

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 23rd APRIL 2018

Comments & Observations

Meeting Ref.	Vale / South reference	Applicant and application address	Summary of Proposed development	Application Type
1	P17/V1894/O	Radley College Kennington Road Radley OX14 2HR	<p>Amendment No. 1 – dated 3rd April 2018</p> <p>Outline planning application for up to 240 dwellings (comprising a mix of 1,2,3,4 and 5 bedroom dwellings) including affordable housing, open space and all associated ancillary works with all matters reserved except access (as amended by plans and documentation submitted on 3rd April 2018)</p> <p><i>*See end of this schedule for comments for original application by the Town Council 31st July 2017.</i></p> <p><u>Comments:</u></p> <p><i>No objections in principle.</i></p> <p><i>The Committee requested endorsed its original comments regarding this application and asked that these be re-submitted. In relation to the information submitted with the amendment the Committee also expressed concerns that adequate arrangements should be made in relation to drainage and disposal of sewage and foul water.</i></p>	Major

2	P18/V0316/HH	Mr Simon Watkins 28 North Quay Abingdon OX14 5RY	<p>Amendment No. 1 – dated 3rd April 2018</p> <p>Single storey rear extension with roof terrace. Internal configuration to include change of use for the garage. (Amendment to privacy glass as shown on drawing PE-001 rev A).</p> <p><i>It was noted that there had been no objection by ATC in relation to the original application but the Committee had requested the Vale Planning Officer looked at concerns regarding overlooking of neighbouring properties. The Committee noted that the County Council had raised concerns regarding highway matters.</i></p> <p><u>Comments:</u> <i>No objections, subject to the concerns expressed by Oxfordshire County Council Highways being addressed.</i></p>	Other
3	P18/V0412/HH	Mr & Mrs Darville 8 Blacknall Road Abingdon OX14 5HE	<p>Proposed ground and first floor extensions, internal alterations, porch and detached garage.</p> <p><u>Comments:</u> <i>No objections, subject to the concerns expressed by Oxfordshire County Council Highways being addressed.</i></p>	
4	P18/V0503/HH	Mr Matt Viner 170 Wootton Road Abingdon OX14 1JZ	<p>Amendment No 1 – dated 27th April 2018</p> <p>Ground floor extension to create a utility room and shower room (as amended by drawings received on 27th March 2018)</p> <p><i>No objection by ATC for original application.</i></p> <p><u>Comments:</u> <i>No objections</i></p>	Other

5	P18/V0581/HH	Mr & Mrs Primmer 20 Hermitage Road Abingdon 5RN	Side two storey extension and rear single storey extension. <u>Comments:</u> <i>Recommend refusal. The grounds for recommending refusal were:</i> <i>1. Concern that arrangements for parking and the proposed location of the garage were not adequate and therefore that the proposed application was contrary to Saved Policy DC5 (Access) of the Vale of White Horse Local Plan 2011.</i> <i>2. That the proposed development was overbearing, over-dominant, out of character with the locality and would result in loss of light to neighbouring property in contravention of saved policies DC1 (Design) and DC9 (Impact of development on neighbouring uses) of the Vale of White Horse Local Plan 2011 and Core Policy 37 (Design and Local Distinctiveness) of Part 1 of the Vale of White Horse Local Plan 2031.</i>	Other
6	P18/V0634/HH	Mr Andre Blythe 20 Caldecott Road Abingdon OX14 5HB	Construction of a first floor extension and loft conversion. <u>Comments:</u> <i>No objections</i>	Other
7	P18/V0689/HH	Mr Obiakor 8 Bowler Gardens Abingdon OX14 5GE	Erect a PVCU conservatory to rear of property. <u>Comments:</u> <i>No objections</i>	Other
8	P18/V0701/HH	Mr Trevor William Jones 18 Kysbie Close Abingdon Ox14 1XZ	Proposed orangery. <u>Comments:</u> <i>No objections</i>	Other

