

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 29th JANUARY 2018

Comments & Observations

Meeting Ref.	Vale / South reference	Applicant and application address	Summary of Proposed development	Application Type
1	P17/S4416/FUL	Mr & Mrs Allan Culham Hill, Culham, OX14 3DT	<p>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, area for glamping tents, site manager's accommodation, formation of a new access off the A415, alteration of two existing accesses (from Thame Lane and A415), creation of new pedestrian access off A415, associated engineering works, drainage and landscaping</p> <p><u>Comments:</u> <i>No objections.</i></p>	Major
2	P17/V2711/FUL	Mr Vincent McMackin Heritage 63A Oxford Road Abingdon OX14 2AA	<p>Amendment No 1 – dated 16th January 2018 Change of use from C3 to C4 to allow 7 bed HMO (additional information received 16th January 2018)</p> <p><i>Original application – recommended refusal by ATC</i></p> <p><u>Comments:</u> <i>Recommend refusal. As with the original application, the committee felt there was still inadequate information for the actual location of the proposed development. Concern was also expressed regarding:</i></p>	Other

			<ul style="list-style-type: none"> • <i>Lack of adequate parking provision for residents and potential visitors (contrary to Local Plan Policy DC5 – Access)</i> • <i>Overdevelopment for the site and out of character with the area – contrary to Local Plan Policy DC1; and Local Plan Policy CP37 – Design & Local Distinctiveness.</i> 	
3	P17/V3026/FUL	Mrs Vimla Chendriah 68 Mill Road Abingdon OX14 5NZ	<p>Construction of first floor side extension over existing garage with pitched roof, single storey side extension, new front and side canopy, garage conversion, infilled ground floor terrace, alteration to fenestration and conversion to four single dwelling units with works to hard standing and soft landscaping with bin and cycle storage (as amended by plans rec'd 16th Jan 2018 to relocate cycle and bin stores)</p> <p><i>Original application – recommended refusal by ATC</i></p> <p><u>Comments:</u> <i>Recommend refusal:</i></p> <p>1. <i>The Committee notes that the proposed development includes 4 car parking spaces for 4 apartments and this is considered inadequate for the development. In addition the siting of the parking, provided at the front (south) elevation of the property, will reduce on-street parking at this point, increasing pressure on parking in an already busy area. Consequently the proposed development is contrary to Saved Policy DC5 (Access) of the Vale of White Horse Local Plan 2011.</i></p>	Minor

			<p>2. <i>The layout, scale and mass of the proposed development is such that it adversely affects the character of the locality and represents an overdevelopment and over intensive use of the site, contrary to saved policy DC1 (quality of new development – design) of the Vale of White Horse 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 Vale of White Horse Local Plan 2031, Part 1).</i></p> <p>3. <i>The Council considers that the proposed development would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of loss of privacy, daylight and sunlight; and dominance and visual intrusion, contrary to saved policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.</i></p>	
4	P17/V3342/FUL	Larkmead School Faringdon Road Abingdon OX14 1RF	<p>Installation of temporary classrooms and kitchen for a period of one year, with associated works.</p> <p><u>Comments:</u> <i>No objections.</i></p>	Minor
5	P17/V3401/HH	Mr Duhig 27 Turberville Close Abingdon OX14 5ER	<p>Front extension to house and new WC.</p> <p><u>Comments:</u> <i>No objections, although concern was expressed for possible lack of light in the morning for neighbours.</i></p>	Other

