

Abingdon-on-Thames Town Council

Planning & Highways Committee

Minutes of the Planning and Highways Committee held at the Old Abbey House on Monday 19th August 2013 at 7.00pm

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

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 Jeanette Halliday; Katie Nobes; Lorraine Oates; Samantha Bowring (Mayor) and Sandy Lovatt (Chairman of Finance and General Purposes Committee). Cllr Katie Nobes asked that it be noted that due to the nature of her employment there were a number of applications on the agenda in which she considered she had an interest and therefore felt it appropriate to give her apologies.

02 DECLARATIONS OF INTEREST

All Members declared a non-pecuniary interest in application 7.13 (P13/V1678/HH as the applicant is the spouse of a Town Councillor; the Committee made no comment on this application.

Cllr Michael Badcock declared a non-pecuniary interest in the Black Swan Pub licensing application as he is acquainted with the landlord.

03 MINUTES

Resolved that the minutes of the meeting held on 29th July 2013 be signed as a correct record.

04 MATTERS ARISING

1. Members expressed concern that the College Oak Pub sign had changed and that the Town Council had not been informed. Members queried whether this required planning permission and / or advertising consent. They requested that the Town Clerk contact VWHDC for clarification.

2. Members noted the letters to and from the VWHDC Planning department regarding application P12/V2266/FUL - Development off Drayton Road. They also received a press release from the VWHDC which included the statements that "Having taken the highest level of legal advice, the Vale of White Horse District Council has reluctantly announced it is unable to challenge the appeal decision on the planning application for 160 homes on Drayton Road in Abingdon..... The legal advice from both barristers made it very clear that there are no grounds on which the council could issue a legal challenge to the inspector's decision."

3. Members requested that plans are provided for the upcoming Abingdon Marathon in October and requested that the Town Clerk contact the relevant organisations for these.

05 LICENSING APPLICATIONS

Members noted the following applications:

1. New Premises Licence Application: Bridge House, Thames View
2. Premises Licence Variation Application: Black Swan, 17 Bath Street. The Committee objected to this application: they felt current hours are sufficient; It was noted that the area includes a number of residential properties and Members felt that an extension to the licenced hours would cause disturbance to neighbours, as a result of patrons and staff of the public house arriving and leaving at unsocial hours, potentially causing noise nuisance etc. Members also considered that the public transport infrastructure in terms of taxis, buses etc, was not adequate to serve the premises during the proposed extended hours.

06 PLANNING DECISIONS

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

07 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.

07- 1 P13/V1224/DIS Plot Ref :- Type :- OTHER
 Applicant Name :- School St Helen & St Katharine Date Received :- 26/07/2013
 Location :- Faringdon Road Date Returned :- 20/08/2013
 Faringdon Road
 Abingdon
 OX14 1BE
 Proposal : Discharge conditions 4 & 5.
 Observations : No comment. The Committee considered that the supporting paperwork did not adequately explain the application. They asked for further details to be provided and delegated authority to the Town Clerk in consultation with the Chairman of the Committee to make a recommendation to the District Council following receipt of further information.

07- 2 P13/V1491/FUL Plot Ref :- Type :- MINOR
 Applicant Name :- Thames Valley Police Date Received :- 26/07/2013
 Location :- Abingdon Police Station Date Returned :- 20/08/2013
 Colwell Drive
 Abingdon
 OX14 1AU
 Proposal : Proposed new roof over van dock area and door to create canopy.
 Observations : No objections.

07- 3 P13/V1525/HH Plot Ref :- Type :- OTHER
 Applicant Name :- Corrigan, Mr Kevin Date Received :- 26/07/2013
 Location :- 22 Hendred Way Date Returned :- 20/08/2013
 Hendred Way
 Abingdon
 OX14 2AN
 Proposal : Proposed alterations to the roof on rear elevation.

Observations : No objections.

07- 4 P13/V1583/HH Plot Ref :- Type :- OTHER
Applicant Name :- Foster, Mr Simon Date Received :- 26/07/2013
Location :- 19 Abbot Road Date Returned :- 20/08/2013
Abbot Road
Abingdon
OX14 2DT
Proposal : Proposed 2 storey extension over existing single storey.
Observations : No objections.

07- 5 P13/V1618/A Plot Ref :- Type :- OTHER
Applicant Name :- New Look Retailers Date Received :- 29/07/2013
Location :- 32-33 Bury Street Date Returned :- 20/08/2013
Bury Street
Abingdon
OX14 3QX
Proposal : Erection of two non-illuminated "New Look" fascia signs.
Observations : No objections.

07- 6 P13/V1621/HH Plot Ref :- Type :- OTHER
Applicant Name :- Armstrong, Mr Alex Date Received :- 26/07/2013
Location :- 184 Wootton Road Date Returned :- 20/08/2013
Wootton Road
Abingdon
OX14 1JZ
Proposal : Removal of existing garage and erection of replacement brick garage.
Observations : No objections.

07- 7 P13/V1626/HH Plot Ref :- Type :- OTHER
Applicant Name :- Macaulay, Mr N / Thomas, Ms J Date Received :- 13/08/2013
Location :- 37 Swinburne Road Date Returned :- 20/08/2013
Swinburne Road
Abingdon
OX14 2HG
Proposal : Single storey kitchen extension to the rear.
Observations : No objections.

07- 8 P13/V1628/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Cornerstone Property Invest. Date Received :- 29/07/2013
Location :- 47 Ock Street Date Returned :- 20/08/2013
Ock Street
Abingdon
OX14 5AG
Proposal : Convert roof space into 2 x 2 bed units and replace 1 x 2 bed unit with 1 x 1 bed unit.

