

Abingdon-on-Thames Town Council
Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 3rd August 2020

Present

Cllr Charlie Birks
Cllr Alex Greenaway
Cllr Jim Halliday
Cllr Patrick Lonergan

Also in attendance:

Louise Brown	Administrative Assistant
Nina Özdemir	PA to Town Clerk – Clerk to the meeting

1 Apologies for Absence

Apologies were received from Cllr Lorraine Oates. In the absence of the Chair, it was proposed by Cllr Jim Halliday and seconded by Cllr Patrick Lonergan that Cllr Charlie Birks be appointed as Chair for this meeting.

It was also requested that election of Vice-Chair be added to the agenda for the next meeting of this Committee.

2 Declarations of Interests

None

3 Minutes

Resolved that the minutes of the meeting held on 13th July 2020 be signed as a correct record by the Chair, with supplementary comments added to Application P20/V1439/FUL (David Wilson Homes - Land north of Dunmore Road and Twelve Acre Drive) as requested:

“Although the application is for the construction phase it does include the junction. As such the Committee would object to the junction design as it does not comply with the Oxfordshire Cycling Design Standards and in particular 2.2.8 “Priority for cycle users at side road junctions is critical”.

4 Matters Arising

None

5 **Public participation**

None at this meeting. Comments emailed to the Town Council by the Friends of Abingdon Civic Society were noted with regards to applications P20/V1559/O; P20/V1514/HH; P20/V1413/FUL and P20/S1988/FUL. A copy of these comments will be kept on file.

6 **Survey - Have your say on the future plans for Vale of White Horse**

Members noted the survey which was emailed to all members and staff regarding the above on 17th July 2020. It was open to all those living and working in Vale of White Horse, and would run until Thursday 13 August 2020

7 **Consultation – Various Roads (South Oxfordshire & Vale of White Horse) Proposed Disabled Persons Parking Bays**

Members noted the above consultation and considered the three locations in Abingdon. There were no comments or objections.

8 **Licensing Application - 24 High Street Abingdon Oxfordshire OX14 5AX**

Members noted and considered the new premises licence application for the above. There were no comments or objections

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

Decisions

There were none to note for this cycle.

Planning Appeal

Members noted that the following appeal was dismissed by the Planning Inspectorate:

Town and Country Planning Act 1990

Appeal by: Mr Vince

Site Address: 17 Lee Avenue, ABINGDON, OX14 3UT

The application Ref P19/V2408/HH, dated 28 September 2019, was refused by notice dated 27 November 2019.

The development proposed was double-storey extension to side and rear.

A member felt it would be extremely beneficial if the appeal and the Inspectorate's report were read in full as comments and reasoning in these documents were very informative and could assist this Committee when considering future applications.

10 **Certificate of Lawful Development / Permitted Development Rights**

Members noted the following application

REF: P20/V1538/PDH

AT: 19 Harcourt Way Abingdon OX14 1NU

RE: Removal of existing conservatory and outhouse building.

Proposal is for a single storey parapet flat roof extension to rear elevation; 6m

from the original rear wall and 7.5m wide. An alley way will run down the property boundary with No.21 to provide access to the rear garden.

Depth: 6.00m

Height: 3.95m

Height to Eaves: 2.99m

11 **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:

Applications for consideration:

(Noted that the description of each application was as worded in the application.)

1 **P20/V0404/FUL
Mrs Lee Kelsey 2 Tennyson Drive Abingdon OX14 5PD**

Amendment No 1

Extension and conversion of existing house into four new dwellings, 2x2 bed flats and 2x1 bed flats with associated parking (Removal of one bedroom and reduction in mass as shown on P11F)

Comments:

Recommend refusal. Notwithstanding further changes made to the application, the Town Council still had concerns and reiterated comments made previously:

- (i) The application is out of character with the area and represented an overdevelopment of the site. Consequently it does not respond positively to the site and its surroundings and does not create a distinctive sense of place that physically integrates with its surroundings, in contravention of Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse District Council Local Plan 2031 Part 1.*
- (ii) It was noted that the application is for four new dwellings, with a total of seven bedrooms but only four car parking spaces. This is considered insufficient for the development and is likely to lead to an increase in on-street parking. Consequently, the application contravenes Core Policy*

37 (Design and Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires new development to have a sufficient level of well-integrated car and bicycle storage.

- (iii) Access arrangements compromise road safety and therefore the application contravenes Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires that new development is well connected to provide safe and convenient ease of movement by all users, ensuring that the needs of vehicular traffic does not dominate at the expense of other modes of transport, including pedestrians and cyclists, or undermine the resulting quality of places.
- (iv) The development results in significant adverse impacts on neighbouring uses “in relation to loss of privacy, daylight or sunlight,” in contravention of Development Policy 23 (Impact of Development on Amenity) of the Vale of White Horse Local Plan 2031.

