

**Abingdon-on-Thames Town Council**  
**Draft minutes of the Planning, Highways & Consultations Committee**  
**Held 7.00 pm on Monday 11<sup>th</sup> March 2019**  
**In the Guildhall, Abingdon-on-Thames.**

**Present**

Cllr David Pope	Chairman
Cllr Samantha Bowring	
Cllr Jeanette Halliday	
Cllr Brian Hedley	
Cllr Patrick Lonergan	

**Also in attendance:**

Mr Nigel Warner	(Town Clerk)
Mrs Nina Özdemir	(PA to Town Clerk)
One member of the public	

1. **Apologies for Absence**

Apologies were received from Cllr Mike Badcock (Vice Chairman), Cllr Vicky Jenkins, Cllr Angela Lawrence, Cllr Lorraine Oates and Cllr Margaret Crick (Mayor, Ex-Officio).

2. **Declarations of Interests**

None.

3. **Minutes**

**Resolved** that the minutes of the meeting held on 18<sup>th</sup> February 2019 be signed as a correct record by the Chairman.

4. **Matters Arising**

P18/V3153/HH – 65 Sellwood Road, OX14 1PG

Members noted the letter from Vale of White Horse District Council regarding their decision to grant planning permission to the above application.

Abingdon School – masterplan and piecemeal development.

Cllr Jeanette Halliday stated that she had spoken to a member of staff at Abingdon School who confirmed that they would send their masterplan to the Council. Cllr David Pope stated that it appeared from comments on the District Council website that the District Council had received the masterplan, although the Town Council has yet to receive this. Cllr Samantha Bowring felt that until the masterplan was received, the Committee should consider refusal of planning applications on the site due to the piecemeal nature of developments.

It was noted that previously authority had been delegated to the Chairman to draft a letter to raise the concerns which had been discussed regarding piecemeal developments and the lack of a masterplan which had been requested by the Town Council. The Town Clerk stated that authority had now been delegated to him by the Chairman to compose this letter, and the matter was in hand.

There was a discussion regarding the tone of the letter.

It was **resolved** that the letter should still be sent to Abingdon School to express members' serious concerns and to ask for a copy of the masterplan; and that the Town Clerk also contact the District Council to ask for a copy of the masterplan.

5 **Public Participation**

The Chairman of Culham Parish Council, Cllr Samantha Casey-Rerhaye, spoke to reiterate Culham Parish Council's objections regarding application P17/S4416/FUL - Culham Hill.

*Cllr Casey-Rerhaye left the meeting at this point, it being 7.16pm.*

6 **Oxfordshire County Council Orders**

Members noted the Orders which had been published by the County Council regarding speed limits.

7 **Vale of White Horse Local Plan 2031 Part 2 – Public Consultation on Schedule of Proposed Draft Main Modifications.**

Members noted and considered the consultation on the Schedule of Proposed Draft Main Modifications, which ran until 5pm on 1<sup>st</sup> April 2019. There was a discussion regarding whether a corporate response should be sent.

It was **resolved** that members should respond individually on this consultation rather than submit one corporate response.

Following from the discussion on the Local Plan, Members also discussed the production a Neighbourhood Plan. It was noted that this had been discussed at

the meeting of 18<sup>th</sup> February 2019 when it was stated that this would be a matter for the Council due to be elected in May 2019 to consider.

## 8 **Certificate of Lawful Development**

Members noted the following:

1.

RE: To change a window to door in utility room  
AT: 13 Park Crescent, Abingdon, OX14 1DF  
REF: P19/V0347/LDP

2.

RE: Alter on window to form new door opening, repositioning one door, construction of porch (1.2sqm in area), internal alterations.  
AT: 8A St Peter's Road, Abingdon, OX14 3SJ  
REF: P19/V0457/LDP

3.

RE: Internal changes to make better use of spaces to ground floor and first floor, this to include loft conversion with en suite and roof light front and rear.  
AT: 13 Northcourt Road, Abingdon, OX14 1PW  
REF: P19/0466/LDP

## 9 **Permitted Development Rights**

Members noted the following:

RE: Proposed single storey rear extension.  
Height 3m  
Height to eaves 3m  
AT: 113 Saxton Road, Abingdon, OX14 5JB  
REF: P19/V0333/PDH

## 10 **Vale of White Horse Planning Decisions**

Noted.

## 11 **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:

**11.1 P18/V2822/A – Other**

**Mrs Suzanne Austin, 21 Blacklands Way, Abingdon, OX14 1DY**

Illuminated letters next to a non-illuminated sign.

