

8th July 2020

To: Members of the Planning, Highways and Consultations Committee

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| Cllr Lorraine Oates | (Chair) |
| Cllr Charlie Birks | |
| Cllr Alex Greenaway | |
| Cllr Jim Halliday | |
| Cllr Patrick Lonergan | |
| Cllr Samantha Bowring | Leader/ Chair, F&GP Ctte (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 & Consultations Committee** to be held **on Monday 13th July 2020 at 7.00pm.**

Due to the Covid-19 pandemic and in order to observe Government regulations the Town Council will hold this meeting online and not in person, in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (“the 2020 Regulations”).

The meeting ID will be forwarded to Members separately. Any members of the public who wish to attend should e-mail enquiries@abingdon.gov.uk by 4.00pm on the day of the meeting and you will be sent the relevant link.

The meeting will be conducted in the same way, as far as possible, as a meeting in person. Members of the public may view the meeting online and may, with notice, make representations, ask questions, and give evidence in respect of any item of business at agenda item 5.

The planning applications can be viewed on the District Council’s website: www.whitehorsedc.gov.uk

Should any Member be unable to attend and wish to send a substitute to the meeting, they should email enquiries@abingdon.gov.uk

Any queries on the agenda should be directed to me.

Yours sincerely

Steve Rich

S. F. Rich

Assistant Town Clerk / Head of Services - signed electronically

Abingdon Town Council - Our Vision

To develop an inclusive community so that Abingdon is the place where everyone wants to live and where the wellbeing of residents is prioritised. In developing this community, the town will be one which is environmentally sustainable, vibrant, resilient and safe.

Our key objectives

- 1 To respond effectively and speedily to the climate emergency.
- 2 To develop a resilient, sustainable town which will provide a home for residents now and in the future.
- 3 To manage the Council's assets efficiently and effectively to meet for the needs of the community now and in the future.
- 4 To work with community partners to support those who are vulnerable and in need and to create opportunities to increase social inclusivity.

A G E N D A

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 meeting of 22nd June 2020 (attached)

4 **Matters Arising**

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

5 **Public participation**

Members of the public are permitted to make representations, ask questions and give evidence in respect of any item of business included in the agenda for any meeting of the Council (with the exception of the Annual Meeting) and its standing committees.

Notice should be submitted in writing no later than 12 noon on the day of the meeting. This should be by e-mail to: enquiries@abingdon.gov.uk

6 **South Oxfordshire District Council Consultation**

Members to note:

South Oxfordshire District Council has received a Neighbourhood Area Designation application from Culham Parish Council. The neighbourhood area designation outlines the area which will be covered by the neighbourhood plan for Culham. The proposed neighbourhood area designation follows the parish boundary of Culham. The Council is required to carry out this consultation as the proposed neighbourhood area overlaps with a small part of the designated neighbourhood area for Clifton Hampden. The boundary map showing the overlap can be viewed here:

<https://files.smartsurvey.io/2/0/FWWHXZ0C/CULHAM~1.JPG>

The neighbourhood area designation application form and supporting documents can be viewed on the Culham page on their website:

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/neighbourhood-plans/culham-neighbourhood-p>

Paper copies are available to view at the following location: The Notice Board at the Village Green, The Green, Culham, OX14 4LZ. The consultation period ends on midnight on Thursday 13 August 2020.

7 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984 - Temporary Road Closure at Abingdon, Parsons Mead, OX14 1LS**

To note the Temporary Traffic Regulation Order (emailed to all members 30/6/2020):

A request has been received from KCD / Thames Water for a temporary road closure to apply to a section of Parsons Mead whilst new water connection works are carried out.

A temporary Notice is being made to implement the temporary closures and will operate from the 22 September 2020 up to and including the 25 September 2020. This is a 24 hour road closure.

Access will be maintained for emergency service vehicles and for those frontages within the closure area, subject to the progress of the works and liaison with the works supervisor.

A copy of the drawing showing the extent of the closure and the alternative routes for traffic is attached.

Further information regarding the works may be obtained by contacting Emile Baldauf-Clark on 02035 78332 or email: emile.baldaufclark@thameswater.co.uk Ref: T7927/AC

8 **GWR Update**

To note the following update from GWR (sent to all members 2/7/2020)

"We promised to keep you informed about changes to our services to support the re-opening of local and regional economies.

From Monday (6th July) we will introducing more services and we will be operating around 84% of our normal timetable. Network Rail have updated online journey planners and customers can check individual journeys on [gwr.com/travel-updates/check-your-journey](https://www.gwr.com/travel-updates/check-your-journey)

Our teams are now working on a further timetable uplift for September which should bring us back closer to a normal timetable across the GWR network. We continue to undertake a busy programme of enhancement works on the railway so service patterns will continue to change from time to time to accommodate these.

