



# ABINGDON-ON-THAMES TOWN COUNCIL

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Bridge Street,  
Abingdon-on-Thames.  
OX14 3HU

21<sup>st</sup> January 2020

To: Members of the Planning, Highways and Consultations Committee

Cllr Jeanette Halliday	(Chair)
Cllr Lorraine Oates	(Vice-Chair)
Cllr Charlie Birks	
Cllr Alex Greenaway	
Cllr Patrick Lonergan	
Cllr Samantha Bowring	Leader/ Chair, F&GP Ctte (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 **Guildhall on Monday 27<sup>th</sup> January 2020 at 7.00pm.**

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).

Should any Member be unable to attend and wish to send a substitute to the meeting, they should inform me at:  
[nigel.warner@abingdon.gov.uk](mailto:nigel.warner@abingdon.gov.uk) and cc [enquiries@abingdon.gov.uk](mailto:enquiries@abingdon.gov.uk)

Yours sincerely

*Nigel Warner*

N. E. Warner  
Town Clerk / signed electronically

## 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 6<sup>th</sup> January 2020 (attached pages 8-11).

**4 Matters Arising**

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

**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 and should be e-mailed to [enquiries@abingdon.gov.uk](mailto:enquiries@abingdon.gov.uk)

**6 Travelodge Hotel on Land at Marcham Road – Application P19/V3114/FUL**

To note the update from Lauren Whipp from DevComms regarding comments on the above application which were provided from Members at the meeting of this Committee on 16<sup>th</sup> December 2019. (Attached, pages 12-13 and emailed direct to committee members on 9<sup>th</sup> January 2020.)

**7 Planning Training**

OALC Planning Training

To note the OALC Planning Training Session which is being offered (and emailed to all members on 15<sup>th</sup> January 2020):

Monday 24 <sup>th</sup> February  Extra Session	Planning – How local councils fit into the planning system and effective responses to planning applications	Half/ morning	Phil Shaw	West Oxfordshire District Council, Witney, OX28 1NB
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### Vale of White Horse Planning Training Update

To note that the District Council has discussed the request for planning training. Unfortunately, it does not currently have the capacity to run additional, bespoke training. District Council Officers are aiming to provide additional planning training to all town and parish councils during 2020 and will advise in due course.

## 8 Vale of White Horse Planning Decisions / Updates from Officers

### Decisions

To note the planning decisions where the Town Council's recommendation was to refuse planning permission or was contrary to the decision by the District Council as shown below:

<b>Application Ref</b>	<b>Address</b>	<b>Town Council recommendation</b>	<b>VWHDC Decision</b>
P19/V2335/HH	25 Levery Close	No objections	Refused

Details of all VWH planning decisions can be found online at:  
<http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=DecisionList&TYPE=P&PAGE=1>

### Town and Country Planning Act 1990 (As amended) – Notification of Appeal Hearing Date – Application Refs P18/V2449/O and P19/V1322/O – Former Cricket Pitch, Abingdon

To note details of the above appeal hearing which will take place on 29<sup>th</sup> January 2020. (See attached, pages 14-17, and emailed to all members on 8<sup>th</sup> and 15<sup>th</sup> January 2020)

## 9 Permitted Development Application

To note the following:

RE: Proposed Rear Conservatory (existing conservatory to be removed)  
Width: 4.93m  
Depth: 5m  
Height to eaves: 2.5m  
Height to ridge: 3.6m  
Materials to match property  
AT: 34 Eason Drive, Abingdon, OX14 3YD  
REF: P19/V3336/PDH

## 10 **Planning Applications**

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

### General notes:

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 the Town Council has no power to require an application to be referred to the District Council's Planning Committee.

Note also the final page of the agenda, which gives guidance from the District Council in relation to material and non-material planning considerations. A useful resource in relation to the role of parish and town councils in the planning system is "Planning explained" which although published in December 2011 remains a very good overview of the system. It may be accessed on line at:

<https://www.cpre.org.uk/resources/housing-and-planning/planning/item/2654-planning-explained>

### **Applications for consideration:**

***Note that the description of each application is as worded in the application.***

#### **1 P19/V0169/RM – Major**

**David Wilson Homes, Land North West of Dunmore Road, Abingdon**

Amendment No 1 – dated

Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and biodiversity enhancements. (As amended by drawings received 2 January 2020).

