

**Abingdon-on-Thames Town Council**  
**Minutes of the Planning, Highways & Consultations Committee**  
**Held 7.00 pm on Monday 3<sup>rd</sup> June 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  
Mrs Nina Özdemir

Town Clerk  
PA to Town Clerk

1. **Apologies for Absence**

Apologies were received from Cllr Samantha Bowring, Chair, Finance & General Purposes Committee (Ex-Officio).

2. **Declarations of Interests**

Cllrs Lonergan and Oates declared a non-pecuniary interest in Application 31.14 – P19/V1166/HH – 13 Bowgrave Copse as they were both acquainted with the applicant through the NECA Committee. They took no part in the discussion of this item.

Cllr Halliday declared a non-pecuniary interest in Application 13.7 – P19/V1064/HH – 35 Rose Avenue as she was acquainted with the applicant and took no part in the discussion of this item.

3. **Minutes**

**Resolved** that the minutes of the meeting held on 14<sup>th</sup> May 2019 be signed as a correct record by the Chair.

4. **Matters Arising**

None

5. **Public Participation**

Dr Marika Leino spoke to object to application P18/V2651/HH – 5 Park Crescent.

Mr David Surman spoke to support application P19/V1153/FUL – Kingfisher Canoe Club.

6 **The Old Gaol – 15V32 – P08/V1237**

Members noted the email from the South Oxfordshire and Vale of White Horse District Council's Community Infrastructure Officer regarding the fifth instalment for Affordable Housing from this development.

7 **A34 Oxfordshire Road Marking Renewal**

Members noted the response from Oxfordshire County Council in relation to the request for a litter pick whilst the A34 was closed for road marking renewals. They asked the Town Clerk to request a schedule of litter pickings on the A34 from Biffa.

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

Members noted and considered the above consultation and it was agreed that any comments were to be submitted by individual councillors before the deadline on 14<sup>th</sup> June 2019.

9 **Oxfordshire County Council Temporary Traffic Management for Truck Festival, Steventon, 25<sup>th</sup> – 29<sup>th</sup> July 2019**

Members noted the County Council's proposal to make the above-mentioned Order.

10 **Radley Lakes**

Members considered the request in relation to a potential meeting with the Town Council regarding Radley Lakes. The Committee asked if a presentation could be made to full Council and requested that Town Clerk arrange this.

11 **Town and Country Planning Act 1990**  
**Town and Country Planning (Tree Preservation) (England) Regulations 2012**  
**Vale of White Horse District Council (Abingdon Area) – Tree Preservation Order No. 18V18**

Members noted that the District Council confirmed the above Order on 17<sup>th</sup> May 2019.

12 **Vale of White Horse Planning Decisions**

None to note this cycle.

## 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:

### **13.1 P18/V2651/HH – Other**

**Mr Glen Chapman, 5 Park Crescent, Abingdon OX14 1DF  
Amendment No 4 – dated 16<sup>th</sup> May 2019.**

Erection of single storey side and rear extensions (Description as amended by email received from agent dated 21<sup>st</sup> January 2019 and submission of amended plans and revised supporting information) (As updated by a revised Statement of Significance & Heritage Impact Assessment submitted by the agent dated 16<sup>th</sup> May 2019.)

This is an amendment to an application yet to be determined by the District Council.

#### **Comments**

Recommend refusal. The Committee felt that although a revised Statement of Significance & Heritage Impact Assessment had been submitted, the plans had not changed and therefore previous comments submitted for this application remained (and included again below for information.):

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#### *Comments from February 2019:*

*The Committee considered the application and in the light of the amendments made. Members re-iterated their objections with some changes to take account of the amendments. The Committee instructed and delegated authority to the Town Clerk to object for the following reasons:*

- 1. The harm which the proposal would cause to the Albert Park Conservation Area, within the area of which the application is located.*

*The proposed development would result in a development which is out of keeping with the conservation area. The Council considers that the design is unattractive and if approved would set an unwelcome precedent. As a result the Council considers that the proposed development would cause substantial harm to the conservation area.*

*Retained policy HE1 (Conservation Areas – preservation and enhancement: implications for development) of the VWH 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 be shown to preserve or enhance the established character or appearance of the area.” The Council considers that the proposals not meet the test of preserving or enhancing the conservation area. Whilst the policy then goes on to detail a number of*

*circumstances in which development will be permitted the Council considers that these criteria are not met.*

