

**Abingdon-on-Thames Town Council
Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 28th January 2019
In the Guildhall, Abingdon-on-Thames.**

Present

Cllr David Pope	Chairman
Cllr Brian Hedley	
Cllr Vicky Jenkins	
Cllr Angela Lawrence	
Cllr Patrick Lonergan	
Cllr Lorraine Oates	
Cllr Margaret Crick	Mayor, Ex Officio.

Also in attendance:

Cllr Robert Hall	
Mr Nigel Warner	(Town Clerk)
Mrs Nina Özdemir	(PA to Town Clerk)

1. **Apologies for Absence**

Apologies were received from Cllr Mike Badcock and Cllr Jeanette Halliday.

Cllr David Pope also asked for his apologies to be noted for the next meeting of the Committee and stated that Cllr Andrew Todd would be his substitute.

2. **Declarations of Interests**

None

3. **Minutes**

Resolved that the minutes of the meeting held on 7th January 2019 be signed as a correct record by the Chairman.

4. **Matters Arising**

Abingdon School, Park Road, Abingdon, OX14 1DE

At the meeting of this Committee of 7th January 2019, authority had been delegated to the Chairman, to draft a letter, in consultation with local Members, to raise the concerns which had been discussed when considering the last planning application. Members had a continuing concern that over the course of a number of years developments at Abingdon School had been incremental and piecemeal, with resulting problems for the local community. It had been

understood that some time ago the school stated that they would be providing a “masterplan” for development at the school and Members considered that the production of such a plan was very important in order to guide any future developments in an appropriate manner. Cllr Pope stated that the production of the letter was in-hand.

5 **Public Participation**

No representations were made by members of the public.

6 **Notice of Works**

New Water Service Connection at 35-37 Oxford Rd

Members noted that Thames Water is due to carry out a new water service connection for the above address between the dates of 28th January and 1st February 2019.

Road Works – Bridge Street

Members noted that Scottish & Southern Electricity Networks are due to carry out installation of a new supply to property on Bridge Street, Abingdon, taking place on 20th February 2019 for three days.

7 **Invitation to Thames Water’s Water Resources Forum**

Members considered the invitation from Thames Water to the next Water Resources Forum which would be held on Thursday 14th March 2019 in Reading.

It was agreed that Cllr David Pope would attend on behalf of the Town Council and officers would advise Thames Water accordingly.

8 **Consultation on the draft Vale of White Horse CIL Spending Strategy**

Members noted and considered the draft Community Infrastructure Levy (CIL) Spending Strategy. Also noted that responses must be submitted by 5pm on Monday 11th February 2019.

This consultation related to the part of the CIL which was directly allocated by the District Council, amounting to 85% of the CIL, and the consultation was seeking opinions regarding the proposed strategic spending priorities over the broad range of infrastructure needs that new developments generate. The proposal from the District Council was as follows:

County Council: education and transport infrastructure	50%
Clinical Commissioning Group: community health care	20%
District Council sports and leisure facilities	20%
District Council: green infrastructure/ biodiversity provision	5%
District Council: public art and cultural heritage/ public realm	5%

The Chairman of the Committee proposed that members send individual responses to the District Council rather than the Town Council submit a corporate response, and the Committee resolved accordingly.

Cllr Patrick Lonergan felt that it was important for the Town Council to also have its own policy on how its proportion of CIL funds, amounting to the remaining 15% of these revenues, should be distributed between infrastructure needs and proposed that this be discussed at a future meeting of the Town Council. The proposal was seconded and vote followed with five members in favour and one against.

Members then considered the policy, having regard to the District Council's allocations of its proportion (85%) of CIL revenues as detailed above.

It was proposed by Cllr Patrick Lonergan, seconded by Cllr Margaret Crick and **recommended** to the Town Council, through the Finance and General Purposes Committee:

- (i) That CIL revenues received by the Town Council be allocated as follows:

County Council: education and transport infrastructure	0%
Clinical Commissioning Group: community health care	40%
District Council sports and leisure facilities	20%
District Council: green infrastructure/ biodiversity provision	20%
District Council: public art and cultural heritage/ public realm	20%

- (ii) Noting that this then would result in an overall allocation of all CIL revenues allocated to the both the District and the Town Council, assuming the District Council adopt the proportions proposed in their draft strategy, as follows:

County Council: education and transport infrastructure	42.50%
Clinical Commissioning Group: community health care	23.00%
District Council sports and leisure facilities	20.00%
District Council: green infrastructure/ biodiversity provision	7.25%
District Council: public art and cultural heritage/ public realm	7.25%

In discussing the CIL, a Member stated that if the Town Council had a Neighbourhood Plan it would receive 25% of CIL revenues for allocation rather than 15%. The overall CIL received by local authorities for allocation would not change, the additional CIL for a parish with a Neighbourhood Plan being taken from the District Council's allocation. The Committee resolved the matter of Neighbourhood Planning should be placed on the agenda of the next meeting of the Planning, Highways and Consultations Committee.

