



# ABINGDON-ON-THAMES TOWN COUNCIL

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OX14 3HU

12th September 2018

To: Members of the Planning, Highways and Consultations Committee

Cllr David Pope (Chairman)  
Cllr Michael Badcock (Vice-Chairman)  
Cllr Samantha Bowring  
Cllr Jeanette Halliday  
Cllr Brian Hedley  
Cllr Vicky Jenkins  
Cllr Angela Lawrence  
Cllr Patrick Lonergan  
Cllr Lorraine Oates  
Cllr Margaret Crick (Mayor, Ex-Officio)  
Chairman, Finance & General Purposes (Ex-Officio)

To: All Other Members of the Council for Information Only

Dear Member

You are hereby summoned to a meeting of the **Planning, Highways & Consultations Committee** to be held in the **Royse Room on Monday 17<sup>th</sup> September 2018 at 7.00pm.**

Please note that all background papers, with the exception of the schedule of applications (item 12), will follow. Copies of all applications are available for inspection in the Town Council offices. The planning applications can also be viewed on the District Council's website, [www.whitehorsedc.gov.uk](http://www.whitehorsedc.gov.uk).

Please also note that for this Committee there is a substitution system in place should a Member of the Committee be unable to attend (standing order number 38 (1) (b)). The Member who wishes to "be substituted" should inform the Town Clerk by e-mail or telephone before the meeting and should also inform the Town Clerk of the name of their substitute.

Yours sincerely

N. E. Warner  
Town Clerk

## **A G E N D A**

1 **Apologies for Absence**

To receive any apologies for absence.

2 **Declarations of Interests**

To receive any declarations of interest from Members in relation to any items to be considered at the meeting in accordance with the Local Code of Conduct.

3 **Minutes**

To receive and consider the minutes of the meeting of this Committee of 28<sup>th</sup> August 2018 (to follow).

4 **Matters Arising**

To discuss any matters arising from the previous meeting that are not covered elsewhere on the agenda.

- Oxford to Cambridge Expressway.

5 **Public Participation**

To receive any verbal representations from members of the public. Notice of an intention to speak at the meeting should be given by 12 noon on the day of the meeting, at the latest, and should be e-mailed to [enquiries@abingdon.gov.uk](mailto:enquiries@abingdon.gov.uk)

6 **Oxfordshire County Council Temporary Road Closures**

Temporary Traffic Regulation Notice – Abingdon Marathon 2018: Section 16A Road Traffic Regulation Act 1984

To note the temporary Notice which is being made to implement the temporary closure as detailed above, in order to facilitate the 2018 Abingdon Marathon (to follow).

7 **Planning Appeal**

To note the appeal decisions from the Planning Inspectorate regarding the following applications which was refused planning permission by the VWHDC:

- P17/V2850/FUL– 18 North Avenue, Abingdon, OX14 1QN. Town Council objected to the application. Appeal dismissed by the Planning inspectorate.

To note the appeal from the Planning Inspectorate regarding the following applications which was refused planning permission by the VWHDC:

- P17/V0321/FUL – Bellingers 111 Ock Street, Abingdon, OX14 5DQ. Town Council objected to the application. This Appeal will take the form of a hearing on 3<sup>rd</sup> October 2018.

Copies of the appeal decisions to follow.

## 8 Certificate of Lawful Development

To note the following:

Re: Erect single storey side extension and change ground floor rear facing window for doors. All proposed materials to match existing.  
At: 11 Windrush Way Abingdon OX14 3SX.  
Ref: P18/V2143/LDP

## 9 Updated South Oxfordshire and Vale of White Horse District Councils' Gambling Act 2005 Joint Statement of Licensing Policy

South Oxfordshire and the Vale of White Horse District Councils are inviting comments on their proposals to update the councils' Gambling Act 2005 Joint Statement of Licensing Policy.

The e-mail from the District Councils states:

*"The policy outlines how we will manage gambling premises and permits in South Oxfordshire and Vale of White Horse districts and is reviewed every three years.*

*"The policy is due for renewal in January 2019. The only changes to the policy are as follows:*

- **2.7.2 and 2.7.3:** Local area profiles are now available on the councils' websites to assist operators in developing their risk assessments which are required for the application process.
- **2.12:** Updated to refer to Data Protection Act 2018 and the General Data Protection Regulation.
- **Annex 4:** Updated to make reference to the government review of gaming machines and social responsibility measures and the decision that maximum stakes on fixed odds betting terminals will be reduced from £100 to £2.