*(No objections from Town Council for previous version of application)*

We have been in contact with the District Council Planning Officer who has highlighted a number of changes shown in the Design & Access Statement (DAS) and stated as follows:

*"The DAS provides a number of images comparing the previous layout plan with the latest one, and short statements seeking to outline the changes. The images on pages 6, 7, 8 and 9 of the DAS are quite helpful in this respect.*

*From my quick analysis main changes appear to be:*

- *Realigning the main access road through the development particularly its initial path from the site access off Wootton Road*
- *Expansion of the 'central square' of open space*
- *Moving some houses away from Wootton Road*
- *Repositioning and realigning the play areas*
- *Providing 3-storey houses facing the A34*
- *Changes to the market housing mix so that it complies with the Oxfordshire Councils' 2014 Strategic Housing Market Assessment*

*The groups of houses are similar to the last layout although there are amendments to the positions of houses and garages within them and there is now a terrace of dwellings facing on to the proposed play areas."*

Note there are no hard copy amended plans supplied. These can be viewed via the District Council website:

<http://www.whitehorsedc.gov.uk/java/support/Main.jsp?MODULE=ApplicationDetails&REF=P19/V0169/RM#exactline>

A copy of the Design & Access Statement has also been emailed to Committee members separately on 21 January 2020.

## **2 P19/V3260/HH – Other**

**Mr & Mrs N Holman, 17B Park Crescent, Abingdon, OX14 5DF**

Two storey rear extension and first floor side extension with internal alterations to provide additional living accommodation. The addition of a rooflight.

## **3 P19/V3269/HH – Other**

**Mr Joshua Doran, 31 Elizabeth Avenue, Abingdon, OX14 2NS**

Proposed first floor extension above ground floor utility.

## **4 P19/V3301/FUL – Major**

**Mays Properties Ltd, Units D, E, F & G Fairacres Retail Park, Marcham Road, Abingdon, OX14 1TP**

Variation of Conditions 3 and 10 of application P19/V0299/FUL to allow permitted Unit F2 to be subdivided and used for Class D2 and Class A3/A5 use.

Variation of conditions 3 & 7 of application P17/V3413/FUL for amendments to the internal layout.

Variation of conditions 3, 6, 7, 8, 9, 10 of planning permission P15/V1063/O to allow the sale of food from proposed new unit F1, reconfigure permitted units and reduce the number of permitted new units from seven to five. Outline application (access and layout only) for the demolition of Units D, E, F & G and erection of a new terrace of seven retail warehouse units and associated parking, servicing and landscaping (Option 2).

**5 P19/V3313/LB – Other**

**Ms Claire Truman, 121 Ock Street, Abingdon, OX14 5DL**

Listed Building Consent to facilitate HMO use. The works include minor internal alterations: to create an internal entrance lobby, separate front room a new first floor en-suite, a new second floor shower room, and the creation of fire doors either by new insertion or upgrade.

**6 P19/V3319/HH – Other**

**Mr & Mrs Daryll Sanders, 6 Knapp Close, Abingdon, OX14 1SL**

Extension over garage to provide additional bedroom.

**7 P19/V3335/HH – Other**

**Trudie Hewitt-Taylor, 8 Daisy Bank, Abingdon, OX14 3TW**

Conversion of garage into habitable room.

**8 P19/V3337/HH – Other**

**Mr Michael Appleyard, 82 Farm Road, Abingdon, OX14 1NA**

Single storey rear extension.

**9 P20/V0011/HH – Other**

**Mr & Mrs S Walters, 66 Curtis Avenue, Abingdon, OX14 3UN**

Demolition of existing garage and replacement with 2 storey side extension with garage and accommodation over.

**10 P20/V0056/A – Other**

**Mr Horwood, Tesco, Marcham Road, Abingdon, OX14 1TU**

Proposed 1 x LCD media screen and 2 x flag pole signs.

**11 P20/V0073/FUL & P20/V0076/LB - Other**

**Thomas Taha Heidari, The Old Gaol, Bridge Street, Abingdon, OX14 3HE**

Proposed change of use from A3 to D1 9 (dental surgery)

**12 P20/V0091/HH – Other**

**Mr & Mrs A & C Millgate, 11 Langley Road, Abingdon, OX14 1YB**

First floor side extension over garage, single storey rear extension, front porch extension and internal alterations.

**13 P19/V3211/FUL & P19/V3212/LB – Major**

**Abingdon School, Austin House, 76 Bath Street, Abingdon, OX14 1EB**

Demolition of a modern flat roof extension to Austin House, the remodelling of Austin House, a new building to provide boarding accommodation and a link corridor to link the new building to Austin House.

