

**Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 2nd September 2019
In the Guildhall, Abingdon-on-Thames.**

Present

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

Also in attendance:

Cllr Margaret Crick	
Cllr Andy Foulsham	
Nina Özdemir	PA to Town Clerk
Nigel Warner	Town Clerk

One member of the public

1 **Apologies for Absence**

Apologies for absence were received from Cllr Samantha Bowring.

2 **Declarations of Interests**

None.

3 **Minutes**

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

4 **Matters Arising**

None

5 **Public Participation**

*P19/V1835/FUL – 225 South Avenue, Abingdon, OX14 1QT
Construct a 3-bedroom semi-detached dwelling, which will be connected to the existing property on the site. The new dwelling is to mirror the existing dwelling in size and appearance.*

A member of the public, Mr Philip Young, spoke to object to the above application. A copy of his statement is attached as an appendix to these

minutes.

Cllr Andy Foulsham, as one of the local Members, spoke to outline his objections to the above application.

6 **Oxfordshire County Council - Oxfordshire Minerals and Waste Local Plan - Revised Statement of Community Involvement**

Members noted the consultation in relation to the above. Details of this consultation were included in the agenda of the previous meeting of this committee. Also noted that the closing date was 2nd October 2019.

7 **South and Vale of White Horse District Councils - Review of Polling Districts and Polling Places**

Members noted the consultation in relation to the above. Details of this consultation had been included in the agenda of the previous meeting of this committee, and were also attached to this agenda, along with the attached comments from the Acting Returning Officer.

Also noted that the closing date was 27th September 2019.

8 **Oxfordshire County Council**

Members noted the following Temporary Traffic Regulation Orders (TTROs):

- Abingdon Marathon 2019: Section 16A Road Traffic Regulation Act 1984 Sunday 20th October 2019 – Road closures and other temporary traffic measures.
- Temporary Road Closure at Wootton, Boars Hill, Fox Lane: S14 Road Traffic Regulation Act 1984 – 4th November 2019
- Temporary Road Closure at A415, Marcham: S14 Road Traffic Regulation Act 1984 – Revised date: Friday 8th November 2019 (20:00hrs) until Sunday 10th November 2019 (06:00hrs).

9 **District Council – Town & Country Planning Act 1990
Town & Country Planning (Tree Preservation) (England) Regulations 2012
South Oxfordshire District Council (Abingdon Area) Tree Preservation
Order No. 19V04**

Members noted that the period for objection for the above Order had now expired and the District Council confirmed the Order on 5th August 2019.

10 **Certificate of Lawful Development**

Members noted the following:

RE: Construction of single storey rear extension
 AT: 7 Glyme Close, Abingdon, OX14 3SY
 REF: P19/V1752/LDP

11 **Permitted Development Rights**

Members noted the following:

RE: Replacement of existing conservatory as extension, same depth of conservatory.
 AT: 3 Rutherford Close, Abingdon, OX14 2AT
 REF: P19/V1976/PDH

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

Decisions

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/V1254/FUL Change of use to D1 for use as dental / orthodontic practice	25 Bury Street Abingdon OX14 3QT	Refusal	Application Withdrawn

Town and Country Planning Act 1990 – Appeal Under Section 78

Members noted the appeal made to the Secretary of State against Vale of White Horse District Council's decision to refuse planning application_P18/V1837/FUL – 43 Edward Street, Abingdon, OX14 1DJ. Also noted that this Committee had recommended refusal for this application in August 2018.

13 **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/V1710/A & P19/V1818/LB – Other

Mr Ian Grundy, Kings Head & Bell, 10 East St Helen Street, Abingdon, OX14 5EA

Existing signage to be replaced along the fascia. New steel gibbet frame to replace existing. Lighting replaced and new signwriting to wall.

Comments:

Recommend refusal.

The Committee noted that the applications for advertising and listed building consent were related to the replacement of existing signage, a new steel gibbet frame, lighting to be replaced and new signwriting to wall. The Committee objected to existing signage being replaced but did not object to the other parts of the application.

It was noted that the property was both within a conservation area and was a listed building. In relation to the siting of the property in the conservation area, the Committee objected to the application and specifically the replacement of the existing signage due to the harm which the proposal would cause to the town centre conservation area. The proposed signage would be out of keeping with the conservation area and the design was unattractive.

