

**Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 23rd September 2019
In the Roysse Room, the Guildhall, Abingdon-on-Thames.**

Present

Cllr Jeanette Halliday	Chair
Cllr Lorraine Oates	Vice- Chair
Cllr Charlie Birks	
Cllr Alex Greenaway	
Cllr Patrick Lonergan	

Also in attendance:

Cllr Margaret Crick	
Louise Brown	Administrative Assistant (Clerk to the meeting)
Nigel Warner	Town Clerk

One member of the public.

1 Apologies for Absence

None.

2 Declarations of Interest

Cllr Charlie Birks declared a non-pecuniary interest in Planning Application number 12 (relating to 57 Baker Road, Abingdon) 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.

3 Minutes

Resolved that the minutes of the meetings held on 2nd September 2019 be signed as a correct record by the Chair.

4 Matters Arising

- The Committee noted the correspondence received from the Vale of White Horse District Council regarding the additional tubes on Dunmore road to provide baseline information on nitrogen dioxide levels.
- The Committee noted the invitation from Abingdon School to visit the School. The visit had been proposed to allow Members to view the master plan for the Abingdon School site now it is finalised and for the School to present the key points. Members agreed this would be a beneficial visit and agreed that a visit should be organised for an afternoon in October.
- Albert Park Conservation Area Appraisal: The Chair updated the

Committee following a meeting with the Conservation Officer of the District Council. There were a number of people willing to assist in the process and a meeting would be organised to take matters forward.

5 Public Participation

A member of the public, Mr James Wigmore, spoke the committee to raise two concerns:

- The enforcement of loading bays, specifically those in Stert Street. He was concerned that the loading bays were being misused as parking and potentially causing a hazard.

Members confirmed this is a Police matter, and that whilst Abingdon Town Council lacked the authority to enforce the bays, they would pass his concerns onto the PCSO's who could undertake enforcement.

It was mentioned that the Chamber of Commerce had previously offered to pay for the necessary traffic order and works to reduce and standardise waiting times in loading bays. The Town Council would enquire regarding any progress in relation to this matter.

- The lack of notice when road works that require a road closure are taking place in Abingdon. Mr Wigmore referred to recent road works in Stratton Way which resulted in traffic issues throughout the rest of the town. He was concerned that the lack of notice did not allow for people to accommodate for the road closures when driving.

The Chair, Cllr Jeanette Halliday, stated that the Town Council are not always notified prior to these works, but that where possible we would post road closure notices on the new Notice Boards being put up in town in an attempt to increase awareness relating to these matters.

6 Naming and Numbering of Properties

Members noted the following:

- Subdivision of commercial building known as: 7 East St Helen Street, to create a tea room on the ground floor to be known as: The Little Tea Room, 7A East St Helen Street.
- Conversion of two adjoining properties into one care home now known as: Holder House, 35-37 Oxford Road, Abingdon, OX14 2EE.
- Conversion of property known as: 57 West St Helen Street, into 2 flats now known (and occupied) as: 57 and 57A West St Helen Street, Abingdon OX14 5BT.

7 **Planning training**

Members noted the presentation slides and workshop notes from the District Council training session on 10th September 2019.

8 **A34 Oxfordshire Road Marking and Road Stud Replacement**

Members noted the email from the Vale of White Horse District Council regarding the above works.

9 **A34 Botley Flyover (Oxfordshire) – Bridge Refurbishment**

Members noted the email from the Vale of White Horse District Council regarding the above works.

10 **Certificate of Lawful Development**

Members noted the following:

RE: Formation of habitable room in roof space with front and rear roof lights
AT: 86 Spring Road, Abingdon, OX14 1AX
REF: P19/V2075/LDP

RE: Lawful development certificate for a proposed rear conservatory
AT: 12 Hanson Road, Abingdon, OX14 1YL
REF: P19/V2089/LDP

11 **Permitted Development Rights**

Members noted the following:

RE: Remove existing conservatory and build single story flat roof kitchen extension, with 2 roof lanterns and bifold doors.
AT: 4 Harding Road, Abingdon, Oxfordshire, OX14 1SF
REF: P19/V2068/PDH

12 **Community Nomination in respect of Old Abbey House, OX14 3JD**

Members noted the above application under the Community Right to Bid provisions of the Localism Act 2011. It was not stated in the letter as to who had made this bid.

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

Members noted 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/V1211/FUL Erection of new boundary fencing and entrance gates (additional elevation plan received 9 August 2019)	The Orchard, Faringdon Road, Abingdon	Refusal	Planning Permission granted

Town and Country Planning Act 1990 – Appeal Under Section 78

Members noted the appeal made to the Secretary of State regarding the Vale of White Horse District Council's decision in relation to an enforcement notice P19/V0418/DA – The Land at 79a Oxford Road, Abingdon, Oxon, OX14 2AB. It was noted that the Town Council is not consulted in relation to enforcement matters and so no view has previously been expressed by the Council.

Members noted that an appeal which has made to the Secretary of State against Vale of White Horse District Council's decision to refuse planning application P18/V2449/0 – Former cricket pitch Northcourt Lane, Abingdon.

Members noted that the appeal made to the Secretary of State against the Vale of White Horse District Council's decision to refuse planning application P19/V0229/0 - 41 Preston Road, Abingdon, OX14 5LX, was dismissed. It was further noted that the Town Council had expressed no objections to this 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:

1 **P19/V0650/LB – Other**

Mrs Tracy Shears, 82 Ock Street, Abingdon, OX14 5DH

Removal of existing tiles, installation of breathable roof membrane and re-tile with existing slates. Re-refurbishment of front elevation sash windows and put in secondary glazing. Repaint front door and paint front railings, various internal

alterations. Installation of new en-suite. Rear Downstairs extension replace metal windows with double glazed sash windows.