*There are no other significant changes."*

The consultation may be accessed via the following link:

<http://www.whitehorsedc.gov.uk/business/licensing/gambling>

The Committee is requested to consider whether it wishes to respond and if so, the content of the response. The consultation is open until midnight on Monday 8<sup>th</sup> October 2018.

10 **Oxfordshire County Council Minerals and Waste Local Plan: Part 2 – Site Allocations**

Oxfordshire County Council is consulting on Issues and Options for the Oxfordshire Minerals and Waste Local Plan. Notification was originally sent to Members on 8<sup>th</sup> August 2018 and a paper copy of the consultation was enclosed with the agenda for this meeting of 28<sup>th</sup> August 2018. Details may also be accessed through this link:

<https://www2.oxfordshire.gov.uk/cms/public-site/minerals-and-waste-policy>

The Committee is requested to consider whether it wishes to respond and if so, the content of the response. The consultation is open until 4pm on Wednesday 3<sup>rd</sup> October 2018.

11 **Planning Applications**

To consider the schedule of planning applications received from the Vale of White Horse District Council (also South Oxfordshire District Council and Oxfordshire County Council as applicable). (See attached).

Note that in accordance with the District Council's constitution, when the Town Council objects to an application a Town Councillor may attend any subsequent District Council Planning Committee to outline the Town Council's reasons for objecting. Consequently when there is an objection to an application the Committee is requested to appoint a Member to speak for the Town Council in this regard.

Note also the page following the schedule, which gives guidance from the District Council in relation to material and non-material planning considerations. (See attached).

**PLANNING, HIGHWAYS & CONSULTATIONS COMMITTEE MEETING MONDAY 17<sup>th</sup> SEPTEMBER 2018**

**Schedule of Applications**

<b>Meeting Ref.</b>	<b>Vale / South reference</b>	<b>Applicant and application address</b>	<b>Summary of Proposed development as worded in the application</b>	<b>Application Type</b>
1	P18/V2051/HH	Mr Robert Purvey 26 Caldecott Road Abingdon OX14 5HB	Proposed raising of the ridge height following planning permission P18/V0378/HH	Other
2	P18/V2072/FUL	Mr Clive Povey 14 Lombard Street Abingdon OX14 5BJ	Works already carried out to convert existing B1 (a) office building into a single dwelling including minor alterations.	Minor
3	P18/V2099/HH	Mr Howard Stimpson 197 Radley Road Abingdon OX14 3SG	Demolish existing double garage and replace with two storey side extension	Other
4	P18/V1992/HH	Mr David Porter 38 Inkerman Close Abingdon OX14 1NH	Single Storey front extension and first floor side extension	Other
5	P18/V1648/A	All Saints Methodist Church Appleford Drive Abingdon OX14 2AQ	Erection of two Halo illuminated crosses on a separate, external wall of the church, each with a sign stating the church name non-illuminated below.	Other
6	P18/V1892/HH	Mr Corey Webster 46 Austin Place Abingdon OX14 1LX	Retrospective application for the erection of a fence adjacent to the highway of 46 Austin Place.	Other
7	P18/V2148/FUL	Mr Sean Antony Corrigan 3 East St Helen Street Abingdon OX14 5EG	Roof Tiles to be removed and cleaned, new insulation added and any remedial repairs made. Adding a conservation window to the rear elevation of the building. Put back all existing tiles once cleaned and replace lead flashing.	Minor

