

**Abingdon-on-Thames Town Council  
Draft Minutes of the Planning, Highways & Consultations Committee  
Held 7.00 pm on Monday 15<sup>th</sup> July 2019  
In the Guildhall, Abingdon-on-Thames.**

**Present**

Cllr Jeanette Halliday  
Cllr Lorraine Oates  
Cllr Charlie Birks  
Cllr Alex Greenaway  
Cllr Patrick Lonergan

Chair  
Vice-Chair

**Also in attendance:**

Mr Nigel Warner  
Miss Louise Brown

Town Clerk  
Administrative Assistant

**1 Apologies for Absence**

Apologies for absence were received from Cllr Samantha Bowring (Ex-Officio, Leader of the Council).

**2 Declarations of Interests**

All Committee members declared an interest in planning application number 7 on the agenda: P19/V1236/LB as this was for the County Hall Museum which is a council owned building. Consequently the Committee made no comment in relation to that application.

**3 Minutes**

**Resolved** that the minutes of the meetings held on 24th June 2019 be signed as a correct record by the Chair.

**4 Matters Arising**

The Committee considered the dates of its future meetings and it was **resolved**;

- that the meeting due to take place on Tuesday 27<sup>th</sup> August be postponed to Monday 2<sup>nd</sup> September 2019; and
- the meeting due to take place on Monday 16<sup>th</sup> September be postponed to Monday 23<sup>rd</sup> September 2019.

Members were reminded that the Town Council had organised a meeting with the Environment Agency regarding the proposed temporary flood barriers for Abingdon and that this was due to take place on Thursday 18<sup>th</sup> July 2019 at 7pm in the Roysse Room.

5 **Public Participation**

None.

6 **Oxfordshire County Council - Temporary Traffic Regulation Order – S14 Road Traffic Regulation Act 1984**

The Committee noted the TTROs from Oxfordshire County Council relating to Stert Street and the Hyde, as circulated with the agenda.

7 **Tree Preservation Order**

The Committee noted the Tree Preservation Order which came into force on 19<sup>th</sup> December 2018 and was confirmed on 18<sup>th</sup> June 2019 without modification: Tree Preservation Order No. 18V19 – Ladygrove Paddock, Drayton Road, Abingdon, OX14 5HT.

8 **Certificate of Lawful Development**

Members noted:

- RE: Confirmation that application P95/V0735 (Former ABG/6907/9) is extant.  
AT: 64 Bath Street, Abingdon, OX14 1EB  
REF: P19/V1373/LDP
- RE: Construction of rear dormer to create loft conversion  
AT: 43 Sherwood Avenue, Abingdon, OX14 3NL  
REF: P19/V1441/LDP
- RE: Rear ground floor extension  
AT: 30 South Avenue, Abingdon, OX14 1QR  
REF: P19/V1514/LDP
- RE: Certificate of lawful use for a change of use from A1 to A2  
AT: 34 Bury Street, Abingdon, OX14 3QY  
REF: P19/V1572/LDP

9 **Vale of White Horse Planning Decisions**

Noted.

The Chair stated that the Vale of White Horse District Council has invited two members of the Planning, Highways and Consultations committee to attend one of two training sessions they are holding on 9<sup>th</sup> September 2019. Cllr Alex

Greenaway and Cllr Jeanette Halliday volunteered to attend one of the training sessions if commitments allow them too.

It was noted that there is also a training session organised by the Oxfordshire Association of Local Councils and taking place at the Woodgreen offices of West Oxfordshire District Council in Witney on Thursday 21<sup>st</sup> November 2019. Any Members interesting in attending should book via the Town Clerk.

The Committee noted that the Council has a member training budget and asked that the Town Clerk contact the Vale's Head of Planning, Adrian Duffield, to ask if the Council could be provided with a training session in Abingdon for all of the councillors to attend.