Observations : No objection but the Committee was concerned as to whether there was adequate parking provision for the development and requested that the District Council consider this matter in determining the application.

07- 9 P13/V1631/A Plot Ref :- Type :- OTHER
Applicant Name :- Greene King Ltd Date Received :- 07/08/2013
Location :- The Black Swan Date Returned :- 20/08/2013
17 Bath Street
Abingdon
OX14 3QH

Proposal : To erect a new "The Black Swan" sign at the above location.

Observations : No objections - the Committee supported the application.

07- 10 P13/V1632/FUL Plot Ref :- Type :- MINOR
Applicant Name :- New Look Retailers Date Received :- 29/07/2013
Location :- 32-33 Bury Street Date Returned :- 20/08/2013
Bury Street
Abingdon
OX14 3QX

Proposal : Installation of new aluminium-framed shopfront system including doors and glazing to proposed retail unit.

Observations : No objections.

07- 11 P13/V1656/HH Plot Ref :- Type :- OTHER
Applicant Name :- Ealey, Mr Date Received :- 02/08/2013
Location :- 64 Virginia Way Date Returned :- 20/08/2013
Virginia Way
Abingdon
OX14

Proposal : Proposed first floor extension.

Observations : No objections.

07- 12 P13/V1670/HH Plot Ref :- Type :- OTHER
Applicant Name :- Shaikh, Mr Waseem Date Received :- 02/08/2013
Location :- 20 Daisy Bank Date Returned :- 20/08/2013
Daisy Bank
Abingdon
OX14 3TW

Proposal : Proposed single storey side extension.

Observations : No objections.

07- 13 P13/V1678/HH Plot Ref :- Type :- OTHER
Applicant Name :- Morter, Mr Tom Date Received :- 02/08/2013
Location :- 27 St John's Road Date Returned :- 20/08/2013
St John's Road
Abingdon
OX14 2HA

Proposal : Proposed single storey extension.

Observations : The applicant is the spouse of a Town Councillor and therefore all Members declared a non-pecuniary interest in this application. Consequently, the Committee made no comment on the application.

07- 14 P13/V1739/HH Plot Ref :- Type :- OTHER
Applicant Name :- Greenfield, Mr Mark Date Received :- 12/08/2013
Location :- 10 Elizabeth Avenue Date Returned :- 20/08/2013
Elizabeth Avenue
Abingdon
OX14 2NP

Proposal : Proposed two storey extension.

Observations : The Committee could not determine the application because proposal plans had not been included with the paperwork and therefore the Committee felt unable to comment until these had been received. They requested the Town Clerk contact the VWHDC to obtain a hard copy and to place the application on the agenda for the next meeting.

07- 15 P13/V1748/LDP Plot Ref :- Type :- OTHER
Applicant Name :- . Date Received :- 14/08/2013
Location :- 67 Ypres Way Date Returned :- 20/08/2013
Ypres Way
Abingdon
OX14 1NQ

Proposal : Members to note:

CERTIFICATE OF LAWFUL DEVELOPMENT FOR:

Conversion of existing garage to a reception room including removal of internal wall.

AT: 67 Ypres Way, Abingdon OX14 1NQ

REF: P13/V1748/LDP

NB VWHDC unable to take comments on the planning merits of the proposal.

Observations : The Committee noted the Certificate of Lawful Development. Whilst some reservations were expressed it was noted that the VWHDC was unable to take comments on the planning merits of the proposal.

07- 16 P13/V1753/FUL Plot Ref :- Type :- MINOR
Applicant Name :- Edwards, Ms Jo Date Received :- 14/08/2013
Location :- 12 Francis Little Drive Date Returned :- 20/08/2013
Francis Little Drive
Abingdon

OX14 5PN

Proposal : Attached two bedroomed dwelling and sub-division of plot.

Observations : Recommend refusal for the following reasons:

1. It was noted that the site of the application was within the flood plain, in an area severely affected in recent years, and that there was no flood risk assessment or proposals for mitigation included in the application , in contravention of saved policy DC13 (Flood risk and water run off) of the Vale of Whiter Horse District Local Plan 2011;
2. The development, being within the flood plain, could generate surface water run-off likely to result in adverse effects, such as increased flooding risk, and there were no proposals for attenuation measures within the application, in contravention of saved policy DC14 (Flood risk and water run off) of the Vale of Whiter Horse District Local Plan 2011;
3. Concerns that the provision for car parking for additional vehicles resulting from the development was inadequate, causing nuisance and disruption to neighbouring properties.

07- 17	P13/V1788/FUL	Plot Ref :-	Type :-	MINOR
	Applicant Name :-	Abingdon & Witney College	Date Received :-	14/08/2013
	Location :-	Abingdon & Witney College Wootton Road Abingdon OX14 1GG	Date Returned :-	20/08/2013

Proposal : Variation of condition 5 of planning permission P12/V2091/FUL, to omit ceiling panels and install additional acoustic wall panels to workshop.

Observations : No comment as the Committee felt the paperwork provided did not fully explain the proposal and asked for clarification. Members requested that the application then be placed on the agenda for the next meeting.

07- 18	P13/V1800/LB	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Wilmhurst, Mr & Sensecall, Mr	Date Received :-	14/08/2013
	Location :-	1-3 Ock Street Ock Street Abingdon OX14 5AL	Date Returned :-	20/08/2013

Proposal : Demolition of existing chimney to rear of building.

Observations : No objections subject to the Conservation Officer being content with the proposals.

The Meeting closed at : 7.45pm

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