

Abingdon-on-Thames Town Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held in the Roisse Room, in the Guildhall, on Monday 11th November 2013 at 7.00pm

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

Also in Attendance :- Cllr Julie Mayhew-Archer
Mr Steve Rich, Head of Service Delivery
Mrs Nina Özdemir, PA to Town Clerk
One Member of the Public

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01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllrs Alice Badcock; Jeanette Halliday; Sandy Lovatt, Chairman of Finance and General Purposes; and Samantha Bowring, Mayor.

02 DECLARATIONS OF INTEREST

None.

03 MINUTES

Resolved that the minutes of the meeting held on 21st October 2013 be signed as a correct record.

04 MATTERS ARISING

None.

05 CONVERSION OF GROUND FLOOR SHOP INTO 2 FLATS - PARSONS MEAD

Members noted the conversion of ground floor shop into 2 flats which have been addressed as 39 and 39B Parsons Mead.

06 TEMPORARY ROAD TRAFFIC ORDER

Members noted the TRTO - S14(1) Road Traffic Regulation Act 1984
Temporary Road Closure: Abingdon, Marcham Interchange.
Operating from 25th November, estimated duration of works one night from 21:00 hours to 06:00 hours.

07 CERTIFICATE OF LAWFUL DEVELOPMENT

Members noted the Certificate of Lawful Development for:
Proposed 2 storey conversion.
At: 35 Hobbs Close
Ref: P13/V2216/LDP

08 PERMITTED DEVELOPMENT RIGHTS

Members noted:

Single storey rear extension - full width of existing house.

At: 61 Baker Road, OX14 5LJ

Ref: P13/V2264/PDH

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	P13/V0821/FUL/AMD	Plot Ref :-	Type :-	MAJOR
	Applicant Name :-	Cockspur Property	Date Received :-	02/11/2013
	Location :-	57-59 Stert Street Stert Street Abingdon OX14 3JF	Date Returned :-	13/11/2013

Proposal : Demolition of 55-59 Stert Street and 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.

Observations : The Committee recommended refusal (as before) as it believes it contravenes:

Policy DC1 (i) (Design) as the building would be overdevelopment and would adversely affect those attributes that make a positive contribution to the character of the locality; and (ii) 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 DC6 (i)(Design)as it would not protect or enhance the visual amenities of the site and its surroundings as it 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.

10- 2	P13/V1891/HH	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Deadman, Mr Aaron	Date Received :-	28/10/2013
	Location :-	43 Kysbie Close Kysbie Close Abingdon OX14 1XY	Date Returned :-	13/11/2013
	Proposal :	2-storey rear extension and front porch.		
	Observations :	No objections.		

10- 3	P13/V1974/HH/AMD	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Payne, Tim	Date Received :-	06/11/2013
	Location :-	86 Larkhill Road Larkhill Road Abingdon OX14 1BJ	Date Returned :-	13/11/2013
	Proposal :	Proposed first floor and roof extension above existing ground floor extension (as amended by plans received 4th November 2013).		
	Observations :	No objections.		

10- 4	P13/V2147/HH/AMD	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Foster, Mr Simon	Date Received :-	04/11/2013
	Location :-	19 Abbott Road Abbott Road Abingdon OX14 2LJ	Date Returned :-	13/11/2013
	Proposal :	Proposed two storey extension and conservatory (revision to permission P13/V1583/HH) (as amended by revised plans received 31 October 2013)		
	Observations :	No objections.		

10- 5 P13/V2220/HH Plot Ref :- Type :- OTHER
Applicant Name :- Sloper, Mr and Mrs Date Received :- 22/10/2013
Location :- 99 Austin Place Date Returned :- 13/11/2013
Austin Place
Abingdon
OX14 1LX
Proposal : Erection of a rear conservatory
Observations : No objections.

10- 6 P13/V2240/FUL Plot Ref :- Type :- OTHER
Applicant Name :- Llamas, Mr Michael Date Received :- 28/10/2013
Location :- 14 Bath Street - Salina's Cafe Date Returned :- 13/11/2013
Bath Street
Abingdon
OX14 3QH
Proposal : Restrospective application for change of use from retail (A1) to restaurant or
cafe (A3) (Resubmission of previously withdrawn application P13/V0130/FUL).
Observations : No objections but the Committee expressed concerns about the tables and
seating outside which is obstructing the narrow pavement and requested that
changes are made to this.

10- 7 P13/V2253/DC Plot Ref :- Type :- MINOR
Applicant Name :- Vale White Horse District Coun Date Received :- 22/10/2013
Location :- White Horse Leisure Centre Date Returned :- 13/11/2013
Audlett Drive
Abingdon
OX14 3PJ
Proposal : Provision of new car parking area for 99 vehicles with revised access
arrangements at White Horse Leisure and Tennis Centre, Audlett Drive,
Abingdon.
Observations : No objections but the Committee requested that any trees removed are
appropriately replaced.

