

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 18th December 2017

Comments & Observations

Meeting Ref.	Vale/ County reference	Applicant and application address	Summary of Proposed Development	Application Type
1	P17/V/2850/FUL	Willow Spring Homes Ltd 18 North Avenue Abingdon OX14 1QN	<p>Amendment: No 1 – dated 30th November 2017 Demolition of existing bungalow and outbuildings. Erection of 6 x 1 Bed flats with the provision of 6 parking spaces with turning area, 12 covered cycle spaces and enclosed refuse store. (Amended and additional plans and parking survey received 30th November 2017)</p> <p><u>Comments:</u></p> <p><i>Recommend refusal.</i></p> <p><i>1. The Council considers that the proposals represent an overdevelopment of the site and one which is also out of character with the surrounding area. North Avenue consists of detached and semi-detached dwellings with large rear gardens. The proposal includes a 2.5 storey building and six separate flats replacing what is currently one residential unit. The Council considers that this is an over intensive use of the site in contravention of saved policy DC1 (Design) of the VWH Local Plan 2011. The Council also considers that the application does not respond positively to the site and its surroundings in contravention of Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1).</i></p>	Minor

			<p>2. <i>The Council is concerned that the proposed development will have an adverse impact upon the amenities of neighbouring properties and in particular:</i></p> <ul style="list-style-type: none"> • <i>Loss of privacy to neighbouring properties, in particular 16 North Avenue but also, by way of the sky lights which are proposed, to 15,17, 19 and 21 North Avenue;</i> • <i>The external bins adjacent to 20 North Avenue will create nuisance in terms of smell.</i> <p><i>Consequently the application is deemed to be in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011.</i></p> <p>3. <i>The Council is concerned that there will be, as a result of the proposed six flats replacing one residential unit, increased traffic to the site which cannot be accommodated from the existing road network, noting that North Avenue is much narrower than current highways standards. Consequently the Council considers that the proposed development is in contravention of Saved Policy DC5 (Access) of the VWH Local Plan 2011.</i></p> <p>4. <i>The Council also considers that the proposal does not make adequate provision for parking of vehicles on site, in contravention of Saved Policy DC5 (Access) of the VWH Local Plan 2011.</i></p> <p>5. <i>In relation to (4) above, the Committee had previously recommended that a parking survey be carried out. Members noted the survey conducted by 360 TSL Limited but expressed concerns over the adequacy of the survey because (i) the survey had been carried at one fixed time, 5 a.m.; it was considered that data should also have been</i></p>	
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2	P17/V3005/FUL & P17/V3006/LB	Mr Stuart Walters Flat A 26A High Street Abingdon OX14 5AX	<p>Conversion of one large flat into two one-bedroom flats.</p> <p><u>Comments:</u></p> <p><i>No objections.</i></p>	Minor
3	P17/V3161/HH	Mr Graham Hobbs 146 South Avenue Abingdon OX14 1QY	<p>Loft conversion.</p> <p><u>Comments:</u></p> <p><i>No objections.</i></p>	Other

4	P17/V3185/HH	Mr & Mrs. Beacham 10 Cemetery Road Abingdon OX14 1AS	Removal of existing conservatory, new part two/part single storey rear extension. <u>Comments:</u> <i>No objections.</i>	Other
5	P17/V3190/FUL	Mr Qi Chen 17a Bridge Street Abingdon OX14 3HN	Change of use of first floor from A3 restaurant to residential use. <u>Comments:</u> <i>Recommend refusal.</i> <i>The Council considers that the proposal does not make adequate provision for parking of vehicles on site, in contravention of Saved Policy DC5 (Access) of the VWH Local Plan 2011.</i> <i>In the event that the application be approved the Council would request that a condition be placed on the approval that this property not be eligible for the town centre Residents' Parking Scheme. This is in accordance with all recent planning approvals which have involved the creation of new residential properties within the area of the Scheme, in recognition of the existing demand and pressure for spaces within the Scheme.</i>	Other
6	P17/V3191/LB	Mr Qi Chen 17a Bridge Street Abingdon OX14 3HN	Ground floor changes comprising new plaster boards, new counter and floor tiles. First floor comprising repairs to windows and new stud partition, and replacement hanging sign and fascia sign. <u>Comments:</u>	Other

			<i>No objections, subject to the Conservation Officer being content with the application and the inclusion in any planning approval of all conditions (if any) recommended by the Officer.</i>	
7	P17/V3211/HH	Mrs. V Wright 37 Kysbie Close Abingdon OX14 1XY	Proposed single storey garage extension. <u>Comments:</u> <i>No objections.</i>	Other
8	P17/V3231/HH	Mr Clarke 43 Norris Close Abingdon OX14 2RL	Single storey side extension. <u>Comments:</u> <i>No objections.</i>	Other
9	P17/V3249/HH	Mr & Mrs. Paul Prior 36 Norman Avenue Abingdon OX14 2HJ	Two-storey extension to rear, two-storey extension to south-west flank (encompassing existing cycle store and “cat-slide” roof), single storey extension to north-east flank, single storey extensions to rear elevation and general alterations to fenestration – including a two storey bay feature to the front elevation. <u>Comments:</u> <i>No objections.</i>	Other
10	P17/V3250/FUL & P17/V3251/A	Mr Dave Edwards Tesco Marcham Road	Relocation of Max Spielmann unit to hard standing area within car park. Removal of parking spaces and installation of anti-ram raid bollards. Installation of associated	Minor

		Abingdon OX14 1TU	advertisements. (Original submission ref P17/V2573/FUL and P17/V2574/A approved 23/11/2017 and 17/11/2017 respectively.) <u>Comments:</u> <i>No objections.</i>	
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