*The law allows members of the public and press to record meetings of the Council and its committees. Should you wish to record at any meeting which is open to the public it is requested that you inform the Town Clerk of your intention to film or record before the day of the meeting, by emailing [enquiries@abingdon.gov.uk](mailto:enquiries@abingdon.gov.uk) or telephoning 01235 522642.*

### **Abingdon Town Council - Our Vision**

To develop an inclusive community so that Abingdon is the place where everyone wants to live and where the wellbeing of residents is prioritised. In developing this community the town will be one which is environmentally sustainable, vibrant, resilient and safe.

#### **Our key objectives**

- 1 To respond effectively and speedily to the climate emergency.
- 2 To develop a resilient, sustainable town which will provide a home for residents now and in the future.
- 3 To manage the Council's assets efficiently and effectively to meet for the needs of the community now and in the future.
- 4 To work with community partners to support those who are vulnerable and in need and to create opportunities to increase social inclusivity.

**Abingdon-on-Thames Town Council  
Draft Minutes of the Planning, Highways & Consultations Committee  
Held 7.00 pm on Monday 6<sup>th</sup> January 2020  
In the Roysse Room, the Guildhall, Abingdon-on-Thames.**

**Present**

Cllr Jeanette Halliday	Chair
Cllr Lorraine Oates	Vice-Chair
Cllr Charlie Birks	
Cllr Alex Greenaway	
Cllr Patrick Lonergan	

**Also in attendance:**

Nigel Warner	Town Clerk
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1 **Apologies for Absence**

Apologies for absence were received from Cllr Samantha Bowring.

2 **Declarations of Interest**

None

3 **Minutes**

**Resolved** that the minutes of the meeting held on 16<sup>th</sup> December 2019 be signed as a correct record by the Chair.

4 **Matters Arising**

None

5 **Public Participation**

None

6 **Temporary Road Closure – Abingdon, road through Sunningwell**

Members noted the above TTRO which would operate from 13<sup>th</sup> April 2020 up to an including 17<sup>th</sup> April 2020.



6a **Presentation at Radley College – Pye Homes**

Cllr Jeanette Halliday drew the attention of the Committee to the letter from Pye Homes and the Blenheim Estate which had been circulated to all Members by e-mail on 2<sup>nd</sup> January 2020.

Radley College had promoted an outline planning application for development on land off Kennington Road in Radley and received outline consent for 240 homes, open space, and improvements to the local road and cycle network in May 2018.

Radley College had now entered an agreement with Pye Homes, part of the Blenheim Estate, to bring forward the development through the more detailed Reserved Matters stage. MPC were working alongside Pye Home and the Blenheim Estate to continue the community engagement which took place as part of the outline application and had invited Members to a presentation where they have an opportunity to speak with the team and hear more about the proposals. This would take place on Monday 13<sup>th</sup> January at 7.30pm in the Round Pavilion, Radley College, Radley.

7 **Vale of White Horse Planning Decisions / Updates from Officers**

None to note this cycle.

8 **Certificate of Lawful Development Applications**

Noted

9 **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:

1 **P19/V2973/HH – Other**

**Mr & Mrs Hafeez, 155 Radley Road, Abingdon, OX14 3RX**

Amendment No 1 – dated 18<sup>th</sup> December 2019

First floor addition and alterations. (As amended by drawings received 18<sup>th</sup> December 2019)

*(No objections from Town Council for original application)*

**Comments:**

*No objections.*

**2 P19/V3183/HH - Other**

**Karen Cooper, 34 Kennet Road, Abingdon, OX14 3ST**

Single-storey front and rear extensions. Two-storey side extension.

**Comments:**

*No objections.*

**3 P19/V3184/HH- Other**

**Karen Nadin, 51 Farm Road, Abingdon, OX14 1NE**

Single-storey front and rear extensions and two-storey side extension.

**Comments:**

*No objections.*

**4 P19/V3185/FUL – Minor**

**Mr Ron Wyatt, 39a & 39b Ock Street, Abingdon, OX14 5AG**

Demolition of existing buildings, erection of six flats.

Note that the amendment below is also attached to this application:

Amendment No 1 – dated 18<sup>th</sup> December 2019

Demolition of existing buildings, erection of six flats.

(Amended site plan, received 18<sup>th</sup> December 2019.)

**Comments:**

*No objections subject to:*

- 1. Improved provision for cycle storage, in particular the cycle racks needed covering;*
- 2. Confirmation that listed buildings are not affected.*

**5 P19/V3223/FUL – Major**

**Mr Philip Symonds, 1 The Quadrant, Abingdon, OX14 3YS**

Erection of 3 new buildings with flexible units, associated parking, plant and storage.

Note that the amendment below is also attached to this application:

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

Erection of 3 new B1 office buildings and associated parking, plant and storage.