9	P18/V0717/A	Mr Nigel Harris Specsavers 16 Bury Street Abingdon OX14 3QT	Proposed signage. <u>Comments:</u> <i>No objections</i>	Other
10	P18/V0724/FUL	Ms Trinh 37 Stert Street Abingdon Ox14 3JF	Variation of condition 2 (approved plans) and removal of condition 4 (retractable awning) of planning permission P17/V2832/FUL: <i>[Change of use of the ground floor unit of 37 Stert Street from Class A3 to Sui Generis for use as a nail bar (amended floor plan and elevations plan received 23rd November 2017)]</i> <i>No objection by ATC for original application.</i> <u>Comments:</u> <i>No objections</i>	Minor
11	P18/V0725/HH	Mr & Mrs M Stockford 1 South Quay Abingdon Ox14 5TW	Raising the roof over the existing garage to form living accommodation at first floor level, conversion of the existing double garage into living accommodation, and the erection of a new attached double garage. <u>Comments:</u> <i>No objections</i>	Other
12	P18/V0728/HH	Mr Yu 61A Bath Street Abingdon Ox14 1EA	Loft conversion with rear full wide dormer and front half wide dormer. <u>Comments:</u> <i>No objections</i>	Other

13	P18/V0738/HH	Mr & Mrs I Gibb 54C Gainsborough Green Abingdon OX14 5JN	Demolish existing out buildings including summer house. New potting shed, garage / workshop and office / reading room. <u>Comments:</u> <i>No objections</i>	Other
14	P18/V0775/LB	Ms Oenone Grant Art & Stuff Gallery 6 The Square Abingdon OX14 5AR	Replacement of cement-based render on front elevation with lime-based render and associated minor timberwork repairs. <u>Comments:</u> <i>No objections subject to the Conservation Officer being content with the application.</i>	Other
15	P18/V0779/HH & P18/V0780/LB	Mr Sanderson & Ms Lewis The Old Bakehouse 17-18A Thames Street Abingdon OX14 3HZ	Proposed single-storey rear extension. <u>Comments:</u> <i>No objections</i>	Other
16	P18/V0824/HH	Mr Ryan Leahy 42 Windrush Way Abingdon OX14 3SX	To build above the existing garage to form a new bedroom and shower room. Convert the existing utility room into a children's playroom. Use the rear part of the garage to form a WC utility facility. <u>Comments:</u> <i>No objections</i>	Other
17	P18/V0859/HH	Mr Aydin Kilic 15 Gainsborough Green Abingdon OX14 5JH	First floor side and rear extension. <u>Comments:</u> <i>No objections</i>	Other

18	P18/V0383/LB	Mrs Harriet Knight 38 Ock Street Abingdon OX14 5BZ	Downpipe has been leaking causing the woodwork behind to become damp and rotten. The rotten timber needs to be removed and replaced. It will match the existing appearance. <u>Comments:</u> <i>No objections</i>	Other
19	P18/V0889/LB	Mr Sanderson & Ms Lewis The Old Bakehouse 17-18A Thames Street Abingdon OX14 3HZ	Proposed replacement door and window. <u>Comments:</u> <i>No objections</i>	Other

****see next page for original comments for Application P17/V1894/O** submitted on 31st July 2017****

Comments regarding original application P17/V1894/O – Land North West of Radley – submitted from ATC meeting 31st July 2017

It was noted that the proposed development was in the adjoining parish of Radley and that the Town Council had been consulted due to the size of the development and its potential impact on Abingdon.

It was noted by the Committee that the development site was earmarked in the Vale of White Horse Local Plan 2031 for housing and that Part 1 of the Plan, which included the strategic allocation for 240 dwellings, had now been approved. Consequently, the Committee had no objection in principle to the application. However a number of concerns were expressed and Members recommended that planning permission be subject to a number of conditions:

- 1. Members were concerned regarding the Impact of increased traffic in and around Abingdon Consequently the application must be subject to satisfactory arrangements in relation to access and highways, including compliance with any conditions which were placed on the development by the Highway Authority.*
- 2. In particular the Committee would wish to emphasise the Council's position in relation to the A34 and the proposed south facing slip roads at Lodge Hill/ the Diamond Interchange. It was recommended that a condition be put in place that the proposed development should not commence until such time that the Diamond Interchange was built. In the absence of such a condition the Town Council would object to the application and would request that if the officer recommendation to the District Council's Planning Committee (to which it was assumed the application would be referred) provided for any development prior to the delivery of the south facing slips, then the Town Council's response should be recorded as an objection.*
- 3. Improvements would be required at Radley Station which was already under pressure with the number of cars using the station on a daily basis. More parking spaces and better access would be required otherwise there would be an adverse impact on Abingdon residents who currently use the station. This improved access should also include a good and direct cycle path which it was understood from other applications was proving to be a challenge.*
- 4. White's Road needed to be improved/ widened.*