<b>8</b>	P18/V2101/LB	Mr Sean Antony Corrigan 3 East St Helen Street Abingdon OX14 5EG	Installation of gas connection, meter and boiler.	Other
<b>9</b>	P18/V2127/LB	Mr Ronnie Carter 23 High Street Abingdon OX14 5BS	Removal of modern shop fittings/fixtures, alterations and works to cellar.	Other
<b>10</b>	P18/V1912/HH	Ms Hazel Dabrowski 27 John Morris Road Abingdon OX14 5HN	To concrete the bottom of my garden and put mobile home on it.	Other
<b>11</b>	P18/V2126/HH	Sammie Saniland 28 Hendred Way Abingdon OX14 2AW	Proposed two storey extension to side of property single storey extension to rear new front porch and internal alterations.	Other
<b>12</b>	P18/V2222/FUL	Mr John Blackmore Abingdon United Football Club Northcourt Road Abingdon OX14 1PL	Variation of condition 4 of Planning Permission p96/V1020/EX to amend the opening times to the following: Monday – Thursday 0900 to 0030 Friday – Saturday 0900 to 0130 New Year's Eve – 0900 to 0130 Renewal of planning consent P91/V0341 for demolition of terrapin type building and construction of a new function room.	Minor
<b>13</b>	P18/V2226/FUL	Willow Spring Homes Ltd 18 North Avenue Abingdon OX14 1QN	Demolition of existing bungalow and outbuildings. Erection of 2x4 Bed semi-detached houses with off-street parking and additional vehicle access.	Minor
<b>14</b>	P18/V2230/HH	Mr and Mrs J Campbell 7, The Warren Abingdon OX14 3XB	Two Storey side extension. The proposed layout will include addition living accommodation to include an open plan kitchen, dining and snug layout with an increased master bedroom with utility room and built in wardrobe.	Other
<b>15</b>	P18/V1761/HH	Mr Christopher Barrett 15 Fullwell Close Abingdon OX14 1JX	Garden Shed	Other

<b>MATERIAL PLANNING CONSIDERATIONS</b> Normally taken into account in the determination of applications	<b>NON-MATERIAL PLANNING CONSIDERATIONS</b> <u>Not</u> normally considered in the determination of applications
<ul style="list-style-type: none"> <li>● The Statutory Development Plan               <ul style="list-style-type: none"> <li>➢ Oxfordshire Structure Plan</li> <li>➢ Waste &amp; Minerals Local Plan</li> <li>➢ Vale of White Horse Local Plan</li> </ul> </li> <li>Section 54a of the Town &amp; Country Planning Act 1990 requires that applications or appeals be determined in accordance with the Development Plan unless material considerations indicate otherwise</li> <li>● Planning/Development Briefs produced by Vale of White Horse District Council</li> <li>● Government Advice</li> <li>● Planning Policy Guidance Notes (PPG's)</li> <li>● Circulars</li> <li>● Previous Planning decisions (including existing uses)</li> <li>● Amenity considerations               <ul style="list-style-type: none"> <li>- Overlooking</li> <li>- Over-development</li> <li>- Character of area</li> <li>- Scale and bulk resulting in loss of light</li> <li>- Trees</li> <li>- Noise</li> <li>- Smell</li> </ul> </li> <li>● Traffic generation, parking and safety</li> <li>● Design</li> <li>● Materials</li> <li>● Crime and community safety</li> <li>● Need (eg. Agricultural Workers Dwelling)</li> </ul>	<ul style="list-style-type: none"> <li>● Loss of property value</li> <li>● Land ownership and boundary disputes</li> <li>● Competition               <ul style="list-style-type: none"> <li>- takeaways</li> <li>- name of business (eg. Different supermarket chains)</li> </ul> </li> <li>● A loss of a private view</li> <li>● Legal rights/consents               <ul style="list-style-type: none"> <li>deeds, covenants, private rights of way, licences (eg. entertainment)</li> </ul> </li> <li>● Internal layout</li> <li>● Provision of services</li> <li>● Matters controlled under other legislation</li> </ul>

<b>Application Type</b>	<b>Government Definition</b>
<b>Major</b>	<ul style="list-style-type: none"> <li>● 10 or more dwellings or the site area for residential development is 0.5 hectares or more</li> <li>● 1000 sqm or more, or the site is 1 hectare or more</li> </ul>
<b>Minor</b>	<ul style="list-style-type: none"> <li>● less than 10 dwellings or the site area for residential development is less than 0.5 hectares</li> <li>● less than 1000 sqm, or the site is less than 1 hectare</li> </ul>
<b>Other</b>	Changes of use, householder development (development within the curtilage of a residential property), adverts, listed building consents, conservation area consents, lawful development certificates, agricultural notifications, telecommunications, etc.