

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 24th APRIL 2017

Comments & Observations

Meeting Ref.	Vale/ County reference	Applicant and application address	Summary of Proposed development	Application Type
1	P16/V2922/HH	Mr J Hughes 30 North Quay Abingdon OX14 5RY	<p>Extension and alterations to form additional storey and roof terrace. (Amended by drawing numbers 30.7b Rev2, 30.8a Rev 2, 30.5a Rev 2, 30.11a Rev 2, 30.6b Rev 2 and 30.19 Rev 2, received 7 April 2017; overall height reduced, roof terrace altered and second floor balcony included.</p> <p><u>Comments</u> <i>Recommend refusal.</i> <i>Members expressed concern over this application as it was considered that the additional storey and roof terrace were too high and therefore represented an overdevelopment of the site in contravention of Saved Policy DC1 (Quality of New Development – Design) of the Vale of White Horse Local Plan 2011.</i></p>	Other
2	P17/V0180/FUL	Mr Hopkins 39 Northcourt Road Abingdon OX14 1PJ	<p>Installation of 4no. external ac units (retrospective). Amended noise impact assessment submitted 28 March 2017.</p> <p><u>Comments</u> <i>No objections.</i></p>	Minor

3	P17/V0321/FUL	Churchill Retirement Living Bellingers, 111 Ock Street Abingdon OX14 5DQ	<p>Redevelopment to form 39 apartments for the elderly (sixty years of age and / or partner under fifty-five years of age), guest apartment, communal facilities, access, car parking and landscaping. (As clarified by Floor Risk Assessment accompanying agent's email of 20 March 2017 and as amended by drawings and information accompanying agent's email of 11 April 2017.)</p> <p><u>Comments</u> <i>Recommend refusal.</i></p> <p><i>It was noted that the proposal was for 15 car parking spaces to be provided for a development of 39 apartments. Members considered this to be completely inadequate taking in to account that many apartments could be occupied by residents who had at least one and possibly two cars. In addition there needed to be adequate provision made for visitors. Consequently the proposals were in contravention of Saved Policy DC5 (Access) of the Adopted Vale of White Horse Local Plan 2011 as they did not include adequate provision for the parking of vehicles.</i></p>	Major
4	P17/V0377/FUL	Mr Bledar Morkie 2 Childrey Way Abingdon OX14 2DG	<p>Two storey side extension to form new 2-bed property; single storey extension to front of existing property.</p> <p><u>Comments</u> <i>No objections.</i></p>	Other
5	P17/V0665/HH	Mr & Mrs L Rossiter 1 Finmore Close Abingdon OX14 1HF	<p>Single storey extension to front aspect. Two storey extension to rear. Internal alterations to modernise house.</p> <p><u>Comments</u> <i>No objections.</i></p>	Other

6	P17/V0666/HH	Mr R Jenkins 3 Finmore Close Abingdon OX14 1HF	Two storey extensions to rear aspect. <u>Comments</u> <i>No objections.</i>	Other
7	P17/V0772/A	Mr Wayne Kennedy 4 Bath Street Abingdon OX14 3QH	Removal of present metal business sign above premises and replacement with painted wood sign. <u>Comments</u> <i>No objections subject to the Conservation Officer being satisfied with the application.</i>	Other
8	P17/V0810/HH	Mrs Olwen Kent 2 Cheyney Walk Abingdon OX14 1HN	Proposed dropped kerb crossing and access to existing driveway. <u>Comments</u> <i>The Committee recommended refusal on the following grounds:</i> <i>i. The application for the proposal for the dropped kerb crossing and access to existing driveway was adjacent to the traffic lights on Northcourt Road, opposite the College. It was understood that residents of the property had been driving over the kerb and public footpath to access the front of the house for several years. The Committee considered that this was a hazard to pedestrians and consequently that the application did not provide for safe and convenient access from the adjoining highway, in contravention of saved policy DC5 (Access) of the Vale of White Horse Local Plan 2011.</i> <i>ii. The application itself referred to “unmade” ground. This used to be grass but the practice of residents</i>	Other

