

Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Tuesday 28th August 2018
In the Guildhall, Abingdon-on-Thames.

Present

Cllr David Pope	Chairman
Cllr Mike Badcock	Vice-Chairman
Cllr Jeanette Halliday	
Cllr Brian Hedley	
Cllr Vicky Jenkins	
Cllr Patrick Lonergan	
Cllr Lorraine Oates	

Also in attendance:

Cllr Chris Palmer	Vale of White Horse DC
Miss Louise Brown	(Administrative Assistant, Clerk to the meeting)
Mr Nigel Warner	(Town Clerk)

One member of the public

1. **Apologies for Absence**

Apologies were received from Cllr Margaret Crick (Ex-Officio).

2. **Declarations of Interests**

Item 11.1 – Application P18/V1680/HH (38 Lammas Close).

Cllr Mike Badcock declared a non-pecuniary interest in the above application as he knew the applicant Mr Daryl Rose. Cllr Badcock considered that potentially he had a conflict of interest in this matter and took no part in the consideration of this application.

Items 11.3 and 11.8 – Applications P18/V1772/FUL (13 Spring Road) and P18/V1837/FUL (43 Edward Street)

Cllr Mike Badcock declared a non-pecuniary interest in the above applications as he knew the applicants Mr Andrew and Mr Mervin Knight. Cllr Badcock considered that potentially he had a conflict of interest in this matter and took no part in the consideration of these applications.

3. **Minutes**

Resolved that the minutes of the meeting held on 6th August 2018 be signed as a correct record by the Chairman.

4 **Matters Arising**

Application P18/V1010/HH – 12 Kingfisher Close

The Committee noted the update on the above from the District Council and considered an e-mail from the planning officer, as circulated with the agenda. The e-mail detailed the responses to the Town Council's objections.

Following confirmation from the drainage engineer that he no longer objected to the proposal it was noted that planning permission had been granted.

Thames Water – Revised draft Water Resource Management Plan 2019

The Committee noted the update from Thames Water, by way of an e-mail circulated with the agenda. It was noted that following over 500 responses to the public consultation Thames Water had decided that the Water Resources Management Plan 2019 would be published at the beginning of September 2018 instead of the original date of 10th August to allow for the responses to be more thoroughly considered.

Land Northwest of Abingdon

Cllr David Pope read out an e-mail sent to the Town Clerk from Adrian Butler, Planning officer at the District Council. In the e-mail Mr Butler stated:

'The latest application seeks approval of reserved matters following the decision to grant outline planning permission. The reserved matters are appearance, landscaping, layout and scale (the size of the dwellings rather than the amount of the development). We are therefore, considering the design of the proposal. Access to the site, speed limits and traffic generation are not matters for consideration as they were decided at outline application stage. Likewise impacts for the Lodge Hill slips are not a matter for consideration at this stage; as part of the outline permission we secured £700,000 towards the new slip road. Air quality was also considered at outline stage. Therefore, the comments made in the Town Council's observations on the outline application would not be material to the current application and would hold little weight in considering the application.

Late last week I sent the following message to some of the local district councillors and I am happy for you to pass this message on to the Town Councillors:

“I have now worked through the above application and I have received the majority of technical consultee responses.

I have spoken to and written to the applicant advising that this is an unacceptable scheme that conflicts with design policies and housing mix policies in our Local Plans, Design Guide and advice in the National Planning Policy Framework. It also contradicts design principles set out in the outline application submission. I have told them that I cannot support the proposal and I have encouraged them to withdraw the application, as changes required would need to be substantial and would amount to a new scheme that should be subject of a new planning application. If they are minded to withdraw the application I have asked that they do so by 31 August 2018. If the application is not withdrawn, I would like to proceed with issuing a refusal using the scheme of delegation available to officers.

In drafting any revised proposals, I have encouraged the applicant to engage with St Helen Without Parish Council plus neighbouring Sunningwell Parish Council and Abingdon Town Council. This is encouraged by the new National Planning Policy Framework.”

The Committee noted the e-mail and asked that the Town Clerk contact Mr Butler to state that the Committee agreed with the proposed course of action.

Cllr Mike Badcock, Cllr Patrick Lonergan and Cllr Brian Hedley entered the meeting at this point, it being 7:15 pm.

5 **Public Participation**

Dr William Rayner spoke regarding Applications P18/V1772/FUL (13 Spring Road) and P18/V1837/FUL (43 Edward Street).

