

Abingdon Town Council

Agenda of the Planning & Highways Committee

To be held on Monday 9th July 2012 at 7pm at the Old Abbey House.

Committee Members : Councillor Alice Badcock
Councillor Michael Badcock
Councillor Jeanette Halliday
Councillor Peter Jones
Councillor Angela Lawrence
Councillor Lesley Legge
Councillor Hermann Matheson
Councillor Penny McDougall
Councillor Katie Nobes
Chairman of Finance & General Purposes (ex officio)
Mayor of Abingdon (ex officio)

01 APOLOGIES FOR ABSENCE

02 DECLARATIONS OF INTEREST

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.

03 MINUTES

To sign as a correct record the minutes of the meeting held on 18th June 2012.

04 MATTERS ARISING

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

05 PREMISES LICENCE VARIATION APPLICATIONS

Members to note and comment as necessary on the following applications:

1. The Blue Boar, 1 Bath Street, Abingdon
2. Somerfield Co-operative Store, Bury Street, Abingdon

06 PLANNING DECISIONS

To receive the latest planning decisions from the Vale of White Horse District Council.

07 PLANNING APPLICATIONS

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

07 . 5 **P12/V1315/HH** Plot Ref :- Type :- OTHER
Applicant Name :- Jewson, Mr & Mrs Paul Date Received :- 03/07/2012
Parish :- Date Returned :-
Location :- 35 Norman Avenue Agent
Norman Avenue
Abingdon
Proposals :- Removal of Cedar sun room, demolition of single storey brick, garage/workshop/utility and covered porch. Replace with predominantly single storey double garage/utility and cloakroom together with an incorporated family room. Provide a first floor bedroom with ensuite.

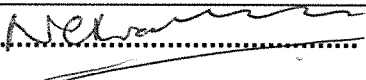
Observations :-

07 . 6 **P12/V1331/FUL** Plot Ref :- Type :- MINOR
Applicant Name :- Zinovieff, Ms Sofka Date Received :- 03/07/2012
Parish :- Date Returned :-
Location :- Stroll In, 16 Market Place Agent
Market Place
Abingdon
Proposals :- Renovation of existing shop and two apartments and alterations to provide two shop units and five apartments.

Observations :-

07 . 7 **P12/V1366/HH** Plot Ref :- Type :- OTHER
Applicant Name :- Bispham, Dr Edward Date Received :- 29/06/2012
Parish :- Date Returned :-
Location :- 15 St Mary's Green Agent
St Mary's Green
Abingdon
Proposals :- Proposed single and two storey rear extensions, addition of roof windows / sun tunnels and alterations to existing fenestration of dwelling. Conversion of attached outhouse to habitable space.

Observations :-

08 Signed..... 

Nigel Warner
Town Clerk
4th July 2012

Abingdon Town Council
Planning & Highways Committee

**Minutes of the Planning and Highways Committee held at the
Old Abbey House on Monday 18th June 2012 at 7.00pm**

Committee Members Present :- Councillor Alice Badcock
Councillor Angela Lawrence
Councillor Lesley Legge
Councillor Hermann Matheson
Councillor Penny McDougall
Councillor Katie Nobes
Councillor Sandy Lovatt (substituting for Cllr Michael Badcock)

Also in Attendance :- Mr Nigel Warner, Town Clerk
Mrs Nina Özdemir, PA to the Town Clerk

01 APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr Michael Badcock (Chairman); Cllr Jeanette Halliday; Cllr Peter Jones; and Cllr Monica Lovatt (Mayor and ex-officio).

Cllr Alice Badcock, (Vice Chairman), acted as Chairman for this meeting.

02 DECLARATIONS OF INTEREST

Cllr Katie Nobes declared a personal interest in application 11.7 as she had acted in a professional capacity in relation to this property in the past.

Cllr Sandy Lovatt declared a personal interest in Item 10 as he was on the VWHDC Committee which determined planning applications.

03 MINUTES

Resolved that the minutes of the meeting held on 28th May 2012 be signed as a correct record.

04 MATTERS ARISING

A committee member requested that the issue of a Neighbourhood Plan be put as an agenda item for discussion in the near future.

05 WORK TO VARIOUS TREES

Members noted the work to the following trees:

1. Remove 1 x Ginkgo - 1 Fellows Close, East St Helen Street, Abingdon.
2. Reduce the crown by 3m and remove deadwood to 1 x Variegated Sycamore and reduce the crown by 2m and remove deadwood to 1 x Robinia at 13 Park Crescent Abingdon
3. Various works to 1 x Holm Oak, Abingdon School, Bath Street Abingdon (reduce weight from major limb overhanging Bath Street).
4. Works to 1 x Austrian Pine- crown reduction works and removal of deadwood - Shelley Close, Abingdon.