We are seeing an increase in rail travel as more businesses re-open. We are asking customers to wear a face covering, book tickets in advance and travel off peak if they can. We have social distancing markers and signs at stations and Network Rail are also providing hand sanitiser at stations they manage. You may also have seen that we are using a new overnight viricidal sanitiser alongside our additional cleaning regimes.

We know how important a stable and reliable rail service is for our customers and our communities and our teams are working hard together, to make sure we deliver a safe, efficient railway to support your efforts. If there are areas you want us to look at more closely, please do let us know.

It is important to us that rail plays its full role in the local and regional recovery and we both want to work with you to do that.

Best regards

Matthew Golton
Interim Managing Director, GWR

Mike Gallop
Western Route Director, Network Rail

9 **Naming / Numbering of Properties –**

Conversion of commercial unit known as: 5 The Old Gaol, ABINGDON OX14 3HE to create an addition unit known as: 23 Bridge Street, ABINGDON

To note the above new commercial unit has been numbered as above and as shown on the attached plan.

10 **Oxfordshire County Council Planning Ref R3.0068/20 - Council Scoping Opinion - Request for A34 Lodge Hill**

To note and consider the following correspondence from the County Council:

I am writing to consult you on the above proposals in order to prepare an Environmental Impact Assessment (EIA) Scoping Opinion.

Click here for details:

<http://myeplanning.oxfordshire.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=R3.0068/20&theTabNo=3&backURL=%3ca>

Please could you consider the information and let me know which topics you consider the EIA should address. Please note this is not a planning application and this consultation is to determine the scope of the EIA. If a planning application is subsequently made you will be consulted again.

*I would appreciate it if I could have your comments no later than **21/07/20**. If you have any questions regarding this matter, please do not hesitate to contact me.*

NOTE Consideration of the development may take place in public and representations may be published. The proposal may be considered by the Council's Planning & Regulation Committee (Only comments relating to planning issues will be taken into account when reaching a decision).

*Yours faithfully
Matthew Case
Senior Planning Officer*

11 **Vale of White Horse Planning Decisions / Updates from Officers**

Decisions

To note the planning decisions where the Town Council's recommendation was to refuse planning permission or was contrary to the decision by the District Council.

| Application Ref | Address | Town Council recommendation | VWHDC Decision / Update |
|-----------------|-------------------------------|-----------------------------|-------------------------|
| P20/V0399 | 3 Northcourt Walk OX14 2EJ | No objections | Withdrawn |
| P20/V1002/HH | 34 Curtis Avenue OX14 3UL | No objections | Withdrawn |
| P20/V0641/HH | 9 Faringdon Road OX14 1BB | No objections | Withdrawn |

Details of all VWH planning decisions can be found online at:
<http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=DecisionList&TYPE=P&PAGE=1>

12 **Certificate of Lawful Development**

To note the following application

- **Application Reference:** P20/V1099/LDP
Location: 17 Tennyson Drive, OX14 5PD
Proposal: Certificate of lawful use for a garage conversion

13 **Planning Applications**

To consider the planning applications received from the Vale of White Horse District Council (also South Oxfordshire District Council and Oxfordshire County Council as applicable).

General notes:

Note that in accordance with the District Council's constitution, when the Town Council objects to an application a Town Councillor may attend any subsequent District Council Planning Committee to outline the Town Council's reasons for objecting. Consequently, when there is an objection to an application the Committee is requested to appoint a Member to speak for the Town Council in this regard. Note the Town Council has no power to require an application to be referred to the District Council's Planning Committee.

Also note guidance from the District Council in relation to material and non-material planning considerations. A useful resource in relation to the role of parish and town councils in the planning system is "Planning explained" which although published in December 2011 remains a very good overview of the system. It may be accessed online at:

<https://www.cpre.org.uk/resources/housing-and-planning/planning/item/2654-planning-explained>

Applications for consideration:

Note that the description of each application is as worded in the application.

1 P20/V0471/LB

Mr Ollie McEwen 17 West St Helen Street Abingdon OX14 5BL

Removal of C19 window from original rear wall of listed building first floor level. This is to create a passageway from historic eaves space into eaves space of 60's extension - creating a fire escape to satisfy building control regulations. Tiling over the concrete front doorstep. (Tiles sourced from Fired Earth). Removal of floorboards in historic eaves space and installation of mineral wool in-between floor joists. Again, to satisfy building control fire safety. Floorboards will be re-instated after insulation install. Installation of spiral staircase in modern extension - formally commercial kitchen. Installation of fire doors in various parts of property.

2 P20/V0484/FUL & P20/V0486/LB

Mr Whittle, 36 Ock Street, Abingdon, OX14 5BZ

Amendment

Internal works to facilitate the conversion of this property into 3 flats (x2 2b4p, x1 1b2p). External works to include a first-floor rear extension (scheme as amended by plans and supporting documents submitted on the 12th and 19th June 2020).

