

**Abingdon-on-Thames Town Council  
Draft Minutes of the Planning, Highways & Consultations Committee  
Held 7.00 pm on Monday 24th April 2017  
In the Guildhall, Abingdon-on-Thames.**

**Present**

Cllr Margaret Crick	Chairman
Cllr Mike Badcock	Vice-Chairman
Cllr Brian Hedley	
Cllr Vicky Jenkins	
Cllr Robert Hall	
Cllr Andrew Todd	(sub Cllr David Pope)

**In Attendance**

Mr Nigel Warner	Town Clerk
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1 **Apologies**

Apologies were received from Cllrs Jeanette Halliday; Patrick Lonergan; Cllr Helen Pighills; Cllr David Pope and the Mayor, Cllr Alice Badcock.

2 **Declarations of interest**

Cllr Vicky Jenkins declared a non-pecuniary interest in relation to application 10 (6 Cameron Avenue) as she was a resident of this road. In accordance with guidance in relation to this matter she made a statement in relation to the planning application and then left the meeting during its discussion.

3 **Minutes**

**Resolved** that the minutes of the meetings held on 3<sup>rd</sup> April 2017 be signed as a correct record by the Chairman.

4. **Matters Arising**

Item 7 – Bridge over the A415

Cllr Vicky Jenkins reported that she is continuing her investigations in relation to this matter.

5. **Public Participation**

Application 10 – 6 Cameron Avenue, Abingdon

Mrs Joan Preston of 8 Cameron Avenue spoke to this application. She stated that the application related to the house next door.

In making her comments she made the following points:

- She had no objection to the demolition and rebuilding of the laundry, however she wished to object strongly to the height of the new building because it would severely restrict sunlight / daylight to her property and hence the quality of life which she has. She explained that because of the location of her house she got no sun into her garden from north or west because of a 12ft high hedge between numbers 8 and 10. Consequently the only sunlight she receives is from the east, where the new buildings are to be sited. The conservatory at the back of her house would have its light and sunlight severely restricted by the new building. She suggested that the height of any new building should be 30cm lower than the height of the existing one.
- She queried the height and length of the storage area as well as its positioning.
- She stated that the height and length of the laundry extension at the front of the house should be looked at in more detail; no similar house has built such an extension.
- She would be submitting comments to the Vale and was also concerned regarding the boundary between the two properties and difference in heights on each side of the boundary.

Cllr Vicky Jenkins stated that she had serious concerns in relation to the plans which she stated lacked clarity.

6. **M4 Junctions 12-13: Bridge Refurbishment - Update**

Members noted the newsletter from Highways England regarding the above, and upcoming weekend closures for the M4 and M3.

7. **River Thames Waterways Customer Charter**

Members noted the above, dated from 1<sup>st</sup> April 2017-31<sup>st</sup> March 2018.

8. **Vale of White Horse draft Local Plan Part 2 Consultation and South Oxfordshire District Council Local Plan**

The Committee considered the Vale of White Horse draft Local Plan Part 2 Consultation, which it was noted would run up until 5pm on Thursday 4<sup>th</sup> May 2017. The Committee noted the draft plan.

Members noted that as part of the Part 1 Consultation the Council had requested that the plan give consideration to the inclusion of a new cemetery within the plan. The Council had been advised that this would be considered in relation to Part 2 of the Local Plan. However it was noted that the need for a new cemetery was not mentioned in the draft.

Members noted that space in the existing cemeteries was running out and that there was a significant lead time into developing a new cemetery. There had been in discussions with the Vale of White Horse District Council in relation to a site which had been identified to the west of Masefield Crescent and it was considered important that this land be allocated in Part 2 of the Local Plan. Consequently it was **resolved** that authority be delegated to the Chairman, Vice-Chairman and the Town Clerk to make representations in relation to the consultation that land be reserved for a new cemetery to the west of Masefield Crescent.

#### 9. **Naming and Numbering of Properties**

Members noted the following:

- Conversion of first floor of existing retail premises to 2 flats to be known as: Flat 1 and Flat 2, 12 Bath Street, Abingdon, OX14 3QH.
- Conversion of former Cross Keys Public House to 5 new flats and 1 house to be numbered: 148A, 148B, 148C, 148D, 148E, 148F Ock Street, Abingdon, OX14 5DT

#### 10. **Land off Dunmore Road**

Members noted the newsletter from Lexington Communications which had been delivered to local residents regarding proposals for land off Dunmore Road.

Members expressed concern regarding the access arrangements in relation to the proposed development with no access via the Oxford Road. The Town Clerk was asked to write to the County Councillor for this area in order to draw their attention to this concern.

#### 11. **Highway Works in the Vale of White Horse**

Members noted the latest newsletter (April, May, June 2017) from Oxfordshire County Council regarding local highways works.

#### 12. **Certificate of Lawful Development**

Members noted the following:

RE: Front and rear dormer loft conversion.  
AT: 82 Farm Road, Abingdon, Ox14 1NA

REF: P17/V0701/LDP

13. **Vale of White Horse Planning Decisions**

None to note.

14. **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: (see separate schedule).

Application 17- P17/V0050/O - CEG Land Promotions II Ltd

*RE: Outline application (with all matters reserved except for principal means of access to highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre (including 2.2HA site for a 1/5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house / restaurant, retail and other services (use class A1, A2, A3, A4, A5, B1, C2, D1 and D2), public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds.*

It was noted that the Council had received a letter from Westbourne Engagement, on behalf of CEG, to invite a representative from the Town Council to participate in a Community Liaison Group in relation to the proposed development. Members discussed this invitation. It was noted that previously Council had chosen not to be part of such groups. There were concerns regarding the transparency of being involved in a group discussing planning matters when the meetings were not open to the public. Members also queried the benefit to the Council and the process to be derived from such a group and noted that the area of the application was within another parish. Members considered that this was a matter of policy and therefore it should be referred to the Town Council, via the Finance and General Purposes Committee, for a decision.

Consequently it was **recommended** to the Finance and General Purposes Committee for onward referral to the Town Council, that the Town Council decline the invitation from Westbourne Engagement, on behalf of CEG, to appoint a representative of the Town Council to participate in a Community Liaison Group in relation to the application in relation to land north of Dunmore Road / 12 Acre Drive.

The meeting rose at 7.47pm