(Amended description 13<sup>th</sup> December 2019)

**Comments:**

*No objections subject to:*

- 1. Improved provision for cycle storage.*
- 2. It was noted that the Quadrant is accessed from Audlett Drive, via Barton Lane and that the development will increase traffic movement in the vicinity. Members therefore considered that for reasons of highway safety the 30-mph zone in Audlett Drive should be extended eastwards beyond the junction with Barton Lane to before the speed camera, east of the White Horse Leisure and Tennis Centre. It was suggested that a Section 106 agreement may provide the necessary funding for this improvement.*

**6 P19/V3224/HH – Other**

**Mr & Mrs Convers-Reignier, 26 Mons Way, Abingdon, OX14 1NJ**

Extension to existing front porch

**Comments:**

*No objections.*

**7 P19/V3229/HH – Other**

**Mr Derek Ford, 33 Loddon Close, Abingdon, OX14 3TB**

Single-storey extension to rear of dwelling; associated variations to fenestration.

**Comments:**

*No objections.*

**8 P19/V3255/HH – Other**

**Mr Cacho & Hedley, 15 St Peter's Road, Abingdon, OX14 3SJ**

Demolition of existing detached garage and erection of two-storey side and single-storey rear extensions. New front porch.

**Comments:**

*Recommend refusal. Members considered that the proposed extension on the east side of the property, to be used as a store, would create a terracing effect with neighbouring properties and was beyond the building line. Consequently the proposed development was out of character with the area and the design did not respond positively to the site and its surroundings or reinforce local identity, in contravention of Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse District Council Local Plan 2031 Part 1.*

**9 P19/V3213/FUL – Major**

**Mr Justin Hodges, Crescent House, 21 Park Crescent, Abingdon, OX14 1DD**

Demolition of modern side and rear extensions, the remodelling of Crescent House, and the remodelling and extension of the laundry building to create new house masters accommodation, a new building to provide boarding accommodation and a link corridor to link the new building to Crescent House and the laundry building.

**Comments:**

*No objections.*

The meeting rose at 7.33pm

.....  
Chair

.....  
Date

## ITEM 6

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**From:** Lauren Whipp  
**Sent:** 09 January 2020 17:43  
**To:** Jeanette Halliday; Lorraine Oates; Charlie Birks; Alex Greenaway; Patrick Lonergan; Samantha Bowring  
**Subject:** Travelodge Hotel on Land at Marcham Road, Abingdon - response to queries

Dear Councillors

You may recall that at your recent meeting of the Planning, Highways & Consultations Committee on Monday 16 December, you provided comments on the application by Hinton Group for a Travelodge Hotel on Land off Markham Road. At this meeting, you indicated that you have no objections to the application, subject to the serious consideration of the provision of covered and secure cycle storage and the use of grey water / low flow showers.

I am writing to you to confirm that these requests were discussed with Travelodge and given serious consideration. We are pleased to report that we will be submitting covered and secure cycle storage as part of a pre-commencement condition, so that these will be delivered as part of the scheme.

With regards to the implementation of grey water, this is unfortunately unviable. Following serious consideration and review of the work needed to install a system of this nature, the conclusion is that there isn't the space within the service risers to accommodate the additional pipework (a service riser is the void where service pipes run between floors). In addition, Travelodge are unable to facilitate the ongoing management needed to maintain a grey water system.

However, Travelodge is able to confirm its commitment to the installation of low flow showers throughout the scheme, which will reduce water consumption by up to 50% and in turn reduce the energy required for water heating.

I thought it would also be helpful to outline the additional sustainability initiatives that are implemented as part of the Travelodge Green programme, which has been running for a number of years. Travelodge is working to reduce its carbon footprint, by changing the way it builds new hotels and runs its hotels day to day. Sustainability is a core consideration for the development and there are a number of initiatives which will be employed:

- o The building will be largely constructed using timber and other sustainable building materials
- o Construction materials will be selected to minimise the environmental impact of the development and, where possible, will be locally sourced
- o All construction materials will be specified with reference to the BRE Green Guide (a guide which outlines the environmental impacts of building materials)
- o Low energy LED lighting with motion (PIR) sensors will be installed in public areas to reduce energy consumption
- o Full thermal and noise insulation
- o Windows and external fixtures fitted accurately for minimum energy leakage
- o Smart meters installed to monitor energy usage each hour throughout the day
- o Environmental thermostat controls used in rooms, to ensure heating is switched off when the room is unoccupied
- o Highly efficient air source heat pumps will be installed which will absorb heat from the outside air and heat the hotel

Travelodge also like to encourage its customers to support its Green programme by:

- o Closing windows and doors to preserve the warmth inside and only turn up the heating when necessary.
- o Take a shower rather than a bath and not leave tap water running.

