

**Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 14th October 2019
In the Roysse Room, the Guildhall, Abingdon-on-Thames.**

Present

Cllr Charlie Birks	Chair for the meeting
Cllr Samantha Bowring	Leader of the Council / Chair F&GP Ctte (Ex-Officio)
Cllr Alex Greenaway	
Cllr Jim Halliday	Substituting for Cllr Jeanette Halliday
Cllr Patrick Lonergan	
Cllr Ulrike Rowbottom	Substituting for Cllr Lorraine Oates

Also in attendance:

Nina Özdemir	PA to Town Clerk (Clerk to the meeting)
Nigel Warner	Town Clerk

1 Chair for the meeting

In the absence of the Chair and the Vice-Chair it was **resolved** that Cllr Charlie Birks be elected to Chair this meeting.

2 Apologies for Absence

Apologies for absence were received from Cllr Jeanette Halliday (Chair) and Cllr Lorraine Oates (Vice-Chair) who were substituted by Cllr Jim Halliday and Ulrike Rowbottom respectively.

3 Declarations of Interest

Cllr Jim Halliday declared a non-pecuniary interest in Planning Application number 12.16 – P19/V2288/HH (16 Thames Street) as he knew the applicant. Although the interest was non-pecuniary, he took no part in the discussion of this application and did not vote on this matter.

4 Minutes

Resolved that the minutes of the meeting held on 23rd September 2019 be signed as a correct record by the Chair.

5 Matters Arising

The Town Clerk presented the draft response for members to consider for application P19/V1998/RM – Land North of Dunmore Road. The Town Clerk

stated that there had been a meeting with Cllrs Jeanette Halliday and Lorraine Oates to consider this application in more detail and they had drafted this response based on the deliberations at this meeting. Members were content with the draft response subject to a number of comments:

- In relation to acoustic screening and the proposed bund, concern was expressed that if changes were made to the A34 at a future date, which may include its widening, then the bund might be removed and there would then be no acoustic screening.
- In relation to sustainability, members recommended that all buildings be constructed to a passive building design, built to the highest environmental standards. Additional sustainability features to be included (but not restricted to) those already mentioned in the draft; electrical charging points for vehicles should include both private charging points for houses where this was possible and also public charging points, and consideration being given to building below ground, with cellars and underground parking.

Subject to the above, authority was delegated to the Chair, Cllr Jeanette Halliday; the Vice-Chair, Cllr Lorraine Oates and the Town Clerk to agree the final response in relation to this matter and to then submit this to the District Council.

6 **Public Participation**

None

7 **Oxfordshire County Council: SVCN Section 3B1 – Cycle Route Improvements**

Members noted the proposed cycle route improvements on a section of Peep-O-Day Lane, Abingdon, due to start in mid-October. They also noted that there was an area adjacent to the improvements in poor condition and requested that improvements be extended approximately 10 metres south.

8 **Oxfordshire County Council Consultation – Traffic Sensitive Streets**

Members noted that the County Council has collated responses, added comments and completed a report in relation to the above which could be viewed at:

<https://consultations.oxfordshire.gov.uk/consult/ti/trafficsensitivestreets/consultationHome>

It had been agreed at the meeting of this Committee on 3rd June 2019 that any comments were to have been submitted by individual councillors.

9 **Oxfordshire County Council Consultation – A415 Ock Street (Abingdon) – Proposed Parking and Loading Restrictions**

Members noted and considered the above consultation. There were no objections, however they requested that the County Council also considered re-surfacing the lay-by and the surrounding road area which had been in very poor condition for a number of years.

Also noted that any objections or other representations on the proposal needed to be submitted by Friday 18th October 2019.

10 **Oxfordshire County Council Consultation – Connecting Oxfordshire**

Members noted that the Town Council's Parish Transport Representative, Cllr Grace Clifton, had completed the survey (circulated by email to all members on 26th September 2019) on behalf of the Council. Also noted that survey results would be published in due course by the County Council.

11 **Certificate of Lawful Development**

Members noted the following application:

RE: Construction of rear dormer window to facilitate a loft conversion.
AT: 20 Caldecott Road, Abingdon, OX14 5HB
REF: P19/V2382/LDP

12 **Vale of White Horse Planning Decisions / Updates from Officers**

Decisions

Members noted the recent planning decisions where the Town Council's recommendation was contrary to the decision by the District Council.

Application Ref	Address	Town Council recommendation	VWHDC Decision
P19/V1710/A & P19/V1818/LB	King's Head & Bell, 10 East St Helen Street Abingdon	Recommend refusal (for existing signage being replaced)	Permitted.