10- 8 P13/V2275/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Bristal Investments Limited Date Received :- 28/10/2013
Location :- 13A Market Place (Jessops) Date Returned :- 13/11/2013
Market Place
Abingdon
OX14 3HA
Proposal : New shopfront.
Observations : No objections, however the Committee expressed concern at the outside chairs
and tables in the Market Place near the corner of the property which are
restricting access for pedestrians, wheelchairs users, parents with buggies etc
coming from or going into Bury Street.

10- 9 P13/V22763/A Plot Ref :- Type :- OTHER
Applicant Name :- Pizza Express Date Received :- 22/10/2013
Location :- 9 Stert Street Date Returned :- 13/11/2013
Stert Street
Abingdon
OX14 3JF
Proposal : 1 x fascia, 2 x hanging signs both externally illuminated. 1 x menu box, 1 x poster box and 1 x take away sign all internally illuminated.
Observations : No objections.

10- 10 P13/V2280/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Ms J Brown Date Received :- 28/10/2013
Location :- 9 Masefield Crescent Date Returned :- 13/11/2013
Masefield Crescent
Abingdon
OX14 2EW
Proposal : Erection of two one-bed flats adjacent to 9 Masefield Crescent.
Observations : The Committee recommended refusal on the grounds of:
(i) the application was out of keeping with the area;
(ii) concerns about traffic and parking
(iii) overdevelopment.

10- 11 P13/V2293/HH Plot Ref :- Type :- OTHER
Applicant Name :- Hooton, Mr Brian Date Received :- 29/10/2013
Location :- Andersey View, Wilsham Road Date Returned :- 13/11/2013
Wilsham Road
Abingdon
OX14 5HP
Proposal : Car parking area to front, single storey rear extension with attachment to existing garage, rendering of existing dwelling, bay windows to front elevation, two side velux windows (north facing) (Retrospective application).
Observations : No objections.

10- 12 P13/V2317/HH Plot Ref :- Type :- OTHER
Applicant Name :- Terzi, Mr Date Received :- 31/10/2013
Location :- 20 South Quay Date Returned :- 13/11/2013
South Quay
Abingdon
OX14
Proposal : To build a side balcony (and French doors to side)
Observations : No objections.

10- 13 P13/V2326/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Abingdon School Date Received :- 31/10/2013
Location :- Park Road Date Returned :- 13/11/2013
Park Road
Abingdon
OX14 1DE

Proposal : Application to vary condition 2 of planning application P13/V0878/FUL

Observations : The Committee objected as it felt there was not sufficient clarification of what Condition 2 is and requested that the VWHDC Planning Officer refers back to the Chairman of the Committee.

Cllr Angela Lawrence entered the meeting at this point, it being 7.15pm. Cllr Julie Mayhew Archer left the meeting.

10- 14 P13/V2332/LB Plot Ref :- Type :- OTHER
Applicant Name :- Greene King Pub Partners Date Received :- 31/10/2013
Location :- The Broad Face 30 Bridge St Date Returned :- 13/11/2013
Bridge Street
Abingdon
OX14 3HR

Proposal : Sign written sign and image to gable of the building, a welcome sign, Greene King plaque and pictorial / hanging sign.

Observations : Recommend refusal. Whilst the Committee did not object to the hanging sign, it felt the image to the gable of the building was out of keeping and that an entrance to an historic town like Abingdon-on-Thames should have more appropriate signage. It is also a gateway to the historic buildings of Abingdon Abbey and the Committee felt for this too that the gable end signage was not appropriate.

10- 15 P13/V2333/A Plot Ref :- Type :- OTHER
Applicant Name :- Greene King Pub Partners Date Received :- 31/10/2013
Location :- The Broad Face 30 Bridge St Date Returned :- 13/11/2013
Bridge Street
Abingdon
OX14 3HR

Proposal : Sign written sign and image to gable of the building, a welcome sign, Greene King plaque and pictorial / hanging sign.

Observations : Recommend refusal. Whilst the Committee did not object to the hanging sign, it felt the image to the gable of the building was out of keeping and that an entrance to an historic town like Abingdon-on-Thames should have more appropriate signage. It is also a gateway to the historic buildings of Abingdon Abbey and the Committee felt for this too that the gable end signage was not appropriate.

10- 16 P13/V2348/FUL

Plot Ref :-

Type :- OTHER

Applicant Name :- Abingdon and Witney College

Date Received :- 04/11/2013

Location :- 107 Northcourt Road
Northcourt Road
Abingdon
OX14 1NN

Date Returned :- 13/11/2013

Proposal : Retrospective application for change of use of caretakers house from residential use (C3) to education use (D1).

Observations : No objections.

The Meeting closed at : 7.17pm

Signed : _____ Chairman Date: _____

On behalf of :-Abingdon-on-ThamesTown Council