

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 3rd OCTOBER 2016

Comments & Observations

Meeting Ref.	Vale/ County reference	Applicant and application address	Summary of Proposed development	Application Type
1	P16/V1567/A & P16/V1948/LB	Ms Elisa Blackburn The Brewery Tap 40-42 Ock Street Abingdon OX14 5BZ	Erection of illuminated and non-illuminated signage to the exterior of the building. Amendment No.1 –dated 9 th September 2016. As amended by documentation submitted 9 th September 2016 submitted by the applicant <u>Comments:</u> <i>No objections subject to:</i> <i>1. the Conservation Officer being content with the application</i> <i>2. the proposed “barrel” sign being removed from the application</i>	Other
2	P16/V1394/FUL	Mr P Emmet 1 Gainsborough Green Abingdon OX14 5JH	Proposed extension to property to form 3 2-bedroomed flats and 1 one-room flat. (As amended by plan number 1B received 14.9.16, reduction in size of proposed flats and positioning on plot.) <u>Comments:</u> <i>Recommend refusal. The Committee considered that the proposal represented an overdevelopment of the site which would be out of character with the locality, in contravention of Saved Policy DC1 (Quality of New Development – Design) of the Adopted Vale of White</i>	Minor

			<i>Horse Local Plan 2011. The Committee also considered that the proposals did not include adequate provision for the parking of vehicles, in contravention of Saved Policy DC5 (Access) of the Adopted Vale of White Horse Local Plan 2011.</i>	
3	P16/V1997/FUL	Mrs Lorna Wiltshire John Mason School Abingdon OX14 1JB	Replacement main gates for vehicular and pedestrian access. Amendment No.1 – dated 6 th September 2016 (As amended by documentation received 6 th September 2016 submitted by the applicant and / or agent. The amendment changes the design of the gates.) <u>Comments:</u> <i>No objection subject to the Arboricultural Officer being satisfied with the application.</i>	Minor
4	P16/V2173/FUL	Mr & Mrs Clay 1 Ashmole Road Abingdon OX14 5LH	Creation of new vehicular access, removal of brick boundary wall, re-siting of boundary enclosure with timber fencing. <u>Comments:</u> <i>Recommend refusal. The Committee considered that the new vehicular access did not represent safe and convenient access from the adjoining highway network and consequently that the proposals were in contravention of Saved Policy DC5 (Access) of the Adopted Vale of White Horse Local Plan 2011.</i>	Other
5	P16/V2194/FUL & P16/V2325/LB	Paterson Recruitment 121 Ock Street Abingdon OX14 5DL	Change of use from Employment Agency to one Residential Dwelling. <u>Comments:</u> <i>No objections subject to a flood risk assessment having been undertaken and the results of the assessment</i>	Other

			<i>showing, in the opinion of the District Council officers, no increase in flood risk associated with the proposals.</i>	
6	P16/V2207/HH	Mr & Mrs Lewis 15 The Chestnuts Abingdon OX14 3YN	Proposed rear single storey extensions <u>Comments:</u> <i>No objections.</i>	Other
7	P16/V2222/FUL	Mr Piasecki 12A Bath Street Abingdon OX14 3QH	Conversion of an existing retail premises, A3 to 2 No. flats C3 with no external works. <u>Comments:</u> <i>No objections, however the Committee expressed concerns regarding adequate parking.</i>	Other
8	P16/V2226/HH	Mr G Cross 19 Rivy Close Abingdon OX14 3XT	First floor extension over existing garage, comprising of two bedrooms. Ground floor, convert garage to office space (home working). Porch extension to front aspect. Single storey extension to rear. <u>Comments:</u> <i>No objections.</i>	Other
9	P16/V2227/HH	Mr & Mrs A & K Santiago 42 Shelley Close Abingdon OX14 1PR	Part demolition of existing garage / utility room with new two storey side / rear extension and extended front porch. <u>Comments:</u> <i>No objections.</i>	Other

10	P16/V2239/HH	Mr & Mrs Gerald Dickens 14 North Avenue Abingdon OX14 1QN	First floor extension and conversion of existing and proposed loft space, with the addition of 2 rear dormer windows. <u>Comments:</u> <i>No objections.</i>	Other
11	P16/V2248/FUL	Mr Chris Barrett 11 Fullwell Close Abingdon OX14 1JX	Provide 2 new bedroom dwelling with attached garage, parking space to front. <u>Comments:</u> <i>Recommend refusal. The Committee expressed concerns that the site was not large enough for this development and that it represented an overdevelopment of the site. Consequently it was considered that the proposal was out of character for the locality and in contravention of Saved Policy DC1 (Design) of the Adopted Vale of White Horse Local Plan 2011.</i>	Minor
12	P16/V2259/LB	Mr Patrick Garfield Roberts 48 East St Helen Street Abingdon OX14 5EB	The installation of terracotta bird-guard, anti-downdraught chimney cowls to two chimneys on southern chimney stack. <u>Comments:</u> <i>No objections.</i>	Other
13	P16/V2269/FUL	Mr Richard Selby 10 Swinburne Road Abingdon OX14 2HD	Revised plans to convert an existing detached garage and storeroom into a detached one bedroom dwelling and covered parking, bin storey and bicycle storey. <u>Comments:</u> <i>Recommended refusal on the following grounds:</i>	Minor