Comments:

No objections, subject to checking whether this would disturb or prevent swifts from nesting.

It was noted that swift populations were in decline and loss of nest sites is at least partly responsible. Swifts returned from their wintering grounds in Africa to the same spot each year to breed, usually in buildings, in gaps under roof tiles and eaves. When building work is undertaken, sealing up buildings, swifts returned to discover their nest site has gone or access is blocked. The Committee considered that a condition should be placed on the application to ensure that if it was found that the works would affect the ability of swifts to nest in the building, then measures should be taken to enable nesting to continue to take place.

2 P19/V1957/A – Other

Waitrose & Partners, Car Park, Audlett Drive, Abingdon, OX14 3ZD

1No. existing totem sign to be replaced, 1no. new freestanding panel sign to be installed

Comments:

No objections, subject to reminding the applicant of an existing condition that was made at the time of opening the store and enquiring on when this condition would be met. The condition was that piece of artwork to be produced and displayed on the Abbey Close gable end.

3 P19/V1979/HH – Other

Mr Maurice Owen, 3A Darrell Way, Abingdon, Oxfordshire, OX14 1HL

Kerb to be dropped.

Comments:

No objections.

4 P19/V1993/FUL - Minor

The Knowl, 52 Stert Street, Abingdon, OX14 3JU

Change of use from Residential Care Home to HMO including internal alterations to partitions and reinstatement of the front garden.

Comments:

Recommend refusal for the following reasons:

- (i) The application for a change of use from residential care to house of multiple occupation would result in a development which is out of character and represent an overdevelopment of the site. Consequently the proposed development is in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).*
- (ii) The Council understands the proposed use of the property but it would nonetheless generate traffic and the requirement for parking for visitors,*

deliveries etc. It considers that the proposed provision for parking, amounting to two disabled parking spaces, is inadequate and would lead to an increase in on-street parking and potential increased hazards on the highway. Consequently the Council consider that the proposed development is in contravention of Retained Policy DC5 (Access) of the VWH Local Plan 2011 in that it does not provide for adequate and safe provision for parking vehicles. It also considers that with insufficient provision being made for parking the application is in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 2) and emerging Development Policy 16 (Access) of the Local Plan 2031 (Part 2).

- (iii) The Council considers that the 25 bedrooms do not offer suitable accommodation for residents as they are too small.*
- (iv) The area allocated for bin storage is inadequate in relation to the size of the development, please see the comments of the Waste Management Officer (District Council).*
- (v) The Council has concerns regarding the building and its maintenance and would ask that any development ensures that any necessary building repairs take place, in particular making the roof weatherproof.*

5 P19/V2053/HH– Other

Mr Kevin Rea, 3 Morton Close, Abingdon, OX14 3XL

Single-storey rear extension.

Comments:

No objections.

6 P19/V2059/HH – Other

Mrs V Drew, 7 St Nicholas Green, Abingdon, OX14 1HH

Single-storey rear extension.

Comments:

No objections.

7 P19/V2063/HH – Other

Mr Tim Hamilton, 32 Norman Avenue, Abingdon, OX14 2HJ

Demolition of existing single storey extension with a proposed two storey extension.

Comments:

No objections.

8 P19/V2079/HH – Other

Mr Timothy Kidd, 7 Glyme Close, Abingdon, OX14 3SY

Erection of single storey rear extension.

Comments:

No objections.

9 P19/V2146/LB - Other

Punch Taverns, 1 Bath Street, Abingdon, OX14 3QH

Insertion of an oak timber ring beam and supporting post plus repairs and reinstatement of lath and plaster ceilings.

Comments:

No objections, subject to approval of Conservation Officer.

10 P19/V2175/HH – Other

Mr D Pearce, 40 John Morris Road, Abingdon, Oxon, OX14 5HW

Single storey extension to the rear.

Comments:

No objections.

11 P19/V2176/FUL - Minor

XLB Property Ltd and Rockspring UK, Land at Wyndyke Furlong, Abingdon, OX14 1DZ

Renewal of temporary planning permission for a period of 5 years for the use of a secure car park for use by the occupiers of units at Abingdon Business Park.

Comments:

No objections.

12 P19/V2189/HH - Other

Mr & Mrs Steele, 57 Baker Road, Abingdon, OX14 5LJ

Convert garage to accommodation and provide bay window to match existing bay window.

Comments:

No objections.

13 P19/V1998/RM - Major

Land North of Dunmore Road, Abingdon, OX14 1PU

Reserved matters application (Appearance, landscaping, layout, scale) _ Residential development for erection of 425 dwellings within 3 phases of the North Abingdon Development: Western Parcel Area A & B and Central Parcel Area A. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: p17/V0050/O)

Members considered that this was an important application and included a vast amount of information and detail.

In considering the application Members felt that it was valid to repeat the Council's previous concerns regarding infrastructure including the diamond interchange at Lodge Hill and concerns over medical facilities, the lack of a community hall and school provision. It was also considered important that infrastructure be delivered ahead of housing. In terms of the current application in relation to reserved matters there was concern regarding the apparent

changes to the proposed housing development mix. There was concern regarding the arrangements for managing noise from the A34 and the height of the proposed “bund.” Members also considered that the development should include measures to address the climate emergency, these measures could include installation of solar panels, electric charging points for vehicles and ground source heat pumps.

It was **resolved** (i) that the District Council be requested to allow an extension of time for this application and (ii) that a meeting be organised to include the Town Clerk, Chair and Vice-Chair of the Committee, to consider the plans in more detail and to report back with a draft recommendation.

The meeting rose at 8:05pm

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Chair

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Date