Retained policy HE1 (Conservation Areas – Preservation and Enhancement: Implications for Development) of the Vale of White Horse Local Plan 2011 states that, “Proposals for development or other works within or affecting the setting of a conservation area will not be established unless they can show to preserve or enhance the established character or appearance of the area.” The Committee did not consider the proposals met the test of preserving or enhancing the conservation area. Core Policy 39 (The Historic Environment) of the Vale of White Horse Local Plan 2031 Part 1 requires that “New development conserves, and where possible enhances, designated heritage assets.....in accordance with national guidance and legislation.” Conservation areas are within the definition of designated assets. The plan also states that “New development and conservation areas should make a positive contribution to, or better reveal, the significance of the setting within the conservation area, using up to date conservation area character appraisal, where one is available.” The Council does not consider that the application is in accordance with this policy. The Committee also considered that application contravened the equivalent emerging policies in the Local Plan 2031 (Part 2), Development Policy 36 (Heritage Assets) and Development Policy 27 (Conservation Areas).

In relation to the status of the building as a listed building, the Committee considered that the application was in contravention of Retained Policy HE4 (Historic Buildings) of the VWH Local Plan 2011 which states that “Planning permission, for development within the setting of listed buildings will not be granted unless it can be shown that thedesign.....or the proposals respect the characteristics of the building in its setting, including any visual, functional, historic or architectural relationships it has.” In terms of its status as a listed building, members also considered that the application for the replacement signage was in contravention of Core Policy 39 of the (Historic Environment) VWH Local Plan 2031 Part 1, and emerging Development Policy 38 (Listed Buildings) of the Local Plan 2031 (Part 2), for the reasons set out

above.

It was decided that if the application were to be discussed by the District Council Planning Committee then the Town Council's views would be presented by Cllr Patrick Lonergan.

2 P19/V1769/LB – Other

Mr Oliver McEwen, 17 West St Helen Street, Abingdon, OX14 5BL

Internal and external upgrades and alterations to a listed building.

Comments:

No objections

3 P19/V1779/HH – Other

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

Raise roof height to existing bedroom, alterations, replacement flat roof coverings and replacement soffits, fascias, gutters and rain water goods.

Comments:

No objections

4 P19/V1792/HH – Other

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

Demolition of existing conservatory; construction of a rear two-storey extension with internal alterations.

Comments:

No objections

5 P19/V1793/FUL – Minor

Mr Barry Nash, 25 West St Helen Street, Abingdon, OX14 5BL

Change of use from shop to flat with internal alterations.

Comments:

Recommend refusal. The Committee objected to the potential loss of another local retail unit in the town centre.

The Committee noted that the application was to change from Class A1 (Retail) to C3 (Residential). It was noted that in the design and access statement, dated 18th July 2019, a case was made for the change of use in that it is stated: "The shop is vacant, and there is no prospect of it being re-let." The statement goes on to question the viability of the shop due to its size and location. However members noted that within the application there was no evidence brought forward in relation to how the property had been marketed as a retail unit and in the absence of such evidence, the Committee considered that the statements within the application in relation to the unit's viability could not be verified.

It was noted that 25 West St Helen Street is classified as secondary shopping

frontage. Retained policy S3 of the Vale of White Horse Local Plan 2011 does not permit change of use from A1 (Retail) to C3 (Residential) and, consequently, the application was in contravention of that policy. Local Plan 2031 (Part 2 of the Detailed Policies and Additional Sites) has yet to be adopted as a formal council document but the policies within it carry significant weight. In this regard there is a relaxation of policy in relation to change of use for secondary shopping frontages and this is detailed in emerging Development Policy 13B. However the Committee considered that the application did not meet the criteria to allow for change of use from A1 to C3 specifically in that the proposal causes harm to the existing shopping provision, would not add to the range and variety of goods and services available to local residents and would cause harm to public amenity of the town centre.

It is noted that the application is within the area covered by the town centre residents' parking scheme. Should the application be approved the Town Council would wish a condition to be placed on the consent that the property is not eligible for the scheme. This is because the scheme is under considerable pressure in relation to the number of parking spaces compared with the number of vehicles in qualifying properties. It is noted that Oxfordshire County Council as local highway authority also stated that they wish a condition to be placed on any approval for a "£3000 contribution is required in a contribution to amend the TRO to exclude the proposed development from eligibility for permits in the adjacent controlled parking zone." If planning permission were granted the Town Council would support this condition being placed on approval.

It was decided that if the application were to be discussed by the District Council Planning Committee then the Town Council's views would be presented by Cllr Charlie Birks.

6 P19/V1797/LB – Other

Ms Elaine Boyes, 4 Philips Court, Lombard Street, Abingdon, OX14 5EY

Replace temporary vinyl flooring in shower room with floor tiles.

