

29<sup>th</sup> July 2020

To: Members of the Planning, Highways and Consultations Committee

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 3<sup>rd</sup> August 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](mailto: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](http://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](mailto: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 13<sup>th</sup> July 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](mailto:enquiries@abingdon.gov.uk)

6 **Survey - Have your say on the future plans for Vale of White Horse**

To note the survey which was emailed to all members and staff regarding the above on 17<sup>th</sup> July 2020. It is open to all those living and working in Vale of White Horse, and will run until Thursday 13 August 2020

<https://survey.southandvale.gov.uk/s/Valecorporateplanfeedback/?m=12345abcde>

7 **Consultation – Various Roads (South Oxfordshire & Vale of White Horse) Proposed Disabled Persons Parking Bays**

To note and comment as necessary on the above consultation (emailed to all members on 27<sup>th</sup> July 2020 and attached). The three locations to be considered in Abingdon are:

<i>Lammas Close</i>	<i>North side, from the common boundary of Nos. 19 &amp; 21, westwards for a distance of 6.6 metres, outside number 19.</i>
<i>Lyford Way</i>	<i>Northeast side, from a point 1.8 metres southeast of the northern boundary of No.23, south-eastwards for a distance of 6.6 metres, outside No.23.</i>
<i>Preston Road</i>	<i>Bay Removal - Northwest side; from a point 1 metre north-east of the extended north-east flank wall of No 34, south-westwards for 6.6 metres. Outside 34 Preston Road.</i>

Objections to the proposals, specifying the grounds on which they are made, and any other representations, should be sent in writing to the Director for Community Operations no later than **28 August 2020**

8 **Licensing Application - 24 High Street Abingdon Oxfordshire OX14 5AX**

To note and consider the new premises licence application for the above. Consultation end date is 12 August 2020.

<https://licensing.southandvale.gov.uk/online-applications/licencingApplicationDetails.do?activeTab=summary&keyVal=QDI7MBSF00B00>

Time Period	From	To
Monday - Tuesday	11:00 AM	11:00 PM
Thursday	11:00 AM	12:00 AM
Friday - Saturday	11:00 AM	02:00 AM
Sunday	11:00 AM	10:00 PM

Activity	Indoors/Outdoors	Alcohol Consumed	Time Period	From	To
E. Live Music - Indoors	Indoors		Thursday	08:00 PM	11:00 PM
F. Recorded Music - Indoors	Indoors		Thursday	08:00 PM	11:00 PM
G. Performances of Dance - Indoors	Indoors		Thursday	08:00 PM	11:00 PM
I. Late Night Refreshment - Indoors	Indoors		Thursday	11:00 PM	12:00 AM
I. Late Night Refreshment - Indoors	Indoors		Friday - Saturday	11:00 PM	02:00 AM
I. Supply of Alcohol - On	Indoors	On Premises	Monday - Wednesday	11:00 AM	11:00 PM
I. Supply of Alcohol - On	Indoors	On Premises	Thursday	11:00 AM	12:00 AM

I. Supply of Alcohol - On	Indoors	On Premises	Friday - Saturday	11:00 AM	02:00 AM
I. Supply of Alcohol - On	Indoors	On Premises	Sunday	11:00 AM	10:00 PM

## 9 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.

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>

*None to note for this cycle*

### Planning Appeal

To note that the following appeal was dismissed by the Planning Inspectorate:

Town and Country Planning Act 1990

Appeal by: Mr Vince

Site Address: 17 Lee Avenue, ABINGDON, OX14 3UT

The application Ref P19/V2408/HH, dated 28 September 2019, was refused by notice dated 27 November 2019.

The development proposed was double-storey extension to side and rear.

The Town Council had not objected to this application.

## 10 Certificate of Lawful Development / Permitted Development Rights

To note the following application

**REF:** P20/V1538/PDH

**AT:** 19 Harcourt Way Abingdon OX14 1NU

**RE:** Removal of existing conservatory and outhouse building.

Proposal is for a single storey parapet flat roof extension to rear elevation; 6m from the original rear wall and 7.5m wide. An alley way will run down the property boundary with No.21 to provide access to the rear garden.

