

**PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 22nd OCTOBER 2018**

**Comments & Observations**

<b>Meeting Ref.</b>	<b>Vale / South reference</b>	<b>Applicant and application address</b>	<b>Summary of Proposed development as worded in the application</b>	<b>Application Type</b>
<b>1</b>	P17/V2711/FUL	Mr Vincent McMackin Heritage 63A Oxford Road Abingdon OX14 2AA	Amendment – No. 5 – dated 28 <sup>th</sup> September 2018  Change of use from C3 to C4 to allow 7 bed HMO. (Additional information received 16 <sup>th</sup> January 2018, amended vision splan received February 2018, and amended car parking plan received 28 <sup>th</sup> September 2018.)  <b><u>Comments:</u></b> <i>No objections</i>	Other
<b>2</b>	P18/V2180/FUL	Mr Tommy Buggins Lagan Homes Ltd Land to the West of Wootton Road Abingdon	Development of up to 73 residential dwellings and associated works including design, access, landscaping and open space.  <b><u>Comments:</u></b> <i>Recommend refusal</i> <ul style="list-style-type: none"> <li><i>The Council considers that a proposal to include up to 73 residential dwellings on this site represents an overdevelopment of the site. The density of the proposed residential development would be too high and there is a lack of green / open space included within the proposal. There are a lack of facilities and inadequate infrastructure. Consequently the Council considers that this development is in contravention of retained policy DC1 (Quality of New Development –</i></li> </ul>	Major

			<p><i>Design) of the VWH Local Plan 2011 and Core Policy 37 (Design &amp; Local Distinctiveness) of the VWH Local Plan 2013 (Part 1).</i></p> <ul style="list-style-type: none"> <li><i>The Council considers that the development is likely to be adversely affected by existing sources of noise and vehicular emissions from the nearby A34, resulting in unacceptable air quality for residents in contravention of retained policy DC10 (Effect of neighbouring or previous uses on new development) of the VWH Local Plan 2011.</i></li> <li><i>The Council considers that the road network cannot accommodate the traffic arising from the development without causing safety, congestion or environmental problems in contravention of retained policy DC5 (Access) of the VWH Local Plan 2011.</i></li> </ul> <p><i>Cllr Mike Badcock declared a non-pecuniary interest in this application as a family member lives in the nearby vicinity, and took no part in the discussion of this item, due to a potential conflict of interest.</i></p>	
3	P18/V2350/HH	Mr Paul Moran 6 Elizabeth Avenue Abingdon OX14 2NP	<p>Erection of a single storey rear extension with a slight wrap around the side.</p> <p><b><u>Comments:</u></b> <i>No objections, subject to adequate parking being provided for the proposed development and sightlines in relation to vehicles and the highway not being adversely affected.</i></p>	Other
4	P18/V2436/FUL	The Old Boat Yard Limited Ferry Walk Abingdon OX14 5HP	<p>Proposed demolition of existing commercial yard and erection of 2 no. 2 bed dwellings.</p> <p><b><u>Comments:</u></b> <i>No objections, subject to an environmental assessment being made in relation to the land, it being understood that regarding fuel has previously been stored at the site.</i></p>	Minor

5	P18/V2437/HH	Mr Derek Didcock 22 Oxford Road Abingdon	Rear ground floor extension for additional living accommodation.  <b><u>Comments:</u></b> <i>No objections</i>	Other
6	P18/V2447/HH	Mr Graham Hilsdon 38 Villeboys Close Abingdon OX14 3XR	Erection of single storey extension to side elevation.  <b><u>Comments:</u></b> <i>No objections</i>	Other
7	P18/V2449/O	Trustees of Abingdon Vale Cricket Club Former Cricket Pitch Northcourt Lane Abingdon	Outline planning application for the erection of a three-storey building comprising 10 no. residential apartments with associated access, car parking and landscaping and creation of community open space.  <b><u>Comments:</u></b> <i>Recommend refusal. Cllr Mike Badcock abstained at the vote.</i>  <i>The above application was considered by the Town Council's Planning, Highways &amp; Consultations Committee and this has recommended that the application be refused with the detailed reasons delegated to the Town Clerk.</i>  <i>In considering the application the Council has had due regard to the statement from Abingdon Vale Cricket Club, also the planning, design and access statement from Carter Jonas. The Council appreciates the work of the Club and the rationale behind the application for planning consent but has three principle objections:</i> <ul style="list-style-type: none"> <li>• <i>The harm which the proposal would do to the Northcourt conservation area. The proposed development would lead to a loss of open space, the loss of a large section of a mature hedgerow and the building of a three storey</i></li> </ul>	Major