Comments:

No objections

7 P19/V1835/FUL – Minor

Mr Vincent Woods, 225 South Avenue, Abingdon, OX14 1QT

Construct a 3-bedroom semi-detached dwelling, which will be connected to the existing property on the site. The new dwelling is to mirror the existing dwelling in size and appearance.

Comments:

Recommend refusal. The Committee considered that the application should be refused by the District Council by the following reasons:

- *The application is out of character and does not respond positively to the site and its surroundings. The application would result in a cramped development, with an additional three bedroom house being situated between two existing properties. This would represent an*

overdevelopment of the site. South Avenue is characterised by dwellings which are situated on large plots. This cramped development would set an unwelcome precedent and the density of the development would not be appropriate to the surrounding area. Consequently the proposed development is in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).

- The proposed development would unacceptably harm the amenities of neighbouring properties due to a loss of privacy (through overlooking), daylight and sunlight to neighbouring properties, in contravention of Retained Policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011 and emerging Development Policy 23 (Impact of Development on Amenity) of the Local Plan 2031 (Part 2).*
- The Council considers that the proposed provision for parking, which it is understood consists of four spaces for two three-bedroom dwellings, 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).*
- Finally, the Council has concerns regarding a number of inconsistencies between the various plans submitted as part of the application.*

It was decided that if the application were to be discussed by the District Council Planning Committee then the Town Council's views would be presented by Cllr Andy Foulsham.

8 P19/V1859/HH – Other

Mrs Lux, 26 Knollys Close, Abingdon, OX14 1XN

Single storey rear extension; garage conversion; internal alterations; additional window to south elevation ground floor.

Comments:

No objections, subject to the condition suggested by Oxfordshire County Council being placed on grant of planning permission in relation to car parking. In their comments the County Council stated that: "Prior to the use or occupation of a new development, the car parking spaces shown on approved drawing number R885.03 shall be constructed, surfaced and marked out. The parking spaces shall be constructed to prevent surface water discharging onto the highway. Thereafter the parking spaces shall be kept permanently free of any obstruction to such use." It is noted that the County Council has suggested that these conditions are in the interest of highway safety (Retained Policy DC5 [Access] of the Vale of White Horse Local Plan 2011) and to avoid localised flooding.

9 P19/V1904/HH – Other

Mr Simon Woodley, 21 Clevelands, Abingdon, OX14 2EQ

Proposed single storey front extension plus internal alterations.

Comments:

No objections

10 P19/V1908/HH – Other

Mr & Mrs Payne, 86 Larkhill Road, Abingdon, OX14 1BJ

Conversion of roof space with an increased roof height and full length dormer window to create two additional bedrooms. Ground floor rear extension to create larger dining / living area.

Comments:

Recommend refusal. The Committee concurred with the concerns expressed by Oxfordshire County Council that no information on parking and access had been provided in order to make a decision. Consequently the application was in contravention of Retained Policy DC5 (Access) in that the development did not provide for adequate and safe provision made for parking vehicles.

It was decided that if the application were to be discussed by the District Council Planning Committee then the Town Council's views would be presented by either Cllr Charlie Birks or Cllr Patrick Lonergan.

11 P19/V1961/HH – Other

Mrs Dimitrova, 5 Northcourt Walk, Abingdon, OX14 2EJ

Demolition of an existing conservatory and erection of a full-width single storey rear extension in its place.

Comments:

No objections

12 P19/V1963/HH – Other

Mr M Bailey, 6 Pagisters Road, Abingdon, OX14 2LY

Single storey extension to front aspect. First floor extension over garage to side aspect, continuing to rear two storey infill.

Comments:

No objections subject to satisfactory resolution of the concerns of the residents at 4 Pagisters Road. The residents have drawn attention to the shared wall between the garages which supports their roof and their concern that their property is not adversely affected.

13 P19/V1996/FUL – Minor

Ann Cubby, The Isis, Wilsham Road, Abingdon, OX14 5HP

Re-design of previously approved dwelling planning application P17/V1911/FUL, including demolition of existing dwelling.

(No objections to previous application from ATC)

Comments:

No objections

14 R3.0079/19

Oxfordshire County Council, Thomas Reade School, Abingdon, OX14 3RR

Retention and continued use of pre-fabricated classroom at Thomas Reade Primary School, Radley Road, Abingdon, OX14 3RR

Comments:

No objections. However regret was expressed by the Committee that the pre-fabricated classrooms were being retained: members considered that a permanent building should be constructed.

The meeting rose at 7:42pm

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Chair

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Date