



ABINGDON-ON-THAMES TOWN COUNCIL

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Royse Court,
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OX14 3HU

1st October 2014

To: Members of the Planning & Highways Committee

Cllr Michael Badcock (Chairman)
Cllr Lorraine Oates (Vice-Chairman)
Cllr Alice Badcock
Cllr Jeanette Halliday
Cllr Lesley Legge
Cllr Hermann Matheson
Cllr Aidan Melville
Cllr Katie Nobes
Chairman of Finance and General Purposes (ex officio)
Mayor of Abingdon-on-Thames (ex officio)

To: All Other Members of the Council for Information Only

Dear Member,

Your attendance is requested at a meeting of the **Planning & Highways Committee** to be held in **the Bear Room, the Guildhall on Monday 6th October 2014 at 7 p.m.**

For your information, some of the planning applications can be viewed on the District Council's website, www.whitehorsedc.gov.uk. Please also note that for this Committee there is a substitution system in place should a Member of the Committee be unable to attend (standing order number 38 (1) (b)).

Yours sincerely

N. E. Warner
Town Clerk

AGENDA

1. **Apologies for Absence**

To receive any apologies for absence.

2. **Declarations of Interests**

To receive any declarations of interest from Members in relation to any items to be considered at the meeting in accordance with the Local Code of Conduct.

3. **Minutes**

To receive and consider the minutes of the meetings of this Committee of 15th September 2014 (attached).

4. **Matters Arising**

To discuss any matters arising from the previous meeting that are not covered elsewhere on the agenda.

5. **Public Participation**

To receive any verbal representations from members of the public in relation to planning applications under discussion. Notice of an intention to speak at the meeting should be given by 12 noon on the day of the meeting, at the latest, and should be e-mailed to enquiries@abingdon.gov.uk

6. **Local Plan 2031 Part 1 – Housing sites**

To note the letter dated 15th September 2014 from the District Council, which was previously circulated. This is attached separately as a colour scan/ copy.

7. **Oxfordshire County Council – Subsidised Bus Services Review**

Further to the previous meeting, additional information has now been received from Oxfordshire County Council. Members are requested to consider whether or not they wish to make additional representations in this regard. This is attached separately due to the amount of papers received. It has been sent to Members as a scan; should Members require a paper copy, please let the Town Clerk know.

8. **Drayton Neighbourhood Plan Publication**

Please see attached e-mail from the District Council regarding the publication of the above Plan. During the publication period, which runs until 27th October 2014, comments may be made regarding whether the plan meets “the basic conditions and other relevant legal requirements set out in the Localism Act.” IAs an adjoining parish, the Town Council may comment in relation to such matters, essentially matters of compliance rather than soundness of plan or other material considerations.

Members are requested to consider whether they wish to make any comments in relation to the above.

9 **Temporary traffic restrictions**

Please see attached a notice from Oxfordshire County Council in relation to the Abingdon Half Marathon on Sunday 19th October 2014. The notice is one of intention to make the Order. Members are requested to consider this matter. This is attached separately as a colour scan/copy.

10 **Vale Planning Policy consultation: open space, leisure facilities and playing pitch strategy and amenity space**

Please see attached letter from the District Council dated 25th September 2014 regarding the drafting of the above strategy and their request for the Council to let them know of any specific issues and local priorities which should be considered as part of the project to draft the strategy. Any comments should be made by the end of October 2014.

11 **Certificate of Lawful Development**

Members to note:

Certificate of Lawful Development for a proposed single storey rear extension.
At: 5 Buscot Drive, Abingdon, OX14 2BJ
Ref: P14/V2080/LDP

The District Council are unable to take comments on the planning merits of the proposal, the certificate seeks confirmation from the Local Planning Authority that the proposed development is lawful and that under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) the development is deemed to be permitted development and can be carried out without a planning application being submitted.

12 **Planning Applications**

To consider the attached schedule of planning applications received from the Vale of White Horse District Council.

**Abingdon-on-Thames Town Council
Minutes of the Planning and Highways Committee
held 7.00 pm on Monday 15th September 2014
in the Bear Room, Guildhall, Abingdon-on-Thames.**

Present

Cllr Michael Badcock	Chairman
Cllr Jeanette Halliday	
Cllr Aidan Melville	
Cllr Katie Nobes	
Cllr Hermann Matheson	

In Attendance

Mr Nigel Warner	Town Clerk
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1 **Apologies**

Apologies were received from Cllrs Lorraine Oates (Vice Chairman); Alice Badcock; Lesley Legge; and Cllr Angela Lawrence (ex-officio, Mayor).