9 **Oxfordshire County Council Consultation – Dunmore Road**

Members noted and considered the County Council's consultation for a proposed toucan crossing at Dunmore Road. The Committee supported the proposed crossing, noting that it of this crossing being implemented, and felt it would help to link cycle and pedestrian routes more safely, and resolved accordingly.

It was also noted that any objections or other representations on the proposal should be submitted by Friday 22nd February 2019.

Cllr Angela Lawrence left the meeting at this point, it being 7.31pm.

10 **Change of Use of a Residential Property**

Members noted the following change of use of residential property:

Residential property known as Rush Common School Lodge, to an office to be known as: Abingdon Learning Trust, Hendred Way, Abingdon, OX14 2AW. (See attached, page 35)

11 **Certificate of Lawful Development**

Members noted the following:

RE: 1) Dining room – replace existing glazed timber door (white) with pair of uPVC doors (white). 2) Kitchen replace existing steel frame side windows (white) with uPVC windows (white). Replace 2 x timber rear windows (white) and back door with powder coated aluminium set of bi-fold doors (white). 3) Bedroom 03 – remove existing side windows and brick up the opening (brickwork to match existing).

AT: 17 Park Road, Abingdon, OX14 1DA

REF: P18/V3138/LDP

RE: Conversion of integral single garage into a kitchen. Removal of garage door and installation of new wall with external window.

AT: 26 Metcalfe Close, Abingdon, OX14 5TH

REF: P19/V0072/LDP

12 **Permitted Development Rights**

Members noted the following:

RE: Proposed single storey rear extension.

Depth 5.99m

Height 3m

Height to eaves 3m

AT: 113 Saxton Road, Abingdon, Ox14 5JB

REF: P19/V0041/PDH

13 **Updates from VWHDC Planning Officers**

Application P18/V2724/LB - 266 Ock St

Noted that the District Council had informed the Council that the applicant had confirmed that the application was to be withdrawn following the advice of the Conservation Officer and the windows would instead be repaired.

Application P18/V2226/FUL - 18 North Avenue

Also noted that the District Council's planning committee would consider the above application on 30th January 2019 at 6.30pm at Wantage Civic Hall, Portway, Wantage. Cllr Margaret Crick stated that she would attend the meeting to speak on behalf of the Town Council, who had recommended refusal of the amended application.

14 **Vale of White Horse Planning Decisions**

Noted.

15 **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:

**15.1 P18/V2691/HH & P18/V2712/LB - Other
Miss Joanna Ballard, 80 Ock Street, Abingdon OX14 5DH**

Roof: remove existing slates and lead flashing / hips, lay breathable felt membrane and new battens, re-tile with existing slates, new code 4 lead flashing /hips. (Retrospective).

Gutters: repair, or replace with like guttering where necessary.

Soffit boards: repair or replace with like material where necessary.

Pointing: where necessary, removed damaged pointing and replace with mortar pointing.

Replace all 5 existing sash windows with same style new timber sash windows (see attachment A).

Repair stone sills and paint (5 x sash windows – see attachment A).

Replace casement / shop window with new timber 8 over 8 sash window at same height as that of No. 82 Ock Street, and width to match that of brick arch above – infill sides of bottom of reveal with reclaimed bricks and fit new stone sill to match that of No. 82 (see attachment A).

Comments:

Recommend refusal. The Committee concurred with the concerns expressed by the District Council's Conservation Officer in relation to the proposal to replace the existing sash windows.

15.2 P18/V2705/FUL & P18/V2706/LB - Minor

Mr Ian Grundy, 10 East St Helen Street, Abingdon, OX14 5EA

Proposal first floor extension to form toilet block, single storey rear extension to form additional dining area, internal refurbishment, balcony extension *(corrected plans received 11 December 2018) (Updated Heritage Statement received 13th December 2018). (Amended plans received 7th January 2019 – inclusion of kitchen ventilation equipment on plans)

Comments:

Recommend refusal. The Committee concurred with the concerns expressed by the Environmental Health Officer regarding odour emissions and therefore recommended that this application be refused until these concerns are addressed.

15.3 P18/V2883/HH - Other

Mrs Lisa Woods, 225 South Avenue, Abingdon, OX14 1QT

Formation of a new vehicle access and parking area.

Comments:

Noted that this application had been withdrawn.

