

Abingdon-on-Thames Town Council
Minutes of the Planning, Highways & Consultations Committee
Held 7.00 pm on Monday 9th March 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 (Chair). Cllr Lorraine Oates (Vice-Chair) chaired the meeting in Cllr Halliday's absence.

Cllr Jim Halliday was substitute for Cllr Jeanette Halliday.

2 Declarations of Interest

None

3 Minutes

Resolved that the minutes of the meeting held on 17th February 2020 be signed as a correct record by the Chair.

4 Matters Arising

Residents' Parking Scheme – Fee Consultation

Members received and noted the update relating to the above.

Update from the Town Clerk

The Town Clerk gave a verbal update on planning matters:

- Roadworks / TTROs – Notifications from Oxfordshire County Council will now be added to our website and other social media. To also note on website/ social media that these matters are County Council responsibility and to direct the public to them in the event of any query.

- Statements from the public at our planning meetings. We will now keep a copy of any statement on file but will minute as per the District Council ie simply note whether the comment is made in support or against a matter.
- Call-ins and nominations to speak at District Council Committee. The Town Clerk clarified his understanding of the call-in process which the District Council has in place regarding deadlines. When this committee objects to an application we ought to nominate a member of the committee who is at the meeting to potentially speak at the District planning committee. If, however, members feel another councillor would be more suited, then they will need to approach that member direct. This will now also be formally minuted.
- We are waiting to hear from Democratic Services at the VWHDC to confirm their advice whether they would always expect a member to speak at their Committee if we wish to object to an application.
- Material considerations are what we must consider when passing comments to the District Council, as per the list on our agenda and as provided by them with each application. We must have solid reasons for objecting. Bearing in mind deadlines and restrictions it is worth remembering that another option which the Town Council can use when responding is “No objection, **subject to.....**” as per the front page of the had copy plans.
- Cllr Gabby Barody recently attended a planning training course held at West Oxfordshire District Council. She will be providing feedback in due course. She found the course to be very helpful and highly recommends that if available other members attends these courses in the future.

5 **Public Participation**

None

6 **Road Works, Temporary Road Notices and Orders etc**

Members noted the following:

- a) Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984 –
Temporary Road Closure at Harwell, A4185 Rowstock Roundabout which will operate from 08/06/2020 to 13/06/2020 inclusive.

***Also noted that the work date for this TTRO is now amended. Road closure start date is 16/6/2020 and end date is 20/6/2020 (night closure and each night from 19:30 hrs to 06:00 hrs)*

- b) Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984 –
Temporary Road Closure at Abingdon, North Avenue, which will operate from 11/05/2020 to, and including, 15/05/2020

7 **Abingdon Marathon 2020**

Members noted the formal notification from the Race Director that the 2020 Abingdon Marathon is scheduled to take place on Sunday 18th October 2020. They were also informed that the Assistant Town Clerk would be putting a report to the Traffic Advisory Committee (on 18th March 2020) regarding confusion over road signage for the Marathon and Michaelmas Fair.

8 **Vale of White Horse District Council's consultation procedures for planning matters**

Members noted and considered the above consultation which would run from Thursday 27th February until 5pm on Thursday 9th April 2020. It was resolved that all members of the Town Council could submit comments to the Town Clerk to collate ready for the next meeting of this Committee.

All members would be emailed in this regard and the Town Clerk has requested that comments are submitted by 5pm on Tuesday 24th March 2020.

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

Decisions

Members noted the planning decisions.

10 **Certificate of Lawful Development**

Members noted the following:

- a. RE: External door / windows opening alterations. Replacement door & windows. Internal alterations.
AT: 48 Picklers Hill, Abingdon, OX14 2BB
REF: P20/V0392/LDP

- b. RE: Single side storey extension. Part garage conversion.
AT: 2 Masefield Crescent, Abingdon, Ox14 5PH
REF: P20/V0406/LDP

- c. RE: To erect as single storey rear extension and part garage conversion.
AT: 17 Knollys Close, Abingdon, OX14 1XN
REF: P20/V0418/LDP

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:

Note that the description of each application was as worded in the application.