2 **Declarations of interest**

None.

3 **Minutes**

Resolved that the minutes of the meeting held 26th August 2014 be signed as a correct record.

4 **Matters Arising**

None.

5 **Public Participation**

There were no verbal representations from members of the public.

6 **Oxfordshire County Council – Subsidised Bus Services Review**

Members noted the details of the upcoming review. Members considered that there was a need to improve services to serving South Abingdon, with Oxford buses turning at the White Horse and the X32 (Oxford- Abingdon- Didcot – Harwell- Wantage) could serve Abingdon via Copenhagen Drive and the Drayton Road).

7 **Street Trading Consent Application**

Members noted the following street trading consent application:

The Little NAAFI Wagon, Radley Road Industrial Estate, Abingdon.

Whilst not relevant to the street trading consent Members wondered whether the initials "NAAFI" were in any way protected by copyright.

8 **Naming of New Dwelling – Wilsham Road, Abingdon**

Members noted the demolition of the existing residential dwelling known as: Winscote. Replacement residential dwelling to be known as: Regatta House, Wilsham Road, Abingdon, OX14 5HP.

9 **Consultation on Draft Revised Oxfordshire Statement of Community Involvement**

Members noted that the Draft Revised Statement of Community.

10 **Draft Flood Risk Management Strategy Consultation**

Members noted the Draft Flood Risk Management Strategy Consultation.

It was noted that whilst parish flood action groups were considered in the strategy, town and parish councils were not mentioned. Members felt that town and councils could contribute much to the work in this area. By way of example it was noted that the Town Council had been very involved in assisting during times of flooding and had a great interest in how flood risks could be managed and minimized. Members felt that the strategy should consider how the responsible authorities can work with town and parish councils on these matters.

11 **A415 Crossings Re-Consultation – Marcham Road & Ock Street, Abingdon – Proposed Pelican Crossings**

Members noted the re-consultation on the above and the reasons for it. It was further noted that the proposals had not changed in any way.

Members considered that the original comments made by the Council, which had been debated in detail, should be resubmitted. Members emphasised that the Council's over-riding concern was that of safety and it was noted that the crossing adjacent to the double mini roundabouts had been installed at the request of parents of children who had to walk from South Abingdon to the schools in the North of the town each day.

12 **Certificate of Lawful Development**

Members noted:

RE: Certificate of Lawful Development for:
Rear single storey extension and a pitched roof to replace a flat roof over the garage.

AT: 1 Rushmead Copse, Abingdon, OX14 2NH

REF: P14/V1916/LDP

13 **Planning Decisions**

The latest list of planning decisions from the Vale of White Horse District Council was 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: (see separate page)

The meeting rose at 7.35 pm.

PLANNING & HIGHWAYS COMMITTEE MEETING on MONDAY 15TH SEPTEMBER 2014
OBSERVATIONS – ABINGDON-ON-THAMES TOWN COUNCIL

Meeting Ref.	Vale reference	Applicant and application address	Summary of Proposed development	Application Type
1	P14/V1795/FUL	Bowden, Mr. Darran Orchid Cellmark, 16 Blacklands Way, Abingdon	Installation of a back-up power generator to be installed within an existing bin store located at the rear of Unit 16 Blacklands Way, Abingdon OX14 1DY <u>Observations:</u> No objections	Minor
2	P14/V1825/FUL	Roberts, Mr & Mrs Pendower, Wilsham Road, Abingdon OX14 5HP	Demolition of existing bungalow and erection of 2 x 4 bedroomed detached dwellings and garages with new vehicular access. <u>Observations:</u> No objections	Minor
3	P14/V1860/A & P14/V1859/FUL	Henderson, Mr Ian QS Ltd, 15 B High Street, Abingdon OX14 5BB	Proposed new shop front and signage. <u>Observations:</u> No objections	Other
4	P14/V1880/LB & P14/V1879/FUL	Shayler, Mr. Andrew 8 East St Helen Street, Abingdon OX14 5EA	Conversion of offices to form a single 2-bed dwelling. Reinstatement of entrance door to street (previously approved under planning approval P12/V0832, LBC P12/V1030) plus minor internal alterations <u>Observations:</u> No objections, subject to a condition the flats are	Other