			<p><i>(i) Its design and its relationship to adjoining buildings and open spaces would adversely affect those attributes that make a positive contribution to the character of the locality in contravention of saved policy DC1 (Quality of new development - design) of the adopted Vale of White Local Plan 2011. In relation to this policy, it was also considered that the proposal did not take into account local distinctiveness and character.</i></p> <p><i>(ii) The proposal would not provide for safe and convenient access in contravention of saved policy DC5 (i) (Access) of the adopted Vale of White Local Plan 2011.</i></p> <p><i>(iii) The proposal would not provide for adequate and safe provision for parking vehicles and cycles in contravention of saved policy DC5 (iv) (Access) of the adopted Vale of White Local Plan 2011.</i></p> <p><i>The Committee also requested that the District Council be made aware that it concurred with the comments made in the consultation response from Oxfordshire County Council and the County Council's recommendation that this application be refused.</i></p>	
14	P16/V2279/HH	Mr Christopher Procter 28 Park Road Abingdon OX14 1DS	Residential extension and replacement of existing low grade extensions <u>Comments:</u> No objections.	Other

15	P16/V2285/HH	Mr Gary Herbert 9 Westfields Abingdon OX14 1BA	Remove existing side garage. Erect new rear and side single storey, flat roof extension, glazed roof lantern to rear extension. Concrete portion of existing drive to be replaced with gravel. <u>Comments:</u> <i>No objections.</i>	Other
16	P16/V2288/HH	Mr Simon Hicks 47 Curtis Avenue Abingdon Ox14 3UL	Second storey side extension over garage. <u>Comments:</u> <i>No objections.</i>	Other
17	P16/V2308/HH	Dr & Mrs Jeremy Fry 39 Oxford Road Abingdon OX14 2EE	Demolition of existing flank extension. Erection of single-storey extension to flank, alterations to fenestration of all elevations and erection of detached double garage to front of dwelling. <u>Comments:</u> <i>No objections.</i>	Other
18	P16/V2333/FUL & P16/V2334/A	Mr Rajiv Balan – The Fitness Space Witney 1 Stert Street Abingdon OX14 3JG	Change of use to gym (Use Class D2) and associated ancillary works and consent to display advertisement. <u>Comments:</u> <i>Recommend refusal. The Committee considered that the proposed change of use was unacceptable and represented an inappropriate use of the building. In particular, the Committee considered that the development</i>	Other

			<p>would unacceptably harm the amenities of neighbouring properties and the wider environment in terms of noise and vibration from the proposed use, in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the Adopted Vale of White Horse Local Plan 2011. With regard to the potential noise nuisance, it was noted that the adjoining property was listed and consequently insulation against noise would prove to be very difficult. It was also noted that the proposed development was within the Abingdon town centre conservation area. It was noted that Saved Policy HE1 (Preservation and Enhancement: Implications for Development in Conservation Areas) of the Adopted Vale of White Horse Local Plan 2011 stated that proposals for development would not be permitted unless they can be shown to preserve or enhance the character or appearance of the area. The Committee did not consider that the proposal would preserve or enhance the established character or appearance of the area and therefore considered that the proposal would be in contravention of this policy. It was specifically noted that, according to this policy, development would only be permitted in the conservation area if levels of noise or other environmental affects generated by the development were compatible with the preservation or enhancement of the established character or appearance of the conservation area and the Committee did not believe that this would be the case.</p>	
19	P16/V2349/HH	Mr K Ratcliff 18 Oxford Road Abingdon OX14 2DS	<p>Two storey extension at the rear.</p> <p><u>Comments:</u></p> <p>No objections.</p>	Other

20	P16/V2361/HH	Mr & Mrs M Webb 14 Galley Field Abingdon OX14 3RT	Demolition of existing garage and shed, extension and erection of replacement garage. <u>Comments:</u> <i>No objections.</i>	Other
21	P16/V2374/FUL	Mrs J Thomas 79A Oxford Road Abingdon OX14 2AB	Erect new building containing 3 apartments, with parking and gardens and associated works. <u>Comments:</u> <i>The Committee asked that the Town Clerk seek clarification as to whether this application was for a new building, as detailed above or whether the new apartments were to be built as a result of the earlier extant planning permission for significant alterations to the existing dwelling, as detailed in the letter enclosed with the planning application. Without this clarification the Committee felt unable to make a recommendation and consequently delegated authority to the Town Clerk in consultation with the Chairman of the Planning, Highways and Consultations Committee to make a recommendation in relation to this application when this clarification had been obtained.</i>	Minor
22	P16/V2377/FUL	Mr Stuart Langridge 47 Meadowside Abingdon OX14 5DX	Application to vary condition 2 of planning permission P14/V2739/FUL for the addition of a front porch to No 47 Proposed single storey side and front extensions to No 47 Meadowside and proposed lean-to roof across front porches of 47 and 48 Meadowside. <u>Comments:</u> <i>No objections.</i>	Other

23	P16/V2392/HH	Mr & Mrs Johnson 45 Ramsons Way Abingdon OX14 3TJ	Proposed garage conversion. <u>Comments:</u> <i>No objections.</i>	Other
24	P16/V2404/HH	Ms Sharleen Rose 43 Baker Road Abingdon OX14 5LQ	Side extension. <u>Comments:</u> <i>No objections.</i>	Other
25	P16/V2405/A	Mr Jonathan Cawthorne Poundland 21 Bury Street Abingdon OX14 3QT	Proposed signage. <u>Comments:</u> <i>No objections.</i>	Other
11 Oct 16				