

Abingdon-on-Thames Town Council
Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 27th January 2020
In the Roysse Room, the Guildhall, Abingdon-on-Thames.

Present

Cllr Lorraine Oates	Vice-Chair
Cllr Charlie Birks	
Cllr Alex Greenaway	
Cllr Jim Halliday	(sub – Cllr Jeanette Halliday)
Cllr Patrick Lonergan	

Also in attendance:

Nina Özdemir	PA to Town Clerk
Nigel Warner	Town Clerk

1 Apologies for Absence

Apologies for absence were received from Cllr Jeanette Halliday.

Cllr Jim Halliday was substitute for Cllr Jeanette Halliday. Cllr Lorraine Oates chaired the meeting.

2 Declarations of Interest

None.

3 Minutes

Resolved that the minutes of the meeting held on 6th January 2020 be signed as a correct record by the Chair.

4 Matters Arising

None.

5 Public Participation

Bobbie Nichols (The Friends of Abingdon Civic Society) spoke to object to Application 10.13 – P19/V3211/FUL & P19/V3212/LB – Abingdon School, Austin House, 76 Bath Street. Statement attached as appendix to these minutes

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

Members noted 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 16th December 2019

7 **Planning Training**

OALC Planning Training

Members noted the OALC Planning Training Session which was being offered (and emailed to all members on 15th January 2020):

Monday 24 th 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

Members noted 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

Noted.

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

Members noted details of the above appeal hearing which would take place on 29th January 2020.

9 **Permitted Development Application**

Members noted 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**

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/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 biodiversities enhancements. (As amended by drawings received 2 January 2020).

Noted that the District Council Planning Officer 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.

The 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.”

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

Comments:

No objections.

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.

Comments:

Recommend refusal on the following grounds:

- The Committee considered the application 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.*
- It was noted that the application was within the Albert Park Conservation Area. The Committee considered that the application did not demonstrate that the proposed extensions would conserve or enhance the special interest, character, setting and appearance of the Conservation Area, in contravention of Development Policy 37 (Conservation Areas) of the Vale of White Horse District Council Local Plan 2031 Part 2.*
- Concerns regarding the detail included within the planning application e.g. there is no elevation plan for the south elevation of the proposed extension.*

3 P19/V3269/HH – Other

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

Proposed first floor extension above ground floor utility.

Comments:

No objections.

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).

Comments:

No objections.

Cllr Samantha Bowring joined the meeting at this point, it being 7.23pm

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.

Comments:

No objections.

6 P19/V3319/HH – Other

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

Extension over garage to provide additional bedroom.

Comments:

No objections.

7 P19/V3335/HH – Other

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

Conversion of garage into habitable room.

Comments:

No objections.

8 P19/V3337/HH – Other

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

Single storey rear extension.

Comments:

No objections.

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.

Comments:

No objections.

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.

Comments:

No objections.

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 (dental surgery)

Comments:

Recommend refusal

When the approval for the Old Gaol development was granted in March 2009 (P08/V1237) this was on the basis of a mixed-use development including A3 (restaurant) use in Unit 5B.

The principal of mixed-use was considered important in this town centre site, with restaurant use enabling visitors continued access to this part of the Old Gaol site and the location considered by the developers to be suitable for restaurant use.

The Council considers that the principal of mixed-use and the restaurant use remain important parts of the development.

It is noted in the Heritage, Design and Access Statement that “despite an ongoing marketing campaign for this element of The Old Gaol complex, a suitable A3 operator has not been forthcoming to occupy this valuable space.” However, the application does not include any detail of the marketing undertaken and the Council is not convinced, given appropriate marketing, that a suitable operator could not be found to use the unit as a restaurant. Consequently, the Council objects to the proposed change of use and requests that the use which is part of the original approved application remains as A3 use.

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.

Comments:

No objections.

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.

Comments:

Recommend refusal on the following grounds:

- 1. The harm which the proposal would cause to the Albert Park Conservation Area, within which the application is located. The proposed development would result in a development which is out of keeping with the conservation area and would cause substantial harm. The proposed new building was, in terms of its scale, size, bulk and massing, inappropriate for the site and constituted overdevelopment. Consequently, the Committee considered that the application should be refused. It is noted that National Policy Framework Policy, paragraph 196, states “where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.” If a view were taken that the application would not result in substantial harm to the conservation area, the Committee would consider that the public benefits which would arise from the development would not mitigate the proposed harm identified.*
- 2. Core Policy 39 (The Historic Environment) of the VWH Local Plan 2031 Part 1 requires that “new development conserves, and where possible enhances, designated heritage assets....in accordance with national guidance and legislation.” Conservation areas are within the definition of designated assets. The Plan also states that “new development and conservation areas should make a positive contribution to, or better reveal, the significance of the setting within the conservation area, using an up to date conservation area character appraisal, where one is available.” The Council does not consider that the application is in accordance with this policy.*

The Council considers that the proposals represent an overdevelopment of the site in terms of size, scale, bulk and massing. The design results in a development which is out of character with the surrounding area.

- 3. Development Policy 37 (Conservation Areas) of the VWH Local Plan 2031 Part 2 states that “Proposals for development within or affecting the setting of a conservation area must demonstrate that it will conserve or enhance the special interest, character, setting, and appearance.” The Council considers that the proposals do not meet those tests of conserving or enhancing the special interest of the conservation area; as stated above, the Council considers that substantial harm will result to the area should the application be approved. Development Policy 37*

then goes on to detail a number of circumstances in which development would be permitted in conservation areas; the Council does not consider that these criteria are not met.

4. *Core policy 37 Local plan 2031 part 1 states a development should:*

- *respond positively to the site and its surroundings;*
- *physically and visually integrate with its surroundings;*
- *must be visually attractive;*
- *scale mass, height, massing and materials should be appropriate to the site and its surrounding context.*

The Council considers that the application does not meet the above criteria and consequently is in contravention of Core Policy 37 (Design and Distinctiveness) of the Vale of White Horse Local Plan 2031, Part 1).

The meeting rose at 7.45pm

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Chair

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Date