

PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 31st JULY 2017

Comments & Observations for Schedule of Applications

Meeting Ref.	Vale/ County reference	Applicant and application address	Summary of Proposed development	Application Type
1	MW.0039/16	Hills Quarry Products Ltd Land at Fullamoor Plantation, Clifton Hampden, Abingdon, Ox14 3DD	Extraction of sand, gravel and clay, creation of a new access, processing plant, offices with welfare accommodation, weighbridge, concrete plant and silt water lagoon system with site restoration to agriculture and nature conservation including lakes with recreational after uses and the permanent diversion of footpath 171/15 and creation of new footpath. <i>(*See Appendix A on agenda)</i> <u>Comments:</u> <i>In addition to the Town Council's previous objections, members expressed concerns about the weight of lorries using the Abingdon Bridge.</i>	Major
2	P17/V1213/HH	Mr & Mrs Rowland 38 Austin Place Abingdon OX14 1LX	Two storey side extension including single storey projection at front. Single storey rear extension to replace existing conservatory. Pitch roof over front porch. Amended by drawing numbers 17.018-03B and 17.018-01A, received 21 st June 2017; single storey extension taken away from north-east boundary and increased in depth.	Other

			<p><u>Comments:</u> <i>No objections</i></p>	
3	P17/V1386/FUL	JCPI Ltd 14 Garford Close Abingdon OX14 2BY	<p>Erection of a two-storey side extension and subdivision to form two-bedroom dwelling with access, parking and amenity space. (As amended by plans received 3rd and 6th July 2017)</p> <p><u>Comments:</u> <i>No objections</i></p>	Minor
4	P17/V1493/A	Mr M Stevens Abingdon County Hall Museum Market Place Abingdon OX14 3HG	<p>Replacement vertical printed mesh banner freestanding hanging signs.</p> <p><u>Comments:</u> <i>All members of the Committee declared a non-pecuniary interest in this application on the grounds that it was a Town Council application. In accordance with the relevant guidance they did not take part in the discussion of this item.</i></p>	Other
5	P17/V1552/FUL	McDonald's Restaurant 1 Colwell Drive Abingdon OX14 1AU	<p>Amendment No. 1 – dated 12th July 2017</p> <p>Refurbishment of the restaurant with alterations to elevations to include the installation of a new "Folded Roof" concept, comprising of aluminum cladding to the roof and associated works to the site. The construction of extensions totaling 9.7 sqm inclusive of new drive thru booths to replace existing, finished with dark grey aluminum cladding. Installation of new fascia signage. (As corrected by documentation received 12th July 2017.)</p> <p><u>Comments:</u></p>	Minor

			<i>No objections</i>	
6	P17/V1553/A	McDonald's Restaurant 1 Colwell Drive Abingdon OX14 1AU	Amendment No. 1 – dated 12 th July 2017 Refurbishment of the restaurant with alterations to elevations to include the installation of a new “Folded Roof” concept, comprising of aluminum cladding to the roof and associated works to the site. The construction of extensions totaling 9.7 sqm inclusive of new drive thru booths to replace existing, finished with dark grey aluminum cladding. Installation of new fascia signage. (As corrected by documentation received 12 th July 2017.) <u>Comments:</u> <i>No objections</i>	Minor
7	P17/V1725/FUL	Mr V Woods 225 South Avenue Abingdon OX14 1QT	Proposed formation of 1 x new semi-detached dwelling. <u>Comments:</u> <i>No objections</i>	Minor
8	P17/V1788/FUL	Mrs Thomas 79A Oxford Road Abingdon OX14 2AB	Garage / store (retrospective). <u>Comments:</u> <i>No objections but noted with regret that the application was retrospective and that this application should have been made ahead of development taking place.</i>	Other
9	P17/V1838/HH	Mr & Mrs D Howson 221 South Avenue Abingdon OX14 1QT	Single and two storey extensions. <u>Comments:</u> <i>No objections</i>	Other