ATC previously recommended refusal for original application:

- (i) *The application would lead to an overdevelopment of the site. Consequently it does not respond positively to the site and its surroundings and does not create a distinctive sense of place that physically integrates with its surroundings, in contravention of Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse District Council Local Plan 2031 Part 1.*
- (ii) *(ii) Proposed roofline impacts on neighbouring property at no.34, resulting in significant adverse impacts on the amenity of that property due to loss of daylight, in contravention of Development Policy 23 (Impact of Development on Amenity) of the Vale of White Horse Local Plan 2031.*

3 P20/V1008/HH

Mr & Mrs B & L Jones 6 Loddon Close, Abingdon, OX14 3TB

Amendment

Demolition of existing garage. Two storey front extension. Single storey rear extension. Minor internal alterations. Off-road parking remains unchanged to front of property with 3No. additional off-road parking space to the side of the property (as amended by plans received 11 June 2020).

(No objections from ATC for original application.)

4 P20/V1201/HH

Mr Edward O'Reilly 6 Norman Avenue Abingdon OX14 2HQ

Construction of orangery to the rear elevation. First floor addition comprising bedrooms and bathroom. Fenestration alterations.

5 P20/V1230/FUL

JJ enterprises 22, High Street Abingdon OX14 5AX

Amendment 1 - Agent response to objections 30-06-2020

Amendment 2 - Agent response to Conservation comments 01-07-2020

Extension to flat roof to form kitchen area Roof top garden/setting area

ATC had recommended refusal for the original application: The Committee felt this application would have an adverse impact on neighbouring properties due to smells / odours from the kitchen and waste bins, and also noise; in contravention of Development Policy 23 (Impact of Development on Amenity) and Core Policy 37 (Design & Local Distinctiveness).

6 P20/V1234/HH

Mr Craig Jones, 21 Peachcroft Road Abingdon OX14 2NA

Dropped kerb and creation of extra parking spaces.

7 P20/V1340/HH

Mr / Mrs Smith, 6 Bowgrave Copse, Abingdon, OX14 2NL

Single-storey front projection

8 P20/V1348/FUL

Name TBC, 94 Ock Street Abingdon Oxon OX14 5DH

Conversion of dental surgery into 3x flats.

9 P20/V1389/FUL

Mrs Natjakora Warneford-Bygrave, 26 Caldecott Close Abingdon OX14 5HA

Convert existing single storey structure to side of property currently consisting of garage, dining area and shower room into a new 1 bed dwelling and subdividing the existing plot.

10 P20/V1396/HH

Mr Graeme Orea 13 Gall Close Abingdon, OX14 3XY

Single storey rear and side extension to form a new kitchen/dining room, utility room & cloakroom.

11 P20/V1400/HH

Mr Nathan Ley 74 Hanson Road Abingdon Oxfordshire OX14 1YL

Proposed side extension for new utility room.

12 P20/V1413/FUL

Heslop Ltd, 40 Bath Street Abingdon OX14 3QH

Change of use from A1 (retail) to C3 (residential) Convert an existing shop to form a self-contained one-bedroom ground floor flat

13 P20/V1418/HH

Ms G Lodowski 18 Farm Road Abingdon OX14 1LZ

The application proposes a single storey rear extension, two roof lights to existing rear extension and replacement of flat roof covering with warm deck insulation and new weathering layer.

14 P20/V1420/HH

Mrs Lux, 26 Knollys Close, Abingdon, OX14 1XN

Timber clad, sedum roof finish bike shed located to the front of the dwelling at 26 Knollys Close to accommodate 2no adult bikes, helmets, and bike accessories. Proposed footprint dimensions to be 1.5m x 2.8m and 1.64m high

15 P20/V1439/FUL

David Wilson Homes, Land north of Dunmore Road and Twelve Acre Drive Abingdon

Works to access points to the site in accordance with Section 278 plans at Central Parcel B to facilitate works on Gateway Street and Local Centre (Outline Planning Permission P17/V0050/O).

16 P20/V1442/HH

Mr Jiggins, 28 Ock Bridge Place Drayton Road Abingdon OX14 5FW

Proposed conversion of integrated garage into a bedroom, and the merging of two bedrooms on the first floor into one bedroom

17 P20/V1447/HH

Kirsten Wright, 32 Spring Road Abingdon OX14 1AQ

Two storey front extension incorporating integral garage and first floor rear extension

The law allows members of the public and press to record meetings of the Council and its committees. Should you wish to record at any meeting which is open to the public it is requested that you inform the Town Clerk of your intention to film or record before the day of the meeting, by emailing enquiries@abingdon.gov.uk

For information, whilst this meeting is being hosted virtually by WebEx, the Council will not be recording the meeting.