## 10 **Planning Applications**

The 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:

### **1 P19/V0434/O - Minor**

#### **27 John Morris Road, Abingdon, OX14 5HN**

Amendment No. 2 – dated 21<sup>st</sup> June 2019

Erection of a single dwelling with car parking. (Amended description from two dwellings to one dwelling on 20 June 2019)

#### **Comments:**

*The Committee considered the amendments to the previously submitted plans. Having reviewed the application, as amended, the Committee concluded that the amendments did not affect the Committee's original view on the application and that the Council should recommend refusal for the following reasons:*

- 1. The proposal does not allow for safe and convenient access both within the site and to and from the adjoining highway; in particular the proposed access way is too narrow. Consequently the application is in contravention of retained policy DC5 (Access) of the Vale of White Horse Local Plan 2011.*
- 2. The proposed development is out of keeping with the site and the character and appearance of the area and consequently is in contravention of Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse Local Plan 2031.*
- 3. The proposed development would unacceptably harm the amenities of neighbouring properties due to its over dominance, in contravention of retained policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011.*

**2 MW.0074/18  
Hills Quarry Products Ltd**

The extraction of sand, gravel and clay including the creation of new access, processing plant, offices with welfare accommodation, weighbridge and wilt 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 footpaths at Land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD

Notice of submission of Further Information In relation to Application for Planning Permission Accompanied by an Environmental Statement (Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as Amended)

**Comments:**

*Recommend refusal, reasons delegated to the Town Clerk.*

*The Town Council has carefully considered the application in the light of the further information received from the applicant and wishes to re-iterate its strong objections to the proposals.*

*The application is not within the parish of Abingdon or in an adjoining parish. However the proposal is to access the site via the already busy A415 passing through Abingdon and therefore this Council's comments are limited to that aspect of the application.*

*The Council has very serious concerns regarding the potential effect of the proposals on Abingdon as a result of increased traffic. Under the plans there would be 80 to 110 lorry movements through the town each day; a lorry every six minutes for eleven hours each day, Monday to Friday (7 am to 6 pm) and for six hours a day on Saturdays (7 am to 1 pm). This would inevitably cause congestion on an already busy road, the A415, and it would only take one of these lorries to breakdown to cause major problems. There is already great pressure on the roads in the historic town centre and this would increase and the number of HGVs using the already congested streets would increase hazards for all those using the town centre.*

*Since 2006 Abingdon has been subject to an Air Quality Management Area and the traffic to and from the proposed development would pass through this Area. There would be a major adverse impact on air quality, noise pollution and the overall environment in the town centre. This would seriously affect pedestrians, cyclists and motorists using the town centre as well as residents and businesses who live in and/ or trade from the town centre. The Council believes that the impact may be such that the AQMA would require extension to additional areas. In these circumstances Members felt that an HGV restriction or prohibition for Abingdon should be considered alongside utilisation of new technologies (e.g. electric HGVs).*

*Members expressed concerns about the impact of the additional traffic resulting from the proposals and the damage to buildings caused by vibration of HGVs.*

*Councillors are particularly concerned by the fact that the County Council's scoping opinion of the application, drawn up under the Environmental Impact Assessment Regulations 2011, states that the Transport Assessment should be compliant with the Department for Transport's Guidance on Transport Assessment and as such should incorporate "Identification of likely vehicle routings whilst making the commitment to exclude quarry related HGVs from passing through Abingdon town centre." This is clearly not reflected in the application, which routes lorries through the town.*

*A related point to the increase in HGV traffic which the proposed development would generate would be the impact on Abingdon Bridge (this being two bridges also known as Burford Bridge and Maud Hales Bridge), where the A415 crosses the River Thames. The Town Council is keen that the structure of this historic bridge is monitored as it already takes far heavier traffic than it would have originally been constructed to accommodate and the Council is concerned that any significant increase in the amount of HGV traffic over this bridge could be to the detriment of the structure.*

*Finally on a general point, whilst not within the town itself, Councillors also have concerns regarding the impact of this development on the various villages affected by it although as I stated above, this is not addressed in this objection.*

### **3 P19/V1470/FUL – Minor**

#### **Ms Helen Sopher, 25 Stert Street, Abingdon, OX14 3JF**

Change of use of part of the building from A1 to C3. Installation of non-loadbearing partitions to separate the A1 to C3 uses on the ground floor. Installation of a toilet and tea station in connection with the A1 use. Installation of a shower room on the 1<sup>st</sup> floor.