*5 Park Crescent is also in the setting of an historic park included within the Historic England “National Register of Parks and Gardens of Special Historic Interest,” attracting a Grade 2 listing. Retained policy HE8 (Historic Parks and Gardens) states that: “Proposals for development within or in the setting of an historic park or garden included in the national register will only be permitted where they conserve and cause no significant harm to the historic character of the site and the features of special interest it possesses.” The Council considers that the criteria for permitting the proposed development are not met and that the application contravenes this policy.*

*Core Policy 39 (The Historic Environment) of the VWH Local Plan 2031 Pt 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 an 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 Council believes that the application, if approved, would result in substantial harm to the conservation area. However it is noted that National Policy Planning Framework, paragraph 196 states “where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.” If a view were taken that the application would not result in substantial harm to the conservation area, the Committee would consider that the public benefits which would arise from the development would not mitigate the proposed harm identified, on the basis that there appear to be no public benefits.*

*Those with property in conservation areas are guardians of these buildings and have a duty to preserve them for future generations.*

- 2. The Council considers that the proposals represent an overdevelopment of the site in terms of size, scale, bulk and massing. The design results in an unattractive development which is out of character with the surrounding area.*

*Core policy 37 Local plan 2031 part 1 states a development should:*

- respond positively to the site and its surroundings;*
- physically and visually integrate with its surroundings;*
- must be visually attractive;*
- scale mass, height, massing and materials should be appropriate to the site and its surrounding context.*

*The Council considers that the application does not meet the above criteria and consequently is in contravention of Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1) and Saved Policy DC1 (Design) of the Vale of White Horse Local Plan 2011.*

*The National Planning Policy Framework states “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.”*

- 3. The Council is concerned that the proposed development will have an adverse impact upon the amenities of neighbouring properties and, in particular, will result in an oppressive effect on the neighbouring property. Consequently the application is deemed to be in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the VWH Local Plan 2011.*

### **13.2 P18/V3012/FUL – Minor**

**Mr Darren Aldworth, The Poplars, Drayton Road, Abingdon, OX14 5HU**

Amendment No. 1 – dated 3<sup>rd</sup> May 2019

Proposed new 8 flats on 3 floors, 11 parking spaces, cycle and bin store. Demolition of vacant detached house and outbuildings.

(Revised floor plans and elevations drawing 478/03D and revised site layout drawing 478/02D received 3 May 2019).

This is an amendment to an application yet to be determined by the District Council.

*(ATC previously recommended refusal for this application on the following grounds:*

*The Committee felt this was out of character with the surrounding areas and represented overdevelopment, in contravention of retained policy DC1 (Quality of New Development – Design) of the VWH Local Plan 2011 and Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2013 (Part 1).*

*Should the proposed development be approved the Committee also expressed concerns regarding potential traffic issues during the construction phase and requested further details in this regard, including a traffic plan)*

#### **Comments:**

*No objections*

### **13.3 P19/V0169/RM – Major**

**David Wilson Homes, Land North West of Dunmore Road, Abingdon**

**Amendment No 1 – dated 8<sup>th</sup> May 2019**

Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and bio diversities enhancements. (As amended by plans received 1<sup>st</sup> May 2019 and amended information received 8<sup>th</sup> May 2019)

This is an amendment to an application yet to be determined by the District Council.

*(ATC had previously not objected to this application)*

**Comments:**

*No objections but the Committee requested an update on Air Quality Management and the Lodge Hill Diamond Interchange progress as this would have significant impact on the town. With regards to the Air Quality readings, the Town Council had requested these before and after the houses were built and the Committee asked that the District Council lets us know when we can expect the first reading. The Committee also asked that the Vale advise how many affordable houses would be within the development and requested that these questions are passed to the relevant officers.*

**13.4 P19/V0312/FUL - Major**

**Churchill Retirement Living, Bellingers, 111 Ock Street, Abingdon, OX14 5DQ**

Amendment No 2 – dated 20<sup>th</sup> May 2019

Variation of Condition 2 of P17/V0321/FUL for amended plans to reflect internal and external changes. (As amended by plans received 12<sup>th</sup> April 2019 and as amended by plans received 20<sup>th</sup> May 2019)

The development proposed is redevelopment to form 39 apartments for the elderly (60 years of age and / or partner over 55 years of age), guest apartment, communal facilities, access, car parking and landscaping.