Town and Country Planning Act 1990 – Appeal Under Section 78

Members noted the appeal decision made by the Planning Inspectorate in relation to Application P18/V1637/HH, dated 26th June 2018 and refused by notice dated 20th March 2019. (ATC did not object to the application.)

13 **Planning Applications**

Planning Applications were received and considered from the Vale of White Horse District Council. Following consideration of the planning applications, it was **resolved** that the following comments be forwarded as the Council's recommendations on the various applications:

13.1 P19/V1445/FUL – Minor

Brigadier Adam McRea Army Rowing Club, Wilsham Road, Abingdon, OX14 5LD

Amendment No. 1 – dated 1st October 2019.

Demolish existing detached club room and store building. Form new detached club room and rowing boat store. (Amended drawings to show revised boat store, club room and car park / cycle provision received 1 October 2019.)

ATC did not object to original application but commented as follows:

“Concern was expressed regarding the level of activity at this and adjacent sites and the impact on neighbouring properties in terms of traffic movements, parking issues and noise, especially early in the morning. As the use of the land was already established, the Committee did not consider that it could properly object to the application on these grounds.

However Members considered that this development and the justification for it provided a natural opportunity for the Army Rowing Club to review its future plans. Members asked that, prior to finally committing to the development, the Army Rowing Club take the opportunity to consider whether the Club could take a step back, review their plans at this site and the possibility of relocating to a site further away from residential properties. This would assist in overcoming the concerns detailed above.”

Comments:

Recommend refusal.

*It was noted that the Town Council had not objected to the original application but had expressed concern regarding the level of activity at this and adjacent sites and the impact on neighbouring properties in terms of traffic movements, parking issues and noise, especially early in the morning. Consequently the Council had considered that this development and the justification for it provided a natural opportunity for the Army Rowing Club to review its future plans, to take the opportunity to take a step back and review their plans at this site and the possibility of relocating to a site further away from residential properties. The Committee was disappointed that it did not appear that this opportunity been taken and on reviewing the plans together with the amendments it was **resolved** that the Council object to this application on the following grounds:*

- 1 *Overdevelopment and inappropriate development. Members considered that the application did not respond positively to the site and its surroundings and that the development, particularly in terms of scale, height and massing, was not appropriate for the site and the surrounding area. Consequently it was considered that the proposal was in contravention of Policy 37 (Design and Local Distinctiveness) of the adopted Vale of White Horse Local Plan 2031 (Part 1).*
- 2 *That the proposed development would result in a significant adverse impact on the amenity of neighbouring uses when considering both individual and cumulative impacts, particularly in relation to noise, in contravention of Development Policy 23 (Impact of Development on Amenity) of the adopted VWH Local Plan 2031 Part 2.*
- 3 *The development would generate additional traffic in the area and the Council felt that there was inadequate provision in relation to parking, circulation and vehicle turning. This would exacerbate existing problems in relation to traffic and parking. Consequently it is considered that the application is in contravention of Core Policy 37 (Design and Local Distinctiveness) of the adopted Vale of White Horse Local Plan 2031 (Part 1) and Development Policy 16 (Access) of the VWH Local Plan Part 2.*

It was noted that the Environment Agency had objected due to the absence of an acceptable Flood Risk Assessment (FRA) and Members supported this objection, noting the advice of the EA to the applicant that in order to overcome this objection a FRA should be submitted to address the points made by the EA.

It was noted that Oxfordshire County Council, in its role as Local Highways Authority, had objected due to Lack of information which prevents an assessment of highway safety. They have also asked for more detail in relation to parking and a new site layout with all the parking illustrated. Members supported this objection.

*In the eventuality that the application is approved, either in its current form or in a further amended form, it was **recommended** that two additional conditions be placed on the application:*

1. *That the proposed development be completely partitioned from the premises of the Abingdon Rowing Club and secured when the Army Rowing Club is not using the site, this in order to mitigate the overdevelopment of the site area more generally;*
2. *That hours of operation be restricted from 7am until sunset plus 30 minutes, in order to mitigate the adverse impact on neighbouring properties.*

13.2 P19/V1779/HH – Other

Mr & Mrs Agass, Redwood, Larkhill Road, Abingdon, OX14 1BJ

Amendment No 1 – dated 25th September 2019

Raise roof height to existing bedroom, alterations, replacement flat roof coverings and replacement soffits, fascias, gutters and rain water goods. (Amendment to height as shown on drawing R880.04A)

(ATC did not object to original application).

Comments:

No objections.

13.3 P19/V1785/A – Other

Wootton Trucks Ltd, 19A Nuffield Way, Ashville Industrial Estate, Abingdon, OX14 1RY

Replacement brand signage.