10	P17/V1855/FUL	All Saints Methodist Church Appleford Drive Abingdon OX14 2AQ	Remove existing timber shed (9m x 3.9 x 2.4) and replace with smaller steel container size 6m x 2.5m x 2.6 high. <u>Comments:</u> <i>No objections</i>	Minor
11	P17/V1876/HH	Ms V Stoner 7 Bostock Road Abingdon OX14 1DP	Rear extension to create an open plan family dining and kitchen area. <u>Comments:</u> <i>No objections</i>	Other
12	P17/V1889/FUL	Mr Jamie Gibson 30 Norman Avenue Abingdon OX14 2HJ	Change of use of existing 2-bed annexe to 30 Norman Avenue to separate dwelling. <u>Comments:</u> <i>Recommended refusal due to concerns about parking. The Committee also requested that the Town Clerk speak to the relevant Planning Officer about this application.</i>	Other
13	P17/V1895/FUL	Mr A Shayler 3 Winsmore Lane Abingdon OX14 5BY	Adaptation to site of former electricity sub-station building including works to roof and partial roof removal to create new dwelling with garden and covered parking area. <u>Comments:</u> <i>No objections</i>	Other
14	P17/V1904/FUL & P17/V1905/A	Mr Terry Stuart 41-43 Stert Street Abingdon OX14 3JF	Proposal: 1. Application for the change of use from Class A1 to A3 to open a milkshake / café and vintage furniture shop, including the installation of new hanging sign and re-painted shop frontage. 2. Advertising consent for a new hanging sign advertising "Vintage Furniture and Tea Rooms" and re-painted shop frontage to advertise the shop name "Willow's Shakeshop".	Other

			<p><u>Comments:</u> <i>No objections subject to the retention of the existing planting scheme undertaken in this area by the former JET (Joint Environmental Trust).</i></p>	
15	P17/V1909/LB	Mr & Mrs Stuart 41-43 Stert Street Abingdon OX14 3JF	<p>Installation of new hanging sign to advertise “Vintage Furniture and Tea Rooms” and re-painted shop frontage to advertise the shop name “Willow’s Shakeshop”.</p> <p><u>Comments:</u> <i>No objections subject to the retention of the existing planting scheme undertaken in this area by the former JET (Joint Environmental Trust).</i></p>	Other
16	P17/V1911/FUL	Mr & Mrs Robert The Isis Wilsham Road Abingdon OX14 5HP	<p>Demolition of existing dwelling and erection of chalet style bungalow.</p> <p><u>Comments:</u> <i>No objections</i></p>	Minor
17	P17/V1927/HH	Mr R and Mrs P Smith 220 South Avenue Abingdon OX14 1QT	<p>Convert part of existing attached garage to a shower / WC room and study / bedroom. Single storey rear extension to the kitchen.</p> <p><u>Comments:</u> <i>No objections</i></p>	Other
18	P17/V1960/HH	Mr & Mrs. Mehmood 35 The Warren Abingdon OX14 3XD	<p>Erection of conservatory.</p> <p><u>Comments:</u> <i>No objections</i></p>	Other

19	P17/V1973/FUL	St Nicolas Church Stert Street Abingdon OX14 3HA	Refurbishment of 1950s toilet and kitchenette building to provide accessible toilet and construction of new ramp. <u>Comments:</u> <i>No objections</i>	Minor.
20	P17/V1974/HH	Mrs Sue Jones 52 Ballard Chase Abingdon OX14 1XQ	Single storey extension across rear of property, internal alterations for new kitchen / dining room. <u>Comments:</u> <i>No objections</i>	Other.
21	P17/V1986/HH	Mr Simon Parker 5 Manor Court Abingdon OX14 5EF	Remove part of existing roof, and raise height of building approx. 1.6m to create two bedrooms and bathroom in roof. Demolish conservatory and construct dining room. The scheme is essentially to facilitate a bedroom and therapy suite on the ground floor for an autistic child. <u>Comments:</u> <i>No objections</i>	Other.
22	P17/V2015/HH	Mr Joel Mumby 112 Caldecott Road Abingdon OX14 5HD	Single storey extension to front and single / two storey extension to rear. <u>Comments:</u> <i>No objections</i>	Other.
23	P17/V1894/O	Radley College Land to the north west of Radley	Outline planning application for up to 240 dwellings (comprising a mix of 2,3,4 and 5-bedroom houses) including affordable housing, open space and all associated ancillary works with all matters reserved except access.	Major

			<p><u>Comments:</u></p> <p><i>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.</i></p> <p><i>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:</i></p> <ol style="list-style-type: none"><i>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.</i><i>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 Hall/ 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</i>	
--	--	--	---	--

			<p><i>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.</i></p> <p><i>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..</i></p> <p><i>4. White's Road needed to be improved/ widened.</i></p> <p><i>Authority was delegated to the Town Clerk to draft the Council's response in relation to this application.</i></p>	
--	--	--	--	--