

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 4th December 2017

Comments & Observations

Meeting Ref.	Vale/ County reference	Applicant and application address	Summary of Proposed development	Application Type
1	P17/V/2582/FUL	Mr N Clarke 174 Wootton Road Abingdon OX14 1JZ	<p>Proposed extension to existing semi-detached house to create 4 No. flats.</p> <p><i>(ATC recommended refusal for original application: Due to concerns regarding parking, overdevelopment, particularly as this is an area where children regularly cross the road.)</i></p> <p><u>Comments & Observations</u></p> <p><i>The Committee noted that it had recommended refusal of this application at its meeting of 23rd October 2017. Members considered that the amendments proposed did not materially affect the Town Council's reasons for recommending refusal of the application. Consequently the Committee recommended refusal on the following grounds:</i></p> <ul style="list-style-type: none"> <i>That the proposed development would be an overdevelopment of the site, in contravention of Saved Policies DC1 (The Quality of New Development – 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 the Vale of White Horse Local Plan 2031, part 1.</i> 	Minor

			<ul style="list-style-type: none"> • <i>Lack of adequate provision for parking vehicles for residents and potential visitors, contrary to Saved Policy DC5 (Access) of the VWH Local Plan 2011.</i> • <i>It was noted that this was an area where children regularly cross the road and the proposals did not provide safe and convenient access to and from the adjoining highway network, contrary to Policy DC5 (Access) of the VWH Local Plan 2011.</i> <p><i>Cllr Margaret Crick declared a non-pecuniary interest in this application as she considered that, as she had already made her views known on this application, she potentially had a conflict of interest and could be viewed as having predetermined the application. Cllr Crick took no part in the discussion of this item.</i></p>	
2	P17/V2575/FUL	Mr & Mrs P Gardner Raven Wilsham Road Abingdon OX14 5HP	<p>Amendment: No 1 – dated 17th November 2017 Variation of condition 2 on application ref P16/V2107 (as amended by plans received 17th November to show development as built).</p> <p>P16/V2107/FUL – Variation of condition 2 of planning permissions P14/V1825/FUL & P16/V1542/FUL. Demolition of existing bungalow and erection of 2 x 4 bedroom detached dwellings and garages with new vehicular access.</p> <p><u>Comments & Observations</u></p> <p><i>Members noted that the Council had objected to application P17/V2575/FUL but that this application was for variation of Condition 2 in relation to P16/V2107 to reflect the development as built.</i></p>	Minor

			<p><i>Members noted that the site in question had been subject to a number of planning applications and applications to vary planning conditions.</i></p> <p><i>It was noted that the District Council had granted planning permission in relation to application P16/V2107/FUL on 10th October 2016. The current amendment sought to remove condition 2 from the planning approval in relation to this application. Condition 2 required that the development should be carried out in accordance with the approved plans in order to secure the proper planning of the area in accordance with development plan policies. Members considered that this condition had been put in place for important planning reasons and objected to its removal. In particular, approval of the amendment would:</i></p> <ol style="list-style-type: none"> <i>1. Unacceptably harm the amenities of neighbouring properties in terms of loss of daylight /sunlight and dominance / visual intrusion, in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of VWH Local Plan 2011.</i> <i>2. Adversely affect those attributes that make a positive contribution to the character of the locality due to the dominance and overbearing nature of the proposed development, in contravention of Saved Policy DC1 (Design) of the VWH Local Plan 2011 and Core Policy 37 (Design and Local Distinctiveness) of Part 1 of the VWH Local Plan 2031.</i> <p><i>Cllr Mike Badcock declared a non-pecuniary interest in this application as he was acquainted with the owner of a neighbouring property and took no part in the discussion of this item.</i></p>	
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			<i>A vote was taken for this application, with the five remaining committee members unanimously in favour to recommend refusal.</i>	
3	P17/V2740/HH	Ms Carolyn Jones 19 Ginge Close Abingdon OX14 2PY	Side / rear extension including garage conversion. Internal alterations to layout. (Amendment to parking as shown on drawing 2017 01 201_01 and supporting statement.) <i>(ATC recommended refusal for original application: The Committee felt that this application would be overdevelopment.)</i> <u>Comments & Observations</u> <i>No objections. (Resolved by 5 votes to 1)</i>	Other
4	P17/V2905/LB	Mrs Jessica Williams 43 East St Helen Street Abingdon OX14 5EE	Necessary remedial damp prevention work in the cellar. <u>Comments & Observations</u> <i>No objections</i>	Other
5	P17/V2907/FUL	Mr Harbhajan Tura 118 Alexander Close Abingdon OX14 1XD	Extension and conversion in side private garage into one bed room and toilet set. <u>Comments & Observations</u> <i>Recommend refusal on the following grounds:</i> <ul style="list-style-type: none"> <i>Whilst the application was for an extension and conversion of a garage into one bedroom and toilet set, members noted that there appeared to be no internal access between the existing dwelling and the extension, resulting in two separate dwellings. Members considered that this proposal would be an</i> 	Minor