2 P20/V0884/FUL

Mr Phil Evans Ladygrove Cottage Drayton Road Abingdon OX14 5HU

Amendment No 1

Demolition of existing buildings and front boundary wall. Erection of a 3-storey building containing 4no. x 1-bedroom and 2no. x 2-bedroom apartments with provision of access and parking for 7 cars with cycle and bin storage on the ground floor. (as amended by details received on 20 July 2020).

Comments:

No objections

3 P20/V1300/LB

Mrs Ellie Simmonds

61 East St Helen Street Abingdon Oxfordshire OX14 5EE

Alterations & upgrading works.

Comments:

No objections

4 P20/V1413/FUL

Heslop Ltd 40 Bath Street Abingdon OX14 3QH

Amendment No 1

Change of use from A1 (retail) to C3 (residential). Convert an existing shop to form a self-contained, one-bedroom ground floor flat. (Red line amended by plans received 21 July 2020)

Comments:

Despite the red line being amended by these plans, the committee objected to the change of use from retail to residential, contrary to Development Policy 23: Impact of Development on Amenity, as this part of Bath Street is a retail area and it would be regrettable to lose another retail building. It also considers that this proposal would not conserve or enhance the character of the area and would therefore be in contravention of CP37 – Design & Local Distinctiveness. Should the new development be approved the Town Council requests that a condition is in place for sufficient cycle provision.

5 P20/V1497/HH

Mr James Salter 27 Caldecott Chase Abingdon OX14 5GZ
Rear extension

Comments:

No objections

6 P20/V1514/HH

Mr Gang Deng 18 Nuneham Square Abingdon OX14 1EH

Two-storey flank extension (encompassing existing Garage and Outbuildings) and single-storey extension to rear; associated alterations to the fenestration of the western and rear elevations

Comments:

No objections

7 P20/V1535/HH

Mr & Mrs R Carter 7 Golafre Road Abingdon OX14 5HH

Erection of a first-floor extension. Amended proposal to withdrawn application P19/V1729/FUL. (no objections from ATC)

Comments:

No objections

8 P20/V1557/FUL

Mr Anil Patel 30-32 Stert Street Abingdon OX14 3JP

To replace existing galvanised steel windows to front elevations of the accommodation over the shop with ALUCO Heritage Aluminium windows finished silver grey metallic.

Comments:

No objections

9 P20/V1559/O

Mrs. Sheina Wilson 53 Welford Gardens Abingdon OX14 2BH

Outline application for the erection of two dwellings with all matters reserved.

Comments:

The Committee was concerned that despite this being an outline application there was still insufficient information given to allow comment and would welcome further details to be able to properly consider this application.

10 P20/V1645/HH

Mr Matt Ashmall 53 Parsons Mead Abingdon OX14 1LW

Single-storey, rear extension, work to garage and relocation of front door.

Comments:

No objections

11 P20/V1656/HH

Mr Samuel Morris 11, Ballard Chase Abingdon OX14 1XQ

Demolition of existing conservatory and construction of single storey rear extension

Comments:

No objections

12 P20/V1664/HH

Mr & Mrs Freeman 23 John Mason Road Abingdon OX14 2EN

Proposed single storey rear/side extension to existing house

Comments:

No objections

13 P20/V1711/HH

Mr Paul Holt 8 Denton Close Abingdon Oxfordshire OX14 3UP

Loft conversion to provide a bedroom and en-suite. First floor extension above existing dining room to form a new bedroom. Internal alterations. Add an entrance porch.

Comments:

Recommend refusal. The committee was concerned that the roof window would be overdevelopment and would overlook neighbouring property; therefore in contravention of Core Policy 37 – Design & Local Distinctiveness, and Development Policy 23 – Impact of Development on Amenity.

14 P20/S1988/FUL (note this is a South Oxfordshire DC application)

Mr & Mrs Allen, Culham Hill Culham Oxfordshire OX14 3DT

Change of use of land from agricultural land to farm park, wildlife and outdoor activity centre, associated buildings and outdoor play structures, mountain bike trail, formation of lake, ponds and wetland area, formation of a new vehicle/pedestrian access off the A415, associated engineering works, drainage and landscaping.

Comments:

Recommend refusal on the following grounds:

The Council is concerned that the road network cannot accommodate traffic arising from the development without causing safety, congestion or environmental problems which would adversely impact upon Abingdon, in contravention of Development Policy 16 (Access) of the Vale of White Horse Local Plan 2031. There appears to be no detail of construction traffic and the routes HGV lorries and similar would be taking.

The Council is concerned that the development will result in additional traffic pressure in relation to the A415 which will adversely impact upon air quality in

Abingdon Town Centre, noting that the town centre is already subject to an Air Quality Management Area. Consequently, the Council considers that the application is in contravention of Strategic Objective 4 of the Local Plan 2031 Part 1 in that it could adversely impact upon the health and wellbeing of Vale residents.

Members also objected to the loss of openness of a Green Belt area and felt it was highly inappropriate and wrong for Green Belt land to be used in this way.

The meeting rose at 7.40pm