1 P19/V3114/FUL - Major Hinton Properties, Tesco Garden Centre, Marcham Road, Abingdon, OX14 1TU

Erection of an 86-bedroom hotel (C1 use) with associated parking, infrastructure and landscaping. (Amended information including red line location plan received 17th February 2020)

(ATC had no objections to original application, "subject to the serious consideration of the provision of covered and secure cycle storage and use of grey water / low flow showers, in accordance with Core Policy 37 (Design & Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires all proposals for new development to be of a high quality design that is "sustainable and resistant to climate change".

The representatives for Dev Comms / Hinton group confirmed that these requests would be passed on for consideration. Lauren Whipp has subsequently updated councillors via email and this has also been noted at a previous meeting of this Committee.)

Comments

No objections

2 P20/V0073/FUL & P20/V0076/LB - Other Thomas Taha Heidari, The Old Gaol, Bridge Street, Abingdon, OX14 3HE

Amendment No. 1 dated 13 February 2020

Proposed change of use from A3 to D1 (dental surgery). (Additional information Flood Risk Assessment received 5 February 2020 and amended by revised location plan received 13 February 2020)

(ATC recommended refusal for original:

"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.”)

NOTE: The following is for information purposes only

Amendment No. 2 dated 15 February 2020

Proposed change of use from A3 to D1 (dental surgery). (Additional information Flood Risk Assessment received 5 February 2020 and amended by revised location plan received 13 February 2020)
(Transport Statement, including addendum to existing received 15 February 2020)

Comments

The amendments did not address the Council’s reasons for recommending refusal of the application and therefore Members recommended that the Council’s objections should be sustained, for the reasons stated above.

Should this go to the District Council Planning Committee, Cllr Jim Halliday was nominated and agreed to speak.

3 P20/V0170/HH – Other

Mr Nick Hall, 28 Meadowside, Abingdon, OX14 5DX

Side extension for ground floor WC / Utility Room and rear elevation alterations.

Comments

No objections

4 P20/V0240/LB – Other

Mr David Hill, 1 Bath Street, Abingdon, OX14 3QH

Proposed to extend existing bar and alter layout.

Comments

No objections

5 P20/V0286/HH – Other

Mr Phil Young, 229 South Avenue, Abingdon, OX14 1QT

Proposed single storey and two storey extension and replacement garage

Comments

Recommend refusal.

The application resulted in the construction of a new garage which could not be properly accessed from the highway. Members are concerned that this will 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.

Cllr Charlie Birks was nominated and agreed to speak, should this application be taken to the District Planning Committee.

**6 P20/V0390/RM – Major
Pye Homes, Land to the North West of Radley**

Reserved Matters Application for appearance, landscaping, layout and scale for the erection of 240 dwellings, internal access arrangements, formation of public open space and ancillary infrastructure pursuant to outline planning permission ref. P17/V1894/O.

(Abingdon Town Council did not previously object to this but commented as below for application P17/V1894/O:

April 2018: *No objections in principle.*

The Committee requested endorsed its original comments regarding this application and asked that these be re-submitted. In relation to the information submitted with the amendment the Committee also expressed concerns that adequate arrangements should be made in relation to drainage and disposal of sewage and foul water

July 2017:

It was noted that the proposed development was in the adjoining parish of Radley and that the Town Council had been consulted due to the size of the development and its potential impact on Abingdon.

It was noted by the Committee that the development site was earmarked in the Vale of White Horse Local Plan 2031 for housing and that Part 1 of the Plan, which included the strategic allocation for 240 dwellings, had now been approved. Consequently, the Committee had no objection in principle to the application. However a number of concerns were expressed and Members recommended that planning permission be subject to a number of conditions:

- 1. Members were concerned regarding the Impact of increased traffic in and around Abingdon Consequently the application must be subject to satisfactory arrangements in relation to access and highways, including compliance with any conditions which were placed on the development by the Highway Authority.*
- 2. In particular the Committee would wish to emphasise the Council's position in relation to the A34 and the proposed south facing slip roads at Lodge Hill/ the Diamond Interchange. It was recommended that a condition be put in place that the proposed development should not commence until such time*

that the Diamond Interchange was built. In the absence of such a condition the Town Council would object to the application and would request that if the officer recommendation to the District Council's Planning Committee (to which it was assumed the application would be referred) provided for any development prior to the delivery of the south facing slips, then the Town Council's response should be recorded as an objection.