I hope that this update is helpful and that you are comforted that these provisions have been afforded the consideration you had hoped. Should you have any queries, please do not hesitate to contact me via return email or on 01296 678320.

Kind regards  
Lauren



Lauren Whipp | Senior Executive

| [www.devcomms.co.uk](http://www.devcomms.co.uk)

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**DevComms**  
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ITEM 8

## Planning

HEAD OF SERVICE : Adrian Duffield



Abingdon-on-Thames Town Council  
Royse Court  
Bridge Street  
Abingdon  
OX14 3HU

CONTACT OFFICER : Mrs J Matthews

registration@southandvale.gov.uk  
Tel : (01235) 422630  
Textphone: 18001 01235 422630

135 Eastern Avenue, Milton Park  
ABINGDON OX14 4SB

3rd January 2020

Ref: P18/V2449/O

Dear Sir / Madam

### TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) NOTIFICATION OF APPEAL HEARING DATE

**Location : Former cricket pitch Northcourt Lane Abingdon**  
**Proposed development : Outline planning application for the erection of a three-storey building comprising 10 no. residential apartments with associated access, car parking and landscaping and creation of community open space**  
**Appellants name : The Trustees of Abingdon Vale**  
**Appeal reference number : APP/V3120/W/19/3233677**  
**Appeal start date: 28th August 2019**

I am writing further to my recent letter notifying you of the above appeal. This appeal will take the form of a hearing on **29 January 2020 at 10.00 am**. The hearing will be held at Thames Room, Milton Park Innovation Centre, 99 Park Drive, Milton Park, Oxon, OX14 4RY. Please be advised that only water will be provided for refreshment at the hearing.

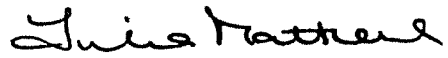
The hearing will be a structured informal discussion led by the Inspector. You can attend the hearing and, at the Inspector's discretion, speak if you wish.

The written statements submitted by the council and the appellant for the hearing are now available on the council's website under the application reference P18/V2449/O. Alternatively if you want to see them at the council offices you can contact me on the telephone number at the top of this letter.

You can keep track of progress on this appeal on the Planning Portal website at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals). The decision will also be published here too.

The Planning Inspectorate has produced a 'Guide to Taking Part in Planning Appeals'. This is also available on the planning portal website.

Yours faithfully



Mrs J Matthews  
Registration Officer

# Planning

HEAD OF SERVICE: Adrian Duffield



Abingdon-on-Thames Town Council  
Royse Court  
Bridge Street  
Abingdon  
OX14 3HU

CONTACT OFFICER : Mrs J Matthews

registration@southandvale.gov.uk  
Tel : (01235) 422630  
Textphone: 18001 01235 422630

135 Eastern Avenue, Milton Park  
ABINGDON OX14 4SB

3rd January 2020

Ref: P19/V1322/O

Dear Sir / Madam

## TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) NOTIFICATION OF APPEAL HEARING DATE

**Location : Former Cricket Pitch Abingdon**

**Proposed development : Erection of a three-storey building comprising 9no. residential apartments with associated access, car parking and associated cycle and bin store (amplified by further drainage and archaeological information received 3rd June 2019; and further heritage information received 24th July 2019)**

**Appellants name : The Trustees of Abingdon Vale**

**Appeal reference number : APP/V3120/W/19/3241871**

**Appeal start date: 29th November 2019**

I am writing further to my recent letter notifying you of the above appeal. This appeal will take the form of a hearing on **29 January 2020 at 10.00 am**. The hearing will be held at Thames Room, Innovation Centre, 99 Park Drive, Milton Park, OX14 4RY. Please be advised that only water will be provided for refreshment at the hearing.

The hearing will be a structured informal discussion led by the Inspector. You can attend the hearing and, at the Inspector's discretion, speak if you wish.

The written statements submitted by the council and the appellant for the hearing are now available on the council's website under the application reference P19/V1322/O. Alternatively if you want to see them at the council offices you can contact me on the telephone number at the top of this letter.

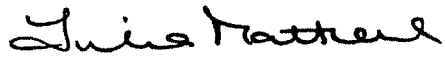
You can keep track of progress on this appeal on the Planning Portal website at [www.planningportal.gov.uk/planning/appeals](http://www.planningportal.gov.uk/planning/appeals). The decision will also be published here too.

The Planning Inspectorate has produced a 'Guide to Taking Part in Planning



Appeals'. This is also available on the planning portal website.

Yours faithfully



Mrs J Matthews  
Registration Officer

# ITEM 10

<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>

Application Type	Government Definition
<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.