Application 14.11 was by the son of a former Councillor but that no pecuniary or personal interest arose from this.

The Meeting closed at : 7.52pm

Signed : _____ Chairman Date: _____

On behalf of :- Abingdon-on-ThamesTown Council