**Comments**

*No objections to this application.*

**11.2 P18/V3008/HH – Other**

**Mr & Mrs M Vjestica, 8 Longmead, Abingdon, OX14 1JQ**

Amendment No. 1 – dated 13<sup>th</sup> February 2019

Single storey side extension, a two-storey rear extension and a front porch. (As amended by plan received 13<sup>th</sup> February 2019.)

*Noted - No objection from Town Council in relation to original application.*

**Comments**

*No objections to this application.*

**11.3 P18/V3069/HH – Other**

**Mr & Mrs Snell, 111 Oxford Road, Abingdon, OX14 2AB**

Amendment No. 2 – dated 15<sup>th</sup> February 2019

Demolition of existing rear extension and garage. Erection of new two-storey rear extension. Addition of new obscure glazed windows. (As amended by plans received 15<sup>th</sup> February 2019.)

*Noted - No objection from Town Council in relation to original application.*

**Comments**

*No objections to this application.*

**11.4 P19/V0056/HH – Other**

**Mr Nigel Pithers, 105 Drayton Road, Abingdon, OX14 5JF**

Removal of 6ft bushes on boundary between 107 (Sovereign Housing) and replaced by fence.

We asked Vale of White Horse District Council for advice on the height of the fence (£45) and a letter dated 11<sup>th</sup> September (Ref P18/V2198/PD) says that a 2m fence can be erected without planning permission unless it is adjacent to a highway. Based on this I had the bushes replaced by the fence.

**Comments**

*The Committee noted that due to the height of the fence Oxfordshire County Council had raised safety concerns that “the fence as erected obstructs pedestrian awareness vision splays for vehicles egressing the car parking on the frontage.” Consequently the Committee recommended refusal on the grounds that the height of the fence would compromise safe and convenient*

access, in contravention of Saved Policy DC5 (Access) of the Vale of White Horse District Council Local Plan 2011 and Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1).

**11.5 P19/V0117/HH – Other**

**Mr David Turner, 5 Northcourt Lane, Abingdon, OX14 1QA**

Erection of log cabin with shed in rear garden.

**Comments**

*No objections subject to the log cabin not being used for habitation.*

**11.6 P19/V0291/HH – Other**

**Mr S Cousins, 21 Brookside, Abingdon, OX14 1PD**

Demolition of brick shed and erection of two storey side extension and single storey rear extensions, all to match existing.

NB Both the original application and amended application no. 1 (14<sup>th</sup> February 2019) are included. The amendment is to the description only. Original application had stated “Demolition of brick shed *and pre-fab garage.....*”

**Comments**

*Recommend refusal due to lack of adequate and safe parking in relation to the proposed development and the potential that vehicles to have to be parked on the highway, causing obstruction. Therefore the Committee considered that the development was contrary to Saved Policy DC5 (Access) of the Vale of White Horse District Council Local Plan 2011 and Core Policy 37 (Design and Distinctiveness) of the VWH Local Plan 2031, Part 1).*

**11.7 P19/V0312/FUL - Major**

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

Variation of Condition 2 of P17/V0321/FUL for amended plans to reflect internal and external changes.

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.

**Comments**

*No objections to this application.*

**11.8 P19/V0344/FUL - Minor**

**Mr Martin McKenna, Land at Faringdon Road, Abingdon School, Abingdon, OX14 1DE**

Partial demolition of wall in Conservation Area and erection of pedestrian barriers south of Faringdon Road and creation of a break in hedge and the installation of a gate to create pedestrian access north of Faringdon Road.

**Comments**

*No objections to this application.*

**11.9 P19/V0358/HH – Other**

**Mr & Mrs Bridgman, 106 Alexander Close, Abingdon, OX14 1XD**

First floor rear extension.

**Comments**

*Recommend refusal. The Committee considered that the proposed development would unacceptably harm the amenities of neighbouring properties due to loss of privacy and daylight/ sunlight and was therefore in contravention of Saved Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse District Council Local Plan 2011.*

**11.10 P19/V0430/HH – Other**

**Mr & Mrs Marsh, 11 St Nicholas Green, Abingdon, OX14 1HH**

Single storey rear extension.

**Comments**

*No objections to this application.*

**11.11 P19/V0436/HH – Other**

**Ms Marylyn Blake, 5 Mandeville Close, Abingdon, OX14 2BD**

Single storey side and front extension.