				soundproofed, as they are adjacent to a public house.	
5	P14/V1901/HH	Bridgeman, Mr & Mrs M 2 Beagle Close, Abingdon OX14 2NU		Two storey extension at the side and rear, single storey extension at the rear. <u>Observations:</u> No objections	Other
6	P14/V1904/FUL	Grange Mill Investments Ltd Land at Barton Lane, Abingdon OX14 3NB		Erection of B1 buildings in three blocks with associated car parking, bin cycle and plant compounds. NB in the parishes of Abingdon and Radley <u>Observations:</u> No objections	Major
7	P14/V1927/FUL	Butterfield, Mr Richard 9 West Avenue, Abingdon, OX14 1QP		Demolition of existing bungalow. Erection of two 4-bed detached dwellings (C3 use) with associated amenity and parking. <u>Observations:</u> 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 VWHDC 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 VWHDC Local Plan 2011.	Other

Nina Özdemir

Subject: FW: [S-P-A-M] Drayton Neighbourhood Plan Publication
Importance: Low

From: Planning Policy Vale [<mailto:planning.policy@whitehorsedc.gov.uk>]
Sent: 16 September 2014 16:26
To: Planning Policy Vale
Subject: [S-P-A-M] Drayton Neighbourhood Plan Publication
Importance: Low

Dear Sir or Madam,

Drayton Neighbourhood Plan Publication

After several months of engagement with their local community, Drayton Parish Council has developed and submitted the Drayton Neighbourhood Plan. We would like to notify you that we are opening a six week publication period to enable you to comment on the submitted proposals. To view details of the documents that have been submitted please visit www.whitehorsedc.gov.uk/neighbourhoodplans and click on the Drayton link. Hard copies of the document will also be available at the district council offices and Drayton Parish Council offices.

The Drayton Neighbourhood Plan is underpinned by Sustainability and looks at four key areas for policy development. These are the 'look and feel', 'work and play', 'transport' and 'housing'.

The publication period runs from Wednesday 17 September until Wednesday 27 October 2014, closing at 5.00pm precisely. This is a six week publication period. All comments received as part of this publication will be submitted to the examiner as part of the examination process. We recommend that you use the comment forms provided on our website when responding or respond using our consultation system. Please remember that the examiner is only testing whether the plan meets the basic conditions and other relevant legal requirements set out in the Localism Act. They are not testing the soundness of the plan or looking at other material considerations. You can send your comments through to planning.policy@whitehorsedc.gov.uk or send letters through to Planning, Vale of White Horse District Council, Benson Lane, Crowmarsh Gifford, OX10 8ED,

Please be aware that all comments that we receive will be publicly available and will be included on our website.

If you would like to be notified about our decision whether to 'make' the neighbourhood plan following examination, please also include this in your comments.

If you have any queries or problems accessing this information please contact the Planning Policy team on 01235 540 347.

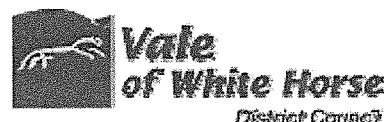
Yours faithfully

Scott Riley
Planning Policy

Planning Policy
Vale of White Horse District Council
Tel: 01235 540499
Text phone users add 18001 before you dial land line number
Visit us at www.whitehorsedc.gov.uk

Planning

HEAD OF SERVICE: Adrian Duffield



Town or Parish Council

Contact Officer: Katherine Pearce
Katherine.Pearce@southandvale.gov.uk
Tel: 01235 540 308
Textphone: 18001 01235 540 308

Abbey House, Abbey Close
Abingdon OX14 3JE

25 September 2014

Sent by e-mail

Dear Clerk

RE Open Space, leisure facilities and playing pitch strategy and amenity space

We are writing to inform you that Nortoft, a specialist consultancy has been appointed jointly by the Vale of White Horse and South Oxfordshire District Councils to undertake an Open Space, Local Leisure Facilities and Playing Pitch Strategy. The assessment and strategy will reflect the expected changes in the number and age of people living in the districts up to 2031, as well as trends in sports and the aspirations of schools and others. The recommendations which emerge will help to prioritise investment and also be used to underpin the formal planning policies of the authority.

In Vale we are at the beginning of the process of reviewing the local level of sports and recreation provision including facilities such as tennis courts, playing fields, children's equipped playgrounds and amenity green space. One of the first steps in the process is to contact all of the stakeholders such as sports clubs, parish/town councils and schools to find out about their views, the local issues and their aspirations.