This is an amendment to an application yet to be determined by the District Council.

*The Town Council objected to the original application P17/V0321/FUL. The Town Council did not object to the current application P19/V0312/FUL.*

**Comments:**

*No objections*

*Cllr de la Harpe left the meeting at this point, it being 8.01pm.*

**13.5 P19/V0434/O – Minor**

**Ms Hazel Dabrowski, 27 John Morris Road, Abingdon, OX14 5HN**

**Amendment: No 1 – dated 13<sup>th</sup> May 2019**

Outline application to build a one bed bungalow and a two bed dormer bungalow with parking in a sustainable location and, at the same time, make efficient use of the existing over-sized garden with some matters reserved. (Amended block plan received 13<sup>th</sup> May 2019, re-arranging car parking layout.)

This is an amendment to an application yet to be determined by the District Council.

**Comments:**

*Recommend refusal on the same grounds as before:*

*Parking concerns / access (contrary to retained Policy DC5 (Access) of the VWHDC Local Plan 2011; and overdevelopment – in contravention of retained Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011. They also felt it would set a precedent if it were to be allowed and result in further overdevelopment.*

**13.6 P19/V0921/ HH – Other**

**Mr Dominic Brown, 36 Baker Road, Abingdon, OX14 5LW**

First floor extension over garage.

**Comments:**

*No objections*

**13.7 P19/V1064/HH – Other**

**Mrs Nicola Gladwell, 35 Rose Avenue, Abingdon, OX14 1XX**

First floor side extension.

**Comments:**

*No objections subject to the en-suite window having frosted glass.*

Cllr Halliday declared a non-pecuniary interest in this application as she was acquainted with the applicant and took no part in the discussion of this item.

**13.8 P19/V1079/LB – Other**

**Mr Michael Harrison, 3 Stert Street, Abingdon, OX14 3JF**

Proposal is to paint the front door exactly the same colour as the stucco above.

**Comments:**

*No objections*

**13.9 P19/V1085/HH – Other**

**Mrs Hannah Stephenson-Walker, 49 Boxhill Road, Abingdon, OX14 2EL**

Proposed two storey and single storey extensions to the rear of the property.

**Comments:**

*No objections*

**13.10 P19/V1089/FUL – Major**

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

New Sixth Form Centre providing new classrooms, study spaces, café and servery, common room, offices and a sixth form garden.

**Comments:**

*No objections subject to the removal of floodlights on the playing field at the*

boundary with Mons Way and any removed trees to be replaced. Also subject to this application meeting the Sport England conditions with regards to provision of sports facilities.

**13.11 P19/V1109/HH – Other**

**Mr Nicholas Cooper, 5 Cameron Avenue, Abingdon, OX14 3SR**

Proposed ground floor side extension, first floor rear extension and erection of shed in rear garden.

**Comments:**

*No objections*

**13.12 P19/V1153/FUL – Minor**

**Kingfisher Canoe Club, Land on Abingdon Lock Island, Abingdon, OX14 3NW**

Creation of kayak and canoe storage facility.

**Comments:**

*No objections*

**13.13 P19/V1161/FUL – Minor**

**Mr Kind, John Lewis & Partners, Waitrose Ltd, Abbey Close, Abingdon, OX14 3HL**

Alterations to facades to include increasing an area of cladding to form a larger signage zone above the entrance, formation of new external café doors along with the redecoration of shopfront canopy framework, doors and louvers. New plant in the service yard and roof top plant areas, a new ATM pod and car park refurbishment works. Car park works include some minor changes to the car park layout, re-lamping of existing lighting columns with new LED's, installation of some new bollards and trolley shelters.

**Comments:**

*No objections, but the Committee would like to remind the applicant of the original condition regarding the façade upon which a work of art was supposed to be put.*

**13.14 P19/V1166/HH – Other**

**Miss J Elliott, 13 Bowgrave Copse, Abingdon, OX14 2NL**

Single storey side extension with 3 No. velux or similar roof lights. Minor internal alterations. Re-positioning of boundary wall with amended rear access (via lockable gate) to provide space for 1 additional off-road parking area with access of existing drop kerb (no additional dropped kerb required).

**Comments:**

*No objections.* Cllrs Lonergan and Oates declared a non-pecuniary interest in this application as they were both acquainted with the applicant through the NECA Committee. They took no part in the discussion of this item.

The meeting rose at 8.25pm

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Chairman

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Date

DRAFT