			<p><i>development which is not sympathetic in terms of scale, mass, form, massing, design and materials. The proposed development would cause substantial harm to the rural character of the conservation area which is based on the ancient hamlet of Northcourt. Retained policy HE1 of the VWH Local Plan 2011 states that “proposals for development or other works within or affecting the setting of a conservation area will not be established unless they can be shown to preserve or enhance the established character or appearance of the area.” Whilst the policy then goes on to detail a number of circumstances in which development will be permitted the Council considers that these criteria are not met and not only do the proposals not meet the test of preserving or enhancing the conservation area but they will cause harm to the area.</i></p> <p><i>The Council also notes the conservation area appraisal, adopted by the VWHDC in July 2018 and this includes the statement that “it is important that these areas remain open as intrinsically important in their own right and to protect the setting of listed buildings and views of key historic buildings (Section 7). The areas referred to here are undeveloped open space on the north side of Tatham Road, the grounds of Northcourt House and its immediate neighbours and the football playing field. Section 8 goes on to state that design should “fit in with the established ‘grain’ of the conservation area and be sympathetic in terms of scale, form, mass, plot ratio, design and materials. Finally Section 10 states that there is a need to “preserve the rural ambiance of Northcourt Lane, with green verges and unkerbed road surface.” The proposals do not meet these requirement in the conservation area appraisal.</i></p>	
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8	P18/V2465/HH	Mr & Mrs G Evans 13 Hound Close Abingdon OX14 2LU	<p>Convert garage to living accommodation, with single storey extension at the rear.</p> <p><b><u>Comments:</u></b> <i>No objections. Cllr Patrick Lonergan declared a non-pecuniary interest in this application as he was acquainted with family members of the applicant, and took no part in the discussion of this item.</i></p>	Other

9	P18/V2475/HH	Mr Grahame Gibbins 37 Charney Avenue Abingdon Ox14 2NY	<p>2 storey extension to the rear of the property. To already approved application P17/V3003.</p> <p><b><u>Comments:</u></b> <i>No objections.</i></p> <p><i>Cllr Mike Badcock declared a non-pecuniary interest in this application as he was acquainted with the applicant, and took no part in discussion of this item due to a potential conflict of interest.</i></p>	Other
10	P18/V2481/FUL	Mr Justin Hodges Abingdon School Faringdon Road Abingdon OX14 1BQ	<p>Erection of a three storey education building to accommodate a lodge, house rooms, computer science and economic teaching space.</p> <p><b><u>Comments:</u></b> <b><u>Recommend refusal.</u></b></p> <ul style="list-style-type: none"> <li>• <i>The Council considers that the design for the proposed development is unattractive and adversely affects the character of the local area. In addition it is considered that the proposed three storey building is of a scale, mass and height which represents overdevelopment of the site. Consequently the Council considers that the proposed development is in contravention of Retained Policy DC1 (Design) of the VWH Local Plan 2011 and Core Policy 37 (Design &amp; Local Distinctiveness) of the VWH Local Plan 2031 (Part 1)</i></li> <li>• <i>The Council considers that the proposed development does not preserve or enhance the conservation area within which it is set; the Committee considers that the proposed development would be to the detriment of the conservation area. Consequently it is considered that the application is contrary to Retained Policy HE1</i></li> </ul>	Major

			<p><i>(Conservation Areas Preservation and Enhancement) of the VWH Local Plan 2011 and Core Policy 39 (The Historic Environment) of the VWH Local Plan 2031 (Part 1).</i></p> <ul style="list-style-type: none"> <li><i>The Council is extremely concerned regarding the existing parking problems in the vicinity of the school, which are related to the lack of provision made for parking at the school. The Council considers that that the proposals do not make adequate provision for parking and that further development would exacerbate the problem. Consequently the Council considers that the proposed development is in contravention of Retained Policy DC5 (Access) of the VWH Local Plan 2011.</i></li> <li><i>Members have a continuing concern that over the course of a number of years' developments at Abingdon School have been piecemeal. This has contributed to the Council's concerns regarding this and previous applications, as detailed above. It is understood that some time ago the school stated that they would be providing a "masterplan" for development at the school and Members consider that the production of such a plan is very important in order to guide any future developments in an appropriate manner.</i></li> </ul>	
11	P18/V2489/HH & P18/V2490/LB	Mrs G Nester-Smith 23 East St Helen Street Abingdon OX14 5EE	<p>Amendment to external materials and detailing of previously approved works.</p> <p><b><u>Comments:</u></b> <i>No objections, subject to the Conservation Officer being satisfied with the application.</i></p>	Other

12	P18/V2525/HH	Mr & Mrs Robinson 25 The Warren Abingdon OX14 3XD	Single storey side extension and alterations.  <b><u>Comments:</u></b> <i>No objections</i>	Other
13	P18/V2222/FUL	Abingdon United Football Club Northcourt Road Abingdon OX14 1PL	<p><i>Note: This application was for information purposes only.</i></p> <p>Amendment No 1 – dated 27<sup>th</sup> September 2018 Variation of Condition 4 of planning permission P96/V1020/EX to amend the opening times to the following: Monday –Thursday 0900 to 0030 Friday – Saturday 0900 to 0130 New Year’s Eve – 0900 to 0130 (As amended by additional information received on 28<sup>th</sup> September 2018)</p> <p>Renewal of Planning Consent P91/V0341 for demolition of terrapin type building and construction of new function room.</p> <p><b><u>Comments:</u></b> <i>Noted</i></p>	Minor
14	P18/V2521/FUL	Mr & Mrs R Wilkins 34 Mons Way Abingdon OX14 1NJ	Extension at first floor level, at the side of the house.  <b><u>Comments:</u></b> <i>No objections</i>	Other