Comments:

No objections.

13.4 P19/V1792/HH – Other

Mr/Mrs Smith, 6 Bowgrave Copse, Abingdon, OX14 2NL

Amendment No 1 – dated 25th September 2019

Demolition of existing conservatory; construction of a rear two-storey extension with internal alterations. (As amended by plans received 25th September 2019).

Comments:

No objections.

13.5 P19/V1947/FUL – Minor

Mr Chaudry M Yusuf, 85 Northcourt Road, Abingdon, OX14 1NN

Two storey rear extensions; subdivision of property into 4 x 1-bed flats, retaining a 1-bed dwelling.

Comments:

No objections.

13.6 P19/V2144/HH – Other

Mrs Shrier, 109 Radley Road, Abingdon, OX14 3PR

Single storey timber orangery.

Comments:

No objections.

13.7 P19/V2155/HH – Other

Mr & Mrs Ashley Walters, 14 Bowyer Road, Abingdon, OX14 2EW

Single-storey rear extension; addition of roof windows and sun tunnel; addition of gas flue; minor alterations to fenestration; internal alterations to bedroom and kitchen.

Comments:

No objections.

13.8 P19/V2184/LB & P19/V2200/A – Other

Dignity Plc, 81 Ock Street, Abingdon, OX14 5AG

Erection of 1 No. non-illuminated front fascia sign, 1 No. non-illuminated projecting sign, 1 No. non-illuminated wall sign, 1 No. non-illuminated side fascia wall sign and 1 No. non-illuminated no parking sign as set out in the covering letter.

Comments:

No objections.

13.9 P19/V2199/FUL – Minor

Mr Arnold & Mrs Patricia Strange, 2 Chilton Close, Abingdon, OX14 2AP

Erection of a detached two-bedroom, two-storey residential dwelling.

Comments:

No objections.

13.10 P19/V2201/HH – Other

Mr Jason Wake, 13 Harcourt Way, Abingdon, OX14 1NU

Build a two storey side extension and single storey rear extension. Also replace existing single garage with a double garage.

Comments:

No objections.

13.11 P19/V2203/FUL – Minor

Oxford Architects LLP, Barn at Church Farm, Faringdon Road, Abingdon, OX13 6LL

Original application plus amendment No. 1 Dated 30th September 2019.

The development consists in the erection of a new overflow car park at St Helen and St Katharine School, Church Farm, Abingdon. The provision of the car park would provide extra space in order to solve any issues with parking when the School runs events.

(Amended plans to include access from site to public highway received on 30th September 2019.)

Comments:

No objections. However, if the application is permitted, the Committee requested that the car park be made available for parking by students on a daily basis as there are parking issues in surrounding roads due to students having to park off-site which the use of the car-park in this manner would go some way towards mitigating.

13.12 P19/V2211/HH – Other

Mr & Mrs S Attridge, 61 Longfellow Drive, Abingdon, OX14 5PG

Single storey rear extension and new garage roof. Amended drawing to proposal approved under planning permission P17/V1760/HH.

Comments:

No objections.

13.13 P19/V2234/HH – Other

Mr Andrew & Mrs Jenny Downing, 37 Edward Street, Abingdon, OX14 1DJ
Demolition and rebuilding of an existing single-storey rear extension, internal reconfiguration and thermal upgrade improvements, and installation of solar PV panels to roof.

Comments:

No objections.

13.14 P19/V2248/HH – Other

Mr Jakub Moroszczuk, 55 Parsons Mead, Abingdon, OX14 1LW
Conversion of the garage to an office and shower room. Extension to the bedroom above the garage. Extension to the entrance hall.

Comments:

No objections.

13.15 P19/V2285/HH – Other

Miss Nicola Tarrant, 56 Caldecott Road, Abingdon, OX14 5HB
Single storey front extension with roof extended down from first floor to create enlargement of dining room and hallway, internal remodelling of layout to create new shower room to ground floor area.

Comments:

No objections.

13.16 P19/V2288/HH – Other

Mr Daryl Jones, 16 Thames Street, Abingdon, OX14 3HZ
Replacement of white UPVC windows with cream wooden sash window to front elevation.

Comments:

No objections. Cllr Jim Halliday declared a non-pecuniary interest in this application as he was acquainted with the resident and took no part in the discussion of this item.

13.17 P19/V2308/HH – Other

Ms Susan Hall, 63 Oxford Road, Abingdon, OX14 2AA
Erection of single storey studio annex for use ancillary to the dwelling.

Comments:

No objections subject to the annex being used as part of a single private dwelling house and for no other purpose.

The meeting rose at 8:10pm

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Chair

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Date