			<p><i>driving vehicles over the grass had caused it to become muddy and rutted.</i></p> <p><i>iii. It was noted that the applicant was refused permission in relation to a similar application in 2007, on the grounds of highway safety, and that this decision was upheld on appeal. It was noted that in the appeal decision notice the Inspector considered that whilst there might be sufficient space to accommodate car parking spaces there was not, in his opinion, enough room to also accommodate the turning area and consequently in his view there would be a real risk that vehicles would be unable to turn on the site and would either reverse out to the highway or, alternatively, manoeuvre on the highway in order to reverse into the proposed access.</i></p> <p><i>iv. Finally it was noted that the land in question was owned by the Vale of White Horse District Council and was not highway land. The County Council had recommended refusal of the application on this basis and also noted that the proposal had been subject to appeal previously and dismissed (see iii above).</i></p>	
9	P17/V0842/HH	Mrs Sue Spokes 57 Coromandel Abingdon OX14 5QB	<p>Single storey front extension</p> <p><u>Comments</u> <i>No objections.</i></p>	Other

10	P17/V0849/HH	Mr & Mrs Stephen Quirk 6 Cameron Avenue Abingdon OX14 3SR	Demolition of existing precast concrete, brick and timber structure. Rebuilding enlarged structure. <u>Comments</u> <i>Recommend refusal.</i> <i>i. Concerns were expressed over the plans which were not clear and the Committee stated that the measurements on the plan needed to be checked.</i> <i>ii. The Committee considered that the development unacceptably harmed the amenities of neighbouring properties through loss of daylight and sunlight and dominance / visual intrusion in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.</i> <i>iii. The Committee considered that the application was also an overdevelopment of the site and was out of character with the surrounding area, in contravention of Saved Policy DC1 (Quality of New Development – Design) of the Vale of White Horse Local Plan 2011.</i>	Other
11	P17/V0851/HH	Mr Mike Lord 13 St Johns Road Abingdon OX14 2HA	Single storey to rear / side <u>Comments</u> <i>No objections.</i>	Other
12	P17/V0857/HH	Mrs Anna Cole-Morgan 241 Radley Road Abingdon OX14 3SQ	Demolition / removal of existing garden office and double storey side and rear extension. <u>Comments</u> <i>No objections.</i>	Other

13	P17/V0908/LB	Mr Steve Kenny 121 Ock Street Abingdon OX14 5DL	Replacing windows and doors within the courtyard with 3 double glazed French doors. Installation of two no. bathrooms and one kitchen, securing front wall installing gas central heating. <u>Comments</u> <i>No objections, subject to the Conservation Officer being satisfied with the application.</i>	Other
14	P17/V0928/HH	Mr & Mrs James Williams 5 Lovelace Close Abingdon OX14 1XW	First floor extension to western flank (forming a covered way beneath), to increase the floor area of two existing bedrooms. <u>Comments</u> <i>No objections.</i>	Other
15	P17/V0935/HH	Mr Padraig Regan 149 Radley Road Abingdon OX14 3RX	Construction of a new dormer window and internal alterations. <u>Comments</u> <i>No objections.</i>	Other
16	P17/V0954/HH	Mr Mark Ramsay 105 Oxford Road Abingdon OX14 2AB	Ground and first floor extension to the side and rear of the existing house. New freestanding garage. <u>Comments</u> <i>No objections.</i>	Other

17	P17/V0050/O	CEG Land Promotions II Ltd Land North of Dunmore Road / 12 Acre Drive Abingdon	<p>Outline application (with all matters reserved except for principal means of access to highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre (including 2.2HA site for a 1/5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house / restaurant, retail and other services (use class A1, A2, A3, A4, A5, B1, C2, D1 and D2), public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds.</p> <p><u>Comments</u> <i>The Town Clerk reported that it was understood that an amended plans were due to be submitted in relation to this application. Consequently it had been suggested by the Planning Officer that the Council may wish to defer putting forward its comments on the application until receipt of the revised application and the Committee agreed accordingly.</i></p>	Major
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