06 TRAFFIC REGULATION ORDERS

Members noted and commented on the following Traffic Regulation Order as circulated to the Committee and Ward Members for Abbey Barton on 29th May 2012:

1. Eligibility for residents' and visitors' permits in residents' parking area in Abingdon:

Members had the following observations in particular:

- i. It is understood that one of the reasons for the revision of the eligible addresses is to ensure that where properties have been converted to a residential use from another use, then they do not qualify for the membership of the Residents' Parking Scheme. This is on the basis that there is a

large number of qualifying addresses already for a limited number of spaces. Whilst the new schedule does exclude a number of properties, to avoid the scheme being oversubscribed in the future, it is suggested that there be some mechanism within the Order to exclude from the scheme properties which are subject to future changes of use to residential. It was suggested that this could be achieved by a statement within the Order that it applies to properties which are used as residential dwellings within the various streets as at the date of the order.

ii. There are however a number of properties which since 1994 have been issued with Residents' Parking Permits which should be included within the Order. In particular, there are a number properties which are known as Market Place but which are functionally part of East St Helen Street. These properties could be included in the Order as Market Place (south of the County Hall Museum).

iii. There is a very minor point that "West St Helen Street" is included in the draft Order in the plural rather than the singular.

07 REGISTRATION OF EXISTING PROPERTY ADDRESS

Members noted the registration of existing property address known as:
Tudor House Bungalow, Tudor House, Radley Road, Abingdon, OX14 3SN.

08 ASSESSMENT AND PROPOSED AQMA EXTENSION IN ABINGDON

Members commented that the assessment of air quality is a legal requirement and noted the proposed extension.

09 APPEALS

Members noted that an appeal against refusal of planning permission had been lodged for :
1. 40 Oxford Road, Abingdon OX14 2DZ. VWHDC reference P12/V0263.

10 PLANNING DECISIONS

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

11 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.

11-1	P12/V0971	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Gasking, Mrs Anna	Date Received :-	08/06/2012
	Location :-	27 Radley Road Radley Road Abingdon OX14 3PL	Date Returned :-	20/06/2012
	Proposal :	Extension to the existing rear ground floor kitchen extension to form a larger kitchen and dining room. Replace a flat roof with a pitched roof incorporating roof lights.		
	Observations :	No objections.		

11-2	P12/V1080	Plot Ref :-	Type :-	OTHER
	Applicant Name :-	Rowan-Holl, Mr Mark	Date Received :-	29/05/2012
	Location :-	Trinity House, Conduit Rd Conduit Road Abingdon	Date Returned :-	20/06/2012

OX14

Proposal : Demolition of existing garage. Erection of a two storey extension and relocate existing vehicle access to Park Road.

Observations : No objections subject to there being adequate car parking; that any trees which are removed are replaced and subject to the District Council being satisfied that there are no archaeological areas of interest being affected. In relation to the final point, the Council requests that an archaeological survey be commissioned if deemed necessary by the planning authority.

11- 3 P12/V1082 Plot Ref :- Type :- FULL
Applicant Name :- Tiffins Tandoori Date Received :- 31/05/2012
Location :- 5/7 Bath Street Date Returned :- 20/06/2012
Bath Street
Abingdon
OX14 3QH

Proposal : Conversion of part first floor over restaurant into manager's flat. Erection of a detached single storey store in rear yard to replace current timber shed.

Observations : No objections.

11- 4 P12/V1120 Plot Ref :- Type :- ADVERT
Applicant Name :- Argos Ltd Date Received :- 25/05/2012
Location :- Argos Ltd, Marcham Road Date Returned :- 20/06/2012
Marcham Road
Abingdon
OX14 1BY

Proposal : Proposed 1 new internally illuminated flexbox sign, 1 new non-illuminate panel sign and 1 new totem sign panel.

Observations : No objections.

11- 5 P12/V1130/FUL Plot Ref :- Type :- OTHER
Applicant Name :- McKnight, Mr and Mrs Date Received :- 25/05/2012
Location :- 44 Sherwood Avenue Date Returned :- 20/06/2012
Sherwood Avenue
Abingdon
OX14 3NL

Proposal : Demolition of existing conservatory. Erection of a conservatory.

Observations : No objections.