He asked the Committee to recommend refusal based on the following concerns:

- That the size and style of the proposed housing is not in keeping with the Victorian character of the area.
- Size and bulk of buildings.
- Overlooking and loss of privacy in relation to the Edward Street application.
- Density of development.
- Highway safety. The size and bulk of the proposed building in relation to the Spring Road application, with the building being built almost right up to the pavement on both Edward Street and Spring Road, would lead to a reduction in sight lines when vehicles exit from Edward Street on to Spring Road, resulting in a more hazardous junction and the potential for an increase in accidents.
- Flood risk of the area (Spring Road application).

- Noise and disturbance (Edward Street application).
- Lack of consultation by the applicant prior to submission of application. The District Council pre-application advice was to undertake such consultation.
- Parking issues. The applications were for car free developments but potential residents were likely to own cars. Car parking in the area was already difficult and the proposed development could potentially require an additional 16 vehicles to be parked in the area. There were concerns regarding the accuracy of the transport statement including statements in relation to the regularity of local buses and the time at which the parking survey was carried out.

Dr Rayner left a copy of his objections with the officers.

Cllr Chris Palmer (District Councillor) spoke regarding Applications P18/V1772/FUL (13 Spring Road) and P18/V1837/FUL (43 Edward Street).

Cllr Palmer read out a statement on behalf of himself and Cllr Monica Lovatt, the other local District Council Member for the ward within which it was proposed that the developments would take place. Cllr Palmer stated that he had received many emails objecting to both these applications. He stated that the local ward members had asked that both applications be “called-in” so both should be considered by the Planning Committee in due course.

Cllr Palmer stated that neither application was neighbourly. The major concern related to the fact that no provision was being made for car parking. Whilst the application stated that the sites were close to public transport and were well placed to be accessed by cycle, it was likely that residents would still want to own a car. He stated that parking was already a particular problem in this area and each dwelling should have between one and one and a half car parking spaces. He estimated between 4 and 8 additional car parking spaces would be required.

Cllr Palmer outlined concerns regarding the design of the proposed dwellings. In relation to the Spring Road application a single storey dwelling would be replaced by one which was two / two and a half storeys high. There was no amenity space provided, just bin stores and cycle sheds. There was a concern that there was a flood risk in the area.

Cllr Palmer referred to the pre-application advice from the District Council in relation to these sites which he stated had been ignored completely.

The Committee then resolved to consider both applications [P18/V1772/FUL (13 Spring Road) and P18/V1837/FUL (43 Edward Street)] at this point of the meeting and the comments from the meeting which came from a full debate of the applications are incorporated into the responses which detailed on the attached schedule.

During discussion of this item by Members, Cllr Mike Badcock and Cllr Patrick Lonergan left the meeting, it being 7.27pm; then Cllr Brian Hedley left the

meeting, it being 7.31pm.

At the conclusion of this item and following the resolutions detailed in the schedule of comments and observations, Cllr Chris Palmer and Dr William Rayner left the meeting, it being 7.35pm.

Cllrs Mike Badcock, Brian Hedley and Patrick Lonergan entered the meeting at this point, it being 7.35pm.

6 **Oxfordshire County Council Temporary Road Closures**

1. **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984: Temporary Road Closure – Bayworth Park, Abingdon**

Members noted the closure as detailed above.

7 **Community Governance Review – Abingdon-on-Thames, Radley, St Helen Without and Sunningwell parishes**

Members received and considered a letter from the Vale of White Horse District Council, dated 8th August 2018, relating to the above. It was noted that at its meeting of 26th July 2018 the Community Governance and Electoral Issues Committee of the District Council had agreed a formal draft proposal for consultation in respect of the Community Governance Review in relation to the parish boundaries between Abingdon-on-Thames, Radley, St Helen Without and Sunningwell Parishes.

In considering this matter, the Committee noted that the proposals were in accordance with the Council's previously agreed view in relation to the parish boundaries and consequently had delegated powers to further consider matters.

Resolved: that the Council agree with the formal draft proposal in relation to the Community Governance Review in relation to Abingdon-on-Thames, Radley, St Helen Without and Sunningwell Parishes, noting that this was in accordance with the Council's previously agreed view in relation to this matter, and authority was delegated to the Town Clerk to make further representations in relation to the review.

The response from the Town Council is attached with these minutes.

8 **Removal of alias property name**

Removal of alias property name: Pavinric from the existing numbered property: 35 Mons Way, ABINGDON OX14 1NJ

Members noted the above.

9 **Certificate of Lawful Development**

Members noted the following:

Re: Seeking confirmation of D2 and D1 use classes.
At: The Guildhall, Abbey Close, Abingdon OX14 3JD.
Ref: P18/V1900/LDE

Members resolved not make any representations in relation to the application in the Council's role as a consultee, as they would potentially have a conflict of interest as the application for the Certificate of Lawful Development had been made by the Town Council.

10 **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; see separate schedule.

The meeting rose at 7.55 pm

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Chairman

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Date