**Depth:** 6.00m

**Height:** 3.95m

**Height to Eaves:** 2.99m

## 11 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). District planning applications can be viewed online at:

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/find-application/planning-application-register>

and

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/find-application/planning-application-register>

### 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/V0404/FUL**

#### **Mrs Lee Kelsey 2 Tennyson Drive Abingdon OX14 5PD**

Amendment No 1

Extension and conversion of existing house into four new dwellings, 2x2 bed flats and 2x1 bed flats with associated parking (Removal of one bedroom and reduction in mass as shown on P11F)

*ATC had objected to original application:*

- (i) *The application is out of character with the area and represented 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) *It was noted that the application is for four new dwellings, with a total of seven bedrooms but only four car parking spaces. This is considered insufficient for the*

*development and is likely to lead to an increase in on-street parking. Consequently, the application contravenes Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires new development to have a sufficient level of well-integrated car and bicycle storage.*

- (iii) Access arrangements compromise road safety and therefore the application contravenes Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires that new development is well connected to provide safe and convenient ease of movement by all users, ensuring that the needs of vehicular traffic does not dominate at the expense of other modes of transport, including pedestrians and cyclists, or undermine the resulting quality of places.*
- (iv) (The development results in significant adverse impacts on neighbouring uses in relation to loss of privacy, daylight or sunlight, in contravention of Development Policy 23 (Impact of Development on Amenity) of the Vale of White Horse Local Plan 2031.*

## **2 P20/V0884/FUL**

**Mr Phil Evans Ladygrove Cottage Drayton Road Abingdon OX14 5HU**

Amendment No 1

Demolition of existing buildings and front boundary wall. Erection of a 3-storey building containing 4no. x 1-bedroom and 2no. x 2-bedroom apartments with provision of access and parking for 7 cars with cycle and bin storage on the ground floor. (as amended by details received on 20 July 2020).

*ATC did not object to original*

## **3 P20/V1300/LB**

**Mrs Ellie Simmonds**

**61 East St Helen Street Abingdon Oxfordshire OX14 5EE**

Alterations & upgrading works.

## **4 P20/V1413/FUL**

**Heslop Ltd 40 Bath Street Abingdon OX14 3QH**

Amendment No 1

Change of use from A1 (retail) to C3 (residential). Convert an existing shop to form a self-contained, one bedroom ground floor flat. (Red line amended by plans received 21 July 2020)

*ATC had recommended refusal for original:*

*Recommend refusal. The Committee concurred with Oxfordshire County Council comments regarding insufficient information regarding provision of parking / access (in contravention of Local Core Policy 35 and DP16 (Access).*

## **5 P20/V1497/HH**

**Mr James Salter 27 Caldecott Chase Abingdon OX14 5GZ**

Rear extension

**6 P20/V1514/HH**

**Mr Gang Deng 18 Nuneham Square Abingdon OX14 1EH**

Two-storey flank extension (encompassing existing Garage and Outbuildings) and single-storey extension to rear; associated alterations to the fenestration of the western and rear elevations

**7 P20/V1535/HH**

**Mr & Mrs R Carter 7 Golafre Road Abingdon OX14 5HH**

Erection of a first-floor extension. Amended proposal to withdrawn application P19/V1729/FUL. (no objections from ATC)

**8 P20/V1557/FUL**

**Mr Anil Patel 30-32 Stert Street Abingdon OX14 3JP**

To replace existing galvanised steel windows to front elevations of the accommodation over the shop with ALUCO Heritage Aluminium windows finished silver grey metallic.

**9 P20/V1559/O**

**Mrs. Sheina Wilson 53 Welford Gardens Abingdon OX14 2BH**

Outline application for the erection of two dwellings with all matters reserved.

**10 P20/V1645/HH**

**Mr Matt Ashmall 53 Parsons Mead Abingdon OX14 1LW**

Single-storey, rear extension, work to garage and relocation of front door.

**11 P20/V1656/HH**

**Mr Samuel Morris 11, Ballard Chase Abingdon OX14 1XQ**

Demolition of existing conservatory and construction of single storey rear extension

**12 P20/V1664/HH**

**Mr & Mrs Freeman 23 John Mason Road Abingdon OX14 2EN**

Proposed single storey rear/side extension to existing house

**13 P20/V1711/HH**

**Mr Paul Holt 8 Denton Close Abingdon Oxfordshire OX14 3UP**

Loft conversion to provide a bedroom and en-suite. First floor extension above existing dining room to form a new bedroom. Internal alterations. Add an entrance porch.

**14 P20/S1988/FUL (note this is a South Oxfordshire DC application)**

**Mr & Mrs Allen, Culham Hill Culham Oxfordshire OX14 3DT**

Change of use of land from agricultural land to farm park, wildlife and outdoor activity centre, associated buildings and outdoor play structures, mountain bike trail, formation of lake, ponds and wetland area, formation of a new vehicle/pedestrian access off the A415, associated engineering works, drainage and landscaping.



*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](mailto:enquiries@abingdon.gov.uk)*

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



