

**Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 4th November 2019
In the Roysse Room, the Guildhall, Abingdon-on-Thames.**

Present

Cllr Jeanette Halliday	Chair
Cllr Alex Greenaway	
Cllr Patrick Lonergan	
Cllr Lorraine Oates	

Also in attendance:

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

1 **Apologies for Absence**

Apologies for absence were received from Cllr Charlie Birks.

2 **Declarations of Interest**

None

3 **Minutes**

Resolved that the minutes of the meeting held on 14th October 2019 be signed as a correct record by the Chair.

4 **Matters Arising**

- P19/V1998/RM – Land North of Dunmore Road. Members noted the final response in relation to this matter, as attached to these minutes. (Appendix A)

5 **Public Participation**

None

6 **Abingdon School – Tour of New Facilities and Masterplan**

The Chair of the Committee, Cllr Jeanette Halliday, gave a verbal report on the recent visit to Abingdon School on 28th October 2019.

Cllr Halliday also had also expressed to the School the Council's continuing concerns regarding parking by students on local roads. Unfortunately they do not possess adequate on-site parking to accommodate all their staff and students. She reported that Abingdon School would be prepared to pay for double yellow lines on the junction of Larkhill Road with Faringdon Road which may assist in alleviating the problem of parking too close to the main road. She requested that this offer be placed on the agenda for the next meeting of the Traffic Advisory Committee.

7 **Land North of Dunmore Road, Abingdon (Application P19/V1998/RM) – offer of a briefing by the developer**

The Council had been contacted by Ms Andrea Kellegher on behalf of David Wilson Homes Southern with regard to their application on Land North of Dunmore Road and the offer of a briefing.

The Committee was requested to consider whether they wished the Council to be part of a briefing with Radley Parish Council and, if so, offer some provisional dates over the coming weeks to put forward. It was suggested that the briefings at 6.30pm before a Committee meeting, either on Monday 25th November or Monday 16th December 2019. The Committee resolved accordingly.

8 **BT Public Payphone Consultation**

Members noted and considered the BT consultation sent from the Vale of White Horse District Council.

There were no comments from the Council, however it was agreed that if individual members had strong views on the matter then they should contact the District Council officer direct.

9 **New Homelessness Strategy for South Oxfordshire and Vale of White Horse**

Members noted the above consultation. They welcomed the strategy. It was understood that the District Council had recently approved Part 2 of the 2031 Local Plan. It was understood that for future Local Plans the District Council would place a higher priority on affordable housing and a higher proportion of affordable housing would be provided in future developments. The Council welcomed this as a key objective for the future planning of the Vale

10 **Community Nomination in respect of Old Abbey House, Abbey Close, Abingdon, OX14 3JD**

Members noted the letter from the Vale of White Horse District Council with regards to the community nomination made on 29th August 2019.

A Member understood that in the past a local art school and the Friends of Abingdon had separately expressed interest in the building and asked whether the organisations might consider the opportunity to work together in relation to the Old Abbey House.

11 **Oxfordshire County Council Temporary Traffic Regulation Notice (TTRO) T7052 – Temporary Road Closure – Cumnor, Wytham, A420 Northbound**

Members noted the TTRO which would operate from 16th November 2019 at 8pm until the anticipated completion date of 17th November 2019 at 6am.

12 **Local Plan 2031 Part 2 Detailed Policies and Additional Sites: Adoption**

Members noted that the Local Plan 2031 Part 2 has been adopted. This meant that all future planning comments, where citing local policy, should have regard to parts 1 and 2 of the Local Plan 2031. The retained policies of the previous 2011 Local Plan were no longer relevant and had been included, where relevant and in an amended form, in the 2031 Local Plan.

13 **Notice of Landowner Deposit: Land contained within Elms Farm OX12 7PD, land at Larkhill OX12 8PL and land at Drayton OX14 5QN**

Members noted the Notice of Landowner Deposit with regards to the above land, which the County Council had stated was for information only.

14 **Certificate of Lawful Development**

Members noted the following applications:

1. RE: Single storey extension and porch at front.
AT: 26 Mons Way, Abingdon, OX14 1NJ
REF: P19/V2553/LDP
2. RE: Certificate of lawful use. Single-storey rear extension and loft conversion with flat roof dormer and roof light on front roof pitch.
AT: 107 Alexander Close, Abingdon, OX14 1XD
REF: P19/V2583/LDP

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

Decisions

None to note

16 **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:

Applications for consideration:

Note that the description of each application is as worded in the application.

1 P19/V1022/HH – Other

Mr Jonathan Cummings, 8 Parsons Mead, Abingdon, OX14 1LS

Amendment No. 1 – dated 8th October 2019

Front ground floor extension to create larger living room. Rear ground floor extension to create dining area. (Amendment to remove side extension as shown in drawing PPBR-A3)

(ATC did not object to original application.)

Comments:

No objections.

2 P19/V1578/FUL – Minor

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

Amendment No 1 – dated 15th October 2019

Erection of a new boundary fence, gates, low level brick wall, additional parking and signage along Faringdon Rd. (As amended by plans and tree survey received 15th October 2019)

(ATC did not object to original application at the meeting of 14th May 2019.)

Comments:

No objections.

3 P19/V1908/HH – Other

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

Amendment No 1 – dated 15th October 2019

Conversion of roof space with an increased roof height and full-length dormer window. Ground floor rear extension to create larger dining / living area. (Amendment to number of bedrooms as shown on PFP-2 and submission of parking plan PP1).