#### **Comments:**

*Recommend refusal.*

*It was noted that the property is currently occupied as Class A1 Retail Space. Whilst the application gave a justification in relation to the proposed change of use it would result in a reduction of the gross internal floor space in A1 use from 62 square metres to 28 square metres, without any proposals for compensatory creation of A1 floor space elsewhere.*

*The property is defined as primary shopping frontage in the proposals map for Abingdon (Vale of White Horse Local Plan 2011) and with the proposal resulting in a net loss of class A1 shopping floor space the Committee recommended refusal on the grounds that the application was in contravention of retained policy S2 (Town Centre Policies – Primary and Secondary Shopping Frontages for Abingdon and Wantage).*

*The Committee also expressed concern that the proposals would mean that the business would no longer have access to the rear garden through the property in which to store its outside waste bins and that the application did not include any proposals regarding where the bins would now be stored.*

**4 P19/V1552/HH – Other**

**Ms Tania Roberts, 66 Farm Road, Abingdon, OX14 1NA**

Proposed ground floor side and rear extension, front porch, floor plan redesign, and all associated works at 66 Farm Road.

**Comments:**

*No Objections*

**5 P19/V1578/FUL – Minor**

**Mr David Eley, School Of St Helen & St Katharine, Faringdon Road, Abingdon, OX14 1BE**

Erection of a new boundary fence, gates, low level brick wall, additional parking and signage along Faringdon Rd.

**Comments:**

*No objections*

**6 P19/V1211/FUL – Minor**

**Ms Brenda Mundy, The Orchard, Faringdon Road, Abingdon, OX14 1BH**

Erection of new boundary fencing and entrance gates.

**Comments:**

*Recommend refusal.*

*It was noted that there is a shared access with two other properties. However, the proposed gate at the entrance to The Orchard would mean that cars accessing the neighbouring properties or erroneously using the shared access would no longer be able to turn and would therefore have to reverse out onto the Faringdon Road. This would be a hazard to pedestrians, cyclists, cars and other vehicles using the Faringdon Road and consequently was in contravention of retained policy DC5 (Access) of the VWH Local Plan 2011 in that the proposals do not allow safe and convenient access both within the site and to and from the adjoining highway network for all users.*

**7 P19/V1236/LB– Other**

**County Hall Market Place, Abingdon, OXON, OX14 3HG**

Installation of bird-deterrent spikes in the undercroft of County Hall

**Comments:**

*No comment as all members declared an interest in this application as the County Hall is owned by the Town Council.*

**8 P19/V1402/HH – Minor**

**Mr James Barraclough, 30 Coleridge Drive, Abingdon OX14 5NT**

Erection of two storey rear and first floor extension above existing cloakroom/Utility Room.

**Comments:**

*No objections*

**9 P19/V1408/FUL – Other**

**Mr Darren McNeill, 20 Nuffield Way, Abingdon, OX14 1RL**

Installation of one 350mm diameter duct on north wall of the building extending 1m above the roof line of the adjacent building. Installation of 6 x air conditioning heat exchangers.

**Comments:**

*No objections*

**10 P19/V1438/HH**

**Mr Michael Alder, 176 South Avenue, Abingdon, OX14 1QU**

Two storey side extension.

**Comments:**

*No objections*

**11 P19/V1623/HH**

**Mr Paul Kelsey, 1 Sanford Close, Abingdon, OX14 2PX**

Single Storey rear extension, window added to front and new dropped kerb

**Comments:**

*No objections*

The meeting rose at 7:50pm

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Chairman

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Date