15.4 P18/V2943/HH – Other

Mr T Latham, 46 Victoria Road, Abingdon, OX14 1DQ

Erection of conservatory following removal of existing.

Comments:

No objections.

15.5 P18/V3012/FUL – Minor

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

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

Comments:

Recommend refusal. 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.

15.6 P18/V3069/HH – Other

Mr & Mrs Snell, 111 Oxford Road, Abingdon, Ox14 2AB
Demolition of existing rear extension and garage. Erection of new two storey rear extension. Addition of new side windows.

Comments:

No objections.

15.7 P18/V3108/HH – Other

Mr Mark Wakefield, 4 Northcourt Walk, Abingdon, OX14 2EJ
Demolition of an existing conservatory and erection of a full-width single storey rear extension in its place.

Comments:

No objections.

15.8 P18/V3114/HH – Other

Mr & Mrs Purdie, 68 Vineyard, Abingdon, OX14 3PB
Single storey extension to rear.

Comments:

No objections.

15.9 P18/V3121/HH – Other

Mr & Mrs Peter Highmoor, 55 Virginia Way, Abingdon, OX14 5QL
Single-storey garden building.

Comments:

Recommend refusal. The Committee felt that this application was out of keeping with the surrounding area and, would represent 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).

15.10 P18/V3153/HH – Other

Ms Laetitia Velia, 65 Sellwood Road, Abingdon, OX14 1PG
Single storey rear extension, two storey side extension. Demolish existing garage, remove existing roof to rear. Pitched roof on front elevation.

Comments:

No objections, subject to the parking conditions recommended by Oxfordshire County Council Highways being met.

15.11 P19/V0016/HH – Other

Mr & Mrs Demarchi, 37 Hedgemoad Avenue, Abingdon, OX14 2NW
Rear part single, part 2-storey rear extension.

Comments:

No objections.

15.12 P19/V0018/FUL – Major

Churchill Retirement Living, Bellingers, 111 Ock Street, Abingdon, OX14 5DQ
Variation of conditions 3,4,5,6,7,9,10,11,12 (revised wording of conditions to “No development “ “excluding demolition...””) on application ref P17/V0321/FUL:

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:

Recommend refusal. The Town Council object to the variation of the conditions. On allowing the appeal the Planning Inspectorate had put these conditions in place for good reasons and the Town Council would strongly object to demolition being excluded from the definition of development

The Committee also requested that a construction method statement is submitted.

Members also requested that Churchill Retirement Living formally contact the Town Council in relation to the Michaelmas and Runaway Fairs which take place in October each year.

15.13 P19/V0024/HH – Other

Mr Steven Graham, 83 John Morris Road, Abingdon, OX14 5HN
Two storey rear extension (full and half width) to the rear of 83 John Morris Road with minor internal alterations.

Comments:

No objections.

15.14 P19/V0057/LB – Other

Mr David Clark, 55 East St Helen Street, Abingdon, OX14 5EE
Replace plank door to rear scullery with new door to modern insulation and security standards.

Comments:

No objections.

15.15 MW.0074/18 – Oxfordshire County Council application

Hills Quarry Products Ltd, Land at Fullamoor Plantation, Clifton Hampden, Abingdon, OX14 3DD

Extraction of sand, gravel and clay, creation of a new access, processing plant, offices with welfare accommodation, weighbridge, concrete plant and silt water lagoon system with site restoration to agriculture and nature conservation including lakes with recreational after uses and the permanent diversion of footpath 171/15 and creation of new footpaths.

Further information has been submitted relating to the above application. The following new documents have been submitted:

- Covering Letter
- Openness Impact Assessment
- Drawing C6_LAN_049: Soil & Overburden Storage Mounds
- Updated Hydraulic Modelling Report
- Updated Flood Modelling Map: Off-Site Receptors

All documents are available to view on

<http://myeplanning.oxfordshire.gov.uk/swiftlg/apas/run/WPHAPPDETAIL.DisplayUrl?theApnID=MW.0074/18&theTabNo=3&backURL=%3ca>

Any comments made previously will still be taken into account in the determination of the application. There is no need to write again unless you have further comments specifically on the new information or amendment to the proposals.

Comments:

Although there were no new comments in relation to the new information submitted, the Committee recommended refusal on the same grounds as before. For the avoidance of doubt and clarity in relation to the Council's position the Council's letter dated 3rd August 2017 (attached to these minutes) to be resubmitted together with the concerns expressed at the meeting of this Committee of 23rd October 2017 regarding the volume of traffic through Abingdon which would result from the proposed development and the damage to buildings caused by vibration of Heavy Goods Vehicles.

The meeting rose at 8.01 pm

.....
Chairman

.....
Date