11- 6 P12/V1148/HH Plot Ref :- Type :- OTHER
Applicant Name :- Dix, Mr David Date Received :- 31/05/2012
Location :- 63 Farm Road Date Returned :- 20/06/2012
Farm Road
Abingdon
OX14 1NE

Proposal : First floor extension over existing flat roof extension to enlarge third bedroom, new pitched roof at rear to replace existing flat roof and new open porch at side over front door.

Observations : No objections.

11-7 P12/V1159/HH Plot Ref :- Type :- OTHER
Applicant Name :- Collins, Ms Joanne Date Received :- 25/05/2012
Location :- 43 Hadland Road Date Returned :- 20/06/2012
Hadland Road
Abingdon
OX14 3YG
Proposal : Proposed single storey extension to rear and two storey side extension.
Observations : No objections.

11-8 P12/V1171/FUL Plot Ref :- Type :- FULL
Applicant Name :- St Helen & St Katharine School Date Received :- 31/05/2012
Location :- St Helen & St Katharine School Date Returned :- 20/06/2012
Faringdon Road
Abingdon
OX14 1BE
Proposal : Installation of 3 no. lighting columns to driveway within site.
Observations : No objections.

11-9 P12/V1172/HH Plot Ref :- Type :- OTHER
Applicant Name :- Roper, Mr and Mrs Philip Date Received :- 25/05/2012
Location :- 17 Prince Grove Date Returned :- 20/06/2012
Prince Grove
Abingdon
OX14 1XE
Proposal : Single storey extension to front of dwelling; replacement of "Tudor" detailing with tile cladding; minor revisions to fenestration.
Observations : No objections.

11-10 P12/V1190/HH Plot Ref :- Type :- OTHER
Applicant Name :- Chamberlain, Mr & Mrs Richard Date Received :- 29/05/2012
Location :- 195 South Avenue Date Returned :- 20/06/2012
South Avenue
Abingdon
OX14 1QU
Proposal : Demolition of existing detached garage. Erection of two storey side extension and single storey front and rear extensions.
Observations : Objection. The committee considered that the application would result in loss of light to neighbouring properties, in contravention of policy DC9 (Impact of Development on Neighbouring Uses) of the adopted VWHDC Local Plan 2011; and that a terracing effect would be created which would be out of character with the area in contravention of policy DC1 (Design) of the adopted VWHDC Local Plan 2011.

11-11 P12/V1196/HH Plot Ref :- Type :- OTHER
Applicant Name :- Morley, Ms Susan Date Received :- 31/05/2012
Location :- 11 Knollys Close Date Returned :- 20/06/2012
Knollys Close
Abingdon
OX14 1XN

Proposal : Proposed extension to existing garage.

Observations : No objections.

11- 12 P12/V1223/HH

Plot Ref :-

Type :- OTHER

Applicant Name :- Domptail, Mr F

Date Received :- 08/06/2012

Location :- 7 Kysbie Close
Kysbie Close
Abingdon
OX14 1XZ

Date Returned :- 20/06/2012

Proposal : Proposed ground and first floor side extension and garage conversion.

Observations : No objections.

The Meeting closed at : 7.35pm

Signed :

Chairman Date:

On behalf of :-Abingdon Town Council

NOTIFICATIONS OF PLANNING DECISIONS FROM Vale of White Horse District Council

Minute Ref

Wed 4 July 2012

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E P12/V0617/LDE	Approved	Land adj Lodge Hill Garage
C P12/V0634/ZZZ District COMMENT Permitted	Approved	22 Appleford Drive Local COMMENT Refuse. The Committee recommend refusal on the grounds of parking; overdevelopment and it being out of character with the area, therefore contrary to Policies DC1; DC5 of the Vale of White Horse Local Plan 2011.
C P12/V0797 District COMMENT Permitted	Approved	Little Ruffians 4 Lyon Close Local COMMENT Refuse. The Committee raised concerns about this being out of character with the surrounding area and therefore contrary to Policy DC1 of the VWHDC Local Plan 2011.
E P12/V0832	Approved	6-8 East St Helen Street
C P12/V0919 District COMMENT Permitted	Approved	5 Northcourt Lane Local COMMENT Object. The Committee raised concerns re access, overdevelopment and that is would overlook and overshadow a nearby historical building. The Committee therefore felt that this application is contrary to Policies DC1; DC5 and DC9 of the VWHDC Local Plan 2011.
E P12/V0928	Approved	9 Bridge Street
E P12/V0997	Approved	61 Oxford Road
E P12/V1009	Approved	20 Sellwood Road
E P12/V1030	Approved	6-8 East St Helen Street
E R3.0069/12	Approved	Oxfordshire County Council