(ATC previously recommended 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 noted that a parking plan had now been submitted, with which the County Council, as the Highway Authority, was content.

Comments:

No objections.

4 P19/V2115/FUL – Minor

Old Boat Yard Ltd, c/o Simpson Hilder Associates, The Old Boat Yard, Ferry Walk, Abingdon, OX14 5HR

Demolition of existing structure; proposal of 3 new residential units consisting of 1 x 1 bed, 1 x 2 bed and 1 x 4 bed house, new adjoining garage, car parking spaces, cycle and bin stores.

Comments:

Recommend refusal

- *The Committee considered that the proposed development was not appropriate to the site and the surrounding area, specifically in terms of its scale, density and massing, and represented an overdevelopment of the site in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).*
- *The Committee expressed concerns regarding the impact of the proposed development in relation to flood risk and concurred with the Environment Agency's recommendation to refuse planning permission in the absence of a Flood Risk Assessment due to the location being in an area where the risk of flooding is increased.*

It was agreed that if the application were to be considered by the District Council Planning Committee then Cllr Alex Greenaway would present the Town Council's argument that planning permission should be refused.

5 P19/V2335/HH – Other

Miss Joanna Woolford, 25 Levery Close, Abingdon, OX14 3XX

Retrospective application for the erection of a timber close-boarded fence (with reference to VE19/386).

Comments:

No objections.

6 P19/V2358/LB & P19/V2359/HH – Other

Miss Sarah Horth, 48 West St Helen Street, Abingdon, OX14 5BP

Retrospective application for the replacement of two windows at the top room of the property.

Comments:

No objections

7 P19/V2373/FUL – Minor

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

Hole in modern exterior wall for metal tube – used for fan of extraction system. (Flat kitchen.)

Log store – built using concrete platform and treated CLS timber and featheredge. (Exterior courtyard.)

Walk in fridge – built using concrete platform, CLS timber and PVC sheets.

Comments:

No objections.

8 P19/V2390/HH – Other

Mr Matthew Bumpass, 11 Evelin Road, Abingdon, OX14 1JS

Two storey side extension and new pitched roof over existing flat roof rear extension.

Comments:

No objections.

9 P19/V2408/HH – Other

Mr Vince, 17 Lee Avenue, Abingdon, OX14 3UT

Demolition of existing garage, erection of a double-storey extension to side and rear, two proposed windows to side elevation ground and first floor.

Comments:

No objections.

10 P19/V2445/HH & P19/V2446/LB – Other

Mr Anthony Long, Stratton Lodge, 52 Bath Street, Abingdon, OX14 3QH

To lime render the west elevation up to the string course.

Comments:

No objections subject to the Conservation Officer being satisfied with the application.

11 P19/V2454/FUL & P19/V2455/LB – Other

Mr David Holmes, 8-10 Bath Street, Abingdon, OX14 3QH

Internal repairs following fire damage including like for like material repairs / replacement and structural repairs.

Comments:

No objections.

12 P19/V2470/FUL – Other

Dr Harsha Alles, 122 Oxford Road, Abingdon, OX14 2AG

Change of use from a children's nursery to a dwelling.

Comments:

No objections.

13 P19/V2538/FUL & P19/V2539/LB – Minor

WH Brakspear & Sons Ltd, The Nags Head, Bridge Street, Abingdon, OX14 3HX

Replacement bifold doors and glazing to rear elevation; 2no new lantern light and 1no new conservation grade roof-light; reinstatement of door to front elevation; minor internal alterations.

Comments:

No objections.

14 P19/V2550/HH – Other

Mr Adam Trevitt, 4 Lucca Drive, Abingdon, OX14 5QN

Demolition of rear bay structure. Part demolition of rear extension. Erection of new full width pitched roof. Single storey extension.

Comments:

No objections.

15 P19/V1993/FUL – Minor

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

Amendment No 1 – dated 24th October 2019

Change of use from Residential Care Home to HMO including internal alterations to partitions. (Amended plans received 14th October 2019 re-configuring internal layout, amended bin storage and car parking)

(ATC previously recommend refusal for the original application:

- (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.)*

Comments:

The Committee consider that the amended plans do not address its concerns and therefore recommend refusal.

- i. The application for a change of use from residential care to house of*

multiple occupation would result in a development with 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 insufficient provision is made for parking and that the application is in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 2) and 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. Despite the amended plans including details of amended bins storage arrangements, 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.*
- vi. With regard to the proposed change of use to a HMO and the number of residents in the building, the Council has concerns regarding the fire risk / safety in relation to the property. It is noted that the District Council private sector housing team state that “all fire precaution facilities, detection systems, fire doors and preventative equipment to be installed following the granting of planning permission should be so installed, maintained and operated with consideration of the guidance outlined in the LACORS, Fire Safety, Guidance on Fire Safety Provisions for Certain Types of Existing Housing.” The response goes on to outline a number of fire prevention and detection measures which it would require as a minimum; the Council consider that the installation of a sprinkler system should also be a condition of any planning consent granted.*
- vii. Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 2) requires that all proposals for new development should be of a high quality that “creates safe communities and reduces the likelihood and fear of crime.” This is not addressed in the application and consequently the Council objects to the application as being in contravention of this policy.*

The meeting rose at 8:03pm

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Chair

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Date