6	P17/V3402/HH	Mr Gavin Clark 33 Bostock Road Abingdon OX14 1DW	Demolition of existing rear extension and erection of replacement pitched roof extension to rear and side of dwelling. <u>Comments:</u> <i>No objections.</i>	Other
7	P17/V3403/HH	Ms J Gordon 8 Longfellow Drive Abingdon OX14 5NU	Two storey side extension and enlargement of front porch. <u>Comments:</u> <i>No objections.</i>	Other
8	P17/V3405/LB	Mr Miah 9 Bath Street Abingdon OX14 3QH	Provision of interconnecting door between Nos 5/7 Bath Street (Tiffins Tandoori) and No 9 Bath Street (Shish Café) <u>Comments:</u> <i>No objections, subject to the Conservation Officer being satisfied with the application.</i>	Other
9	P17/V3413/FUL	Mays Properties Ltd Units D, E, F & G Fairacres Retail Park, Marcham Road Abingdon OX14 1TP	Variation of conditions 3,6,7,8, 9 & 10 of Planning Permission P15/V1063/O to allow the sale of food from proposed new unit F1, reconfigure permitted units and reduce number of permitted new units from seven to five. Outline application (access and layout only) for the demolition of Units D, E, F & G and erection of a new terrace of seven retail warehouse units and associated parking, servicing & landscaping (Option 2) <u>Comments:</u> <i>No objections.</i>	Major

10	P17/V3416/HH	Mr & Mrs W Penny 3 Byron Close Abingdon OX14 5PA	Side windows in dormer (dormer window constructed under permitted development) <u>Comments:</u> <i>Recommend refusal.</i> <ul style="list-style-type: none"> <i>The Council considers that the proposed development would unacceptably harm the amenities of neighbouring properties in terms of loss of privacy, daylight and sunlight; and dominance and visual intrusion, contrary to saved policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.</i> 	Other
11	P18/V0004/HH	Mr Booth 9 New Street Abingdon OX14 3PE	Formation of habitable room in roof space with rear dormer <u>Comments:</u> <i>No objections, subject to the Fire Safety Officer being satisfied with the application.</i>	Other
12	P18/V0007/FUL	Mr Simon Wilson 55-59 Stert Street Abingdon OX14 3JF	Variation of condition 2 – drawings on application ref P17/V2427/PDO Prior approval for change of use from offices (use Class B1a) to 32 residential units. <u>Comments:</u> <i>Recommend refusal due to concerns about</i> <ul style="list-style-type: none"> <i>Overdevelopment - contrary to Local Plan Policy DC1 (quality of new development – design) of the Vale of White Horse Local Plan 2011.</i> <i>Lack of adequate parking – contrary to Local Plan Policy DC5.</i> 	Other

13	P18/V0010/HH	Mr & Mrs Richard & Amy Kupce 61 Oxford Road Abingdon OX14 2AA	Two-storey rear extension and loft conversion. <u>Comments:</u> <i>No objections.</i>	Other
14	P18/V0036/HH	Mr S Coope 52 Norman Avenue Abingdon OX14 2HL	Extension – resubmission of application P16/V2926/HH <u>Comments:</u> <i>No objections.</i>	Other
15	P18/V0039/HH	Mr Warren Gass 184 Oxford Road Abingdon OX14 2AE	Erection of new double detached garage in front of existing house. <u>Comments:</u> <i>Recommend refusal. The Committee expressed concern about the building line. Members also felt that the proposed development was out of keeping with the surrounding area, contrary to Local Policy Plan DC1 (quality of new development – design) and also in contravention of Core Policy 37 (Design and Distinctiveness).</i>	Other
16	P18/V0057/HH	Mr & Mrs Bulmer 33 South Avenue Abingdon OX14 1QR	Two storey side and single storey rear extension to provide enlarged living space. <u>Comments:</u> <i>No objections.</i>	Other
17	P18/V0118/HH	Mr Tim Hill 6 Northcourt Walk Abingdon OX14 2EJ	Erection of two storey and single storey rear extension. <u>Comments:</u> <i>No objections.</i>	Other

18	P17/V3185/HH	Mr & Mrs Beacham 10 Cemetery Road Abingdon OX14 1AS	Amendment 1 - Dated 16 th January 2018. Removal of existing conservatory, new part two/part single storey rear extension. <i>Original application – no objections from ATC</i> <u>Comments:</u> <i>No objections.</i>	Other
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