**Comments**

*No objections to this application.*

**11.12 P19/V0438/HH – Other**

**Mr & Mrs Armstrong, 2 Knollys Close, Abingdon, OX14 1XN**

Single storey rear extension.

**Comments**

*No objections to this application.*

**11.13 P19/V0439/FUL - Minor**

**Mr David Eley, Pick up and drop off area – School of St Helen & St Katherine, Faringdon Road, Abingdon, OX14 1BE**

Variation of Condition 3 (Lighting) of planning permission P11/V1737 to change hours lights being switched off to between 2300 and 0600.

Installation of lighting columns to light car park and pick up and drop off facility.

**Comments**

*Recommend refusal.*

*It was noted that Condition 3 provided for the external lights to be switched off between 2200 hrs and 0700 hrs each day and therefore the application would permit the lights to be come on one hour earlier each day and to be left on one hour later each day. Members considered that that this would unacceptably harm the amenities of neighbouring properties and the wider environment due to the impact of the additional hours of external lighting, in contravention of saved Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse District Council Local Plan 2011.*

**11.14 P19/V0440/FUL - Minor**

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

Variation of Condition 3 of P12/V1171/FUL to change the timing of the lights to be switched off between 23.00 and 06:00.

Installation of 3 no. lighting columns to driveway within site.

**Comments**

*Recommend refusal.*

*It was noted that Condition 3 provided for the external lights to be switched off between 2200 lights to be switched off between 2200 hrs and 0700 hrs each day and therefore the application would permit the lights to be come on one hour earlier each day and to be left on one hour later each day. Members considered that that this would unacceptably harm the amenities of neighbouring properties and the wider environment due to the impact of the additional hours of external lighting, in contravention of saved Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse District Council Local Plan 2011.*

**11.15 P19/V0453/HH – Other**

**Ze zhi Chen and Xinyu Dai, 22 Gordon Drive, Abingdon, OX14 3SW**

Erection of two storey rear extension.

**Comments**

*No objections to this application.*

**11.16 P19/V0492/HH – Other**

**Mr David & Mrs Rosemary Banner, 3 Hermitage Road, Abingdon, OX14 5RN**

New front porch.

**Comments**

*No objections to this application.*

**11.17 P19/V0516/HH – Other**

**Mr Murray & Mrs Julie Scott, 36 Eason Drive, Abingdon, OX14 3YD**

Single storey rear extension.

**Comments**

*No objections to this application.*

**11.18 P17/S4416/FUL - Major (SODC Application)**

**Mr & Mrs Allan, Culham Hill, Culham, OX14 3DT**

**Amendments No. 3 (11<sup>th</sup> Feb), No. 4 (14<sup>th</sup> Feb) and No. 5 (dated 15<sup>th</sup> February 2019)**

Change of use of land from agricultural land to farm park, wildlife and outdoor activity Centre, associated buildings and outdoor play structures, mountain bike trail, formation of lake, ponds and wetland area, area for glamping tents, site manager's accommodation, formation of a new access off the A415, Alteration of two existing accesses. (From Thame Lane and A415), creation of new pedestrian access off A415, associated engineering works, drainage and landscaping (as amended by plans received 5 July 2018 *and clarified by additional information received 18<sup>th</sup> July, 23<sup>rd</sup> July, 6<sup>th</sup> August, 1<sup>st</sup> October, 31<sup>st</sup> October, 20<sup>th</sup> November 2018, 8<sup>th</sup> February, 11<sup>th</sup> February, 14<sup>th</sup> February and 15<sup>th</sup> February 2019*)

**Comments**

*Recommend refusal. The Committee considered that the proposed amendments would not address their concerns with regards to traffic or air quality and recommended refusal for the same reasons as previously stated:*

- *Concern that the road network cannot accommodate traffic arising from the development without causing safety, congestion or environmental problems which would adversely impact upon Abingdon, in contravention of Saved Policy DC5 (Access) of the Vale of White Horse District Local Plan 2011.*
- *Concern that the development will result in additional traffic pressure in relation to the A415 which will adversely impact upon air quality in Abingdon Town Centre, noting that the town centre is already subject to an Air Quality Management Area. Consequently the Council considers that the application is in contravention of Strategic Objective 4 of the Local Plan 2031 Part 1 in that it could adversely impact upon the health and wellbeing of Vale residents.*
- *The Committee also requested that projected estimates be provided in relation*



*to the increase in traffic which would result from the proposed development.*

The meeting rose at 7.48pm

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Chairman

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Date

DRAFT