The purpose of this briefing paper is threefold:

- to let you know that the work has begun;
- to give you an early opportunity to flag up any key issues which you feel should be taken into account from the start or particular aspirations that your community has for improved sport or active recreation facilities;
- to collect information about your village hall/community centre and any associated pitches and who manages them.

If your parish/town council feels that there are any specific issues and local priorities which should be considered as part of the project, please contact Sue O'Neil who is leading the work on sue@nortoft.co.uk, or ring her on 01604 586526. Please could you copy in Vale of White Horse Planning Policy so that we have them on record. The email contact is: planning.policy@whitehorsedc.gov.uk.

As the project will need to make contact with the relevant people in your town/parish, we would be very grateful if you could please send the contact details for the persons or organisations responsible for the following:

- The village hall/community centre
- Playing fields
- Tennis courts (with public use)
- Allotments
- Children's playgrounds

Please could you send the contact details to Sue O'Neil at Nortoft by the end of September 2014, and any general comments from the parish or town council by the end of October.

We will be formally consulting with town and parish councils once a draft strategy has been produced. This will provide an opportunity for councils to comment on the findings and recommendations. We will provide details of this at an appropriate time.

Yours sincerely
Katherine Pearce
Senior Planning Officer
Planning Policy Team

PLANNING & HIGHWAYS COMMITTEE MEETING on 6th October 2014

Meeting Ref.	Vale reference	Applicant and application address	Summary of Proposed development	Application Type
1	P14N/2055/HH	Belcher, Mr. Matthew 3 Elizabeth Avenue, Abingdon-on-Thames, OX14 2NP	Side Two storey extension. 3 Elizabeth Avenue.	Other
2	P14N/1967/HH	Coomber, Mr. Rob re 1 Larkhill Road, Abingdon-on-Thames, OX14 1BN	Demolition of existing garage, carport and conservatory, erection of new single storey apartment and first floor side extension.	Other
3	P14N/2026/HH	Wakefield, Mr. Mark 8 Oxford Road, Abingdon-on-Thames, OX14 2DS	Proposed loft conversion with Dormer windows.	Other
4	P14N/2037/HH	Selby, Mr. Martin 14 Swinburne Road, Abingdon-on-Thames, Ox14 2HD	Proposed single storey rear extension with roof lantern and loft conversion with rear dormer window.	Other
5	P14N/2007/FUL	Dunmore Group re 9 Nuffield Way, Abingdon-on-Thames OX14 1RN	Erection of a distribution warehouse including bulk cold store together with associated ancillary amenity accommodation and offices. ABG/SAH/463/9 Removal of condition No.4 (No part of the site to be used for retail purposes) to allow an element of trade counter business.	Minor

6	P14/V1945/HH	Trotman, Miss L 68 Norris Close, Abingdon-on-Thames, OX14 2RN	Single Storey extension to side and front aspect.	Other
7	P14/V2041/HH	Sims, Mr. Stuart 42 Waxen Close, Abingdon-on-Thames, OX14 2NG	Change of use of amenity land to private garden and erection of a two meter high wall.	Other
8	P14/V2059/FUL	Keely, Mr. C 9 Larkhill Road, Abingdon-on-Thames, OX14 1BL	Application to subdivide existing dwelling at 9 Larkhill Road to form two dwellings.	Other
9	P14/V2092/FUL	Cardtronics UK Ltd re 13 Peachcroft Shopping Centre, Lindsay Drive, Abingdon-on-Thames	Installation of an automated teller machine.	Minor
10	P14/V2141/HH	Bysouth, Ms S 2 Victoria Road, Abingdon-on-Thames, OX14 1DN	Proposed front porch	Other
11	P14/V1955/HH	Masters, Mr. L 8 Burton Close, Abingdon-on-Thames, OX14 5PY	Conversion of existing garage to living accommodation.	Not specified

12	P14/V2194/HH	Burdett, Mr. N 106 South Avenue, Abingdon-on-Thames, OX14 1QS	Erection of a single storey side extension.	Other
13	P14/V2212/PDH	Newton, Mr. & Mrs. 36 Kysbie Close, Abingdon-on-Thames, OX14 1XY	Erection of a single storey extension: extension beyond rear wall: 5.1m	Permitted development