			<p>overdevelopment of the site and also out of character with the locality, in contravention of Saved Policies DC1 (The Quality of New Development – 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 the Vale of White Horse Local Plan 2031, part 1.</p> <ul style="list-style-type: none"> Lack of adequate provision for parking vehicles for both residents and potential visitors, contrary to Saved Policy DC5 (Access) of the Vale of White Horse Local Plan 2011. 	
6	P17/V2947/FUL	Mr Alan Horton Abingdon Squash Club Northcourt Road Abingdon OX14 1GG	<p>Proposed two storey extension.</p> <p><u>Comments & Observations</u></p> <p><i>No objections</i></p>	Minor
7	P17/V2950/HH	Mr Fredi Shima 50 Spring Road Abingdon OX14 1AN	<p>Front extension.</p> <p><u>Comments & Observations</u></p> <p><i>No objections</i></p>	Other
8	P17/V2970/A	Grange Mill Investments Land at Barton Lane Abingdon OX14 3NB	<p>Retention of existing advertisement sign.</p> <p><u>Comments & Observations</u></p> <p><i>No objections</i></p>	Other

9	P17/V2982/FUL	Mr Nicholas de Savary Torus House Stert Street Abingdon OX14 3JF	Erection of a rear extension to provide 3 no. two bedroom flats, including associated car and cycle parking, bin storage and landscaping works. <u>Comments & Observations</u> <i>No objections</i>	Minor
10	P17/V3003/HH	Mr Grahame Gibbins 37 Charney Avenue Abingdon OX14 2NY	Rear and side extension. <u>Comments & Observations</u> <i>No objections</i> <i>Cllr Mike Badcock declared a non-pecuniary interest in this application as he was acquainted with the applicant.</i>	Other
11	P17/V3007/HH	Celia Angel Flat 1, 32 Victoria Rd Abingdon OX14 1DQ	Single storey rear extension to existing outrigger provide a larger kitchen with dining. <u>Comments & Observations</u> <i>No objections</i>	Other
12	P17/V3011/LB	Mr Latifi 37 Stert Street Abingdon OX14 3JF	Extension and change of use comprising conversion of existing building and two storey rear extension to provide separate commercial unit at ground floor with 1 x 2 bed flat and 3 x 1 bed flat. <u>Comments & Observations</u> <i>No objections subject to the Conservation Officer being satisfied with the application.</i>	Other

13	P17/V3021/HH	Mr Fredi Shima 48 Spring Road Abingdon OX14 1AN	Front extension. <u>Comments & Observations</u> <i>No objections</i>	Other
14	P17/V3026/FUL	Mrs Vimla Chendriah 68 Mill Road Abingdon OX14 5NZ	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. <u>Comments & Observations</u> <i>Recommend refusal due to lack of adequate provision for parking vehicles, contrary to Saved Policy DC5 (Access) of the Vale of White Horse Local Plan 2011.</i>	Minor
15	P17/V3028/HH	Mr & Mrs Stoddart 82 Ypres Way Abingdon OX14 1NQ	Additional bedroom over existing garage. <u>Comments & Observations</u> <i>No objections</i>	Other
16	P17/V3048/HH	Mr C Lees 46 Peachcroft Road Abingdon OX14 2NA	Demolish existing porch and erect new single storey front and side extension. <u>Comments & Observations</u> <i>No objections</i>	Other
17	P17/V3080/LB	Mr Marc McGuigan Greene King 189 Ock Street Abingdon OX14 5DW	Exterior redecoration, removal of existing timber pergola and smoking shelter and internal decorations, areas of new flooring, works to existing bar server	Other

			<u>Comments & Observations</u>	
			<p><i>No objections</i></p> <p><i>Although not part of the application, having reference to applications P17/V2299/A & P17/V2327/LB which had been considered in September 2017 the Committee commented that they felt a traditional pub sign should be displayed i.e. an ordinary traditional white horse, which was the illustration which had been used previously, rather than the Uffington White Horse.</i></p>	
18	P17/V3106/FUL	Mr Abdul Latifi 37 Stert Street Abingdon OX14 3JF	<p>Variation of condition 2 (approved plans) of planning permissions P15/V1211/FUL and P16/V2846/DIS to substitute drawings to regularize previous permissions. Amendment to P15/V1211/FUL and P16/V2846/DIS (revised plans, details and materials). Conversion and two storey rear extension to provide separate commercial unit at ground floor with 1 x 2 bed flat and 3 x 1 bed flats.</p> <p><u>Comments & Observations</u></p> <p><i>No objections subject to the Conservation Officer being satisfied with the application.</i></p>	Minor
19	P17/V3115/HH	Mr & Mrs Price 28 Parsons Mead Abingdon OX14 1LS	<p>Single storey extension and alterations to existing garage conversion.</p> <p><u>Comments & Observations</u></p> <p><i>No objections</i></p>	Other

20	P17/V3120/HH	Mr & Mrs Meads 6 Norris Close Abingdon OX14 2RJ	Single storey side extension. <u>Comments & Observations</u> <i>No objections</i>	Other
21	P17/V3121/HH	Mrs Elizabeth Organ 35 Kennet Road Abingdon OX14 3ST	Single storey side extension. <u>Comments & Observations</u> <i>No objections</i>	Other
22	P17/V3148/HH	Mrs A C Serra 25 Galley Field Abingdon OX14 3RU	Two storey side and rear extension and front dormer to loft. <u>Comments & Observations</u> <i>No objections</i>	Other