3. *Improvements would be required at Radley Station which was already under pressure with the number of cars using the station on a daily basis. More parking spaces and better access would be required otherwise there would be an adverse impact on Abingdon residents who currently use the station. This improved access should also include a good and direct cycle path which it was understood from other applications was proving to be a challenge.*
4. *White's Road needed to be improved/ widened.*

Comments

No objections. However, in determining the application the Council re-iterates all applicable comments made in relation P17/V1894/O and asks that these are taken in to account in relation to this reserved matters application.

7 P20/V0398/HH – Other

Mr & Mrs Wood, 27 Mons Way, Abingdon, OX14 1NJ

Demolition of existing conservatory and erection of single storey rear extension.

Comments

No objections

8 P20/V0399/HH – Other

Mr & Mrs Hussain, 3 Northcourt Walk, Abingdon, OX14 2EJ

Part single, part two-storey rear extension.

Comments

No objections

9 P20/V0404/FUL – Minor

Mrs Lee Kelsey, 2 Tennyson Drive, Abingdon, OX14 5PD

Extension and conversion of existing house into four new dwellings, 3 x 2 bed flats and 1 x 1 bed flat with associated parking.

Comments

Recommend refusal for the following reasons:

- (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.*

Cllr Alex Greenaway was nominated and agreed to speak, should this application be taken to the District Planning Committee.

10 P20/V0424/HH – Other

Mr & Mrs Shepherd, 241 Radley Road, Abingdon, OX14 3SQ

Erection of two storey and single storey side extension and associated works.

Comments

No objections

11 P20/V0413/A & P20/V0425/LB – Other

Mrs Karen Froud, 8-10 Bath Street, Abingdon, OX14 3QH

Replacement fascia signage panels.

Comments

No objections

12 P20/V0442/HH – Other

Ms Yao Wang, 34 Shelley Close, Abingdon, OX14 1PR

Demolition of the existing garage. Proposed part single-storey / part two-storey side extension. Proposed part single-storey / part two-storey rear extension.

Comments

No objections subject to District Council being content that the development does not cause unacceptable overshadowing/ loss of light for neighbouring properties.

13 P20/V0446/HH – Other

Patricia Ciccone, 40 Wilsham Road, Abingdon, OX14 5LE

New double garage and new half-height brick wall with iron railings to the boundary.

Comments

No objections

14 P20/V0480/FUL – Other

Vicky Rainbow, Angel House, 101A Radley Road, Abingdon, OX14 3PR

Variation of conditions 7 & 8 of application P16/V0390/FUL – opening times.

1. Demolition of the existing conservatory and erection of a rear facing single-storey extension.
2. Porch extension.
3. New door and window openings.
4. Porch canopy over new side access door.
5. “change of use” of part of the dwelling to a “Wellbeing” studio amended by drawing number 09-04 and 01-04, received 8 August 2016 and 1 November 2016 respectively, and the submission of a Travel Statement

Comments

Recommend refusal. The application seeks to increase the hours during which the permitted use as a wellbeing space can take place, to include “retreat days” as a single class and to increase maximum class occupancy from 7 to 14 persons. The Committee considered that this is a residential area and that the original conditions had been put in place for good reasons: to avoid a commercial activity unacceptably harming the amenities of local residents and to strike a balance between the residential nature of the area and the potential for commercial activity. In addition, notwithstanding the statement in the application that the retreat days would reduce vehicular movements, it is considered that the increase in class size will lead to an increase in vehicular movement and parking in the area. Consequently the Council considers that the application is contrary to Core Policy 37 (Design and Local Distinctiveness) of the Vale of White Horse Local Plan 2031 in that it does not respond positively to the site and its surroundings.

Cllr Pat Lonergan was nominated and agreed to speak at District Planning Committee should this application be taken to the Committee.

15 P20/V0484/FUL & P20/V0486/LB – Minor

Mr Whittle, 36 Ock Street, Abingdon, OX14 5BZ

Extension works at the rear of the property and internal alteration works to convert the property into 4 flats at 36 Ock Street, Abingdon.

Comments

Recommend refusal for the following reasons:

- (i) *The application would lead to 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) Proposed roofline impinges on neighbouring property at no.34, resulting in significant adverse impacts on the amenity of that property due to loss of daylight, in contravention of Development Policy 23 (Impact of Development on Amenity) of the Vale of White Horse Local Plan 2031.*

Cllr Charlie Birks was nominated and agreed to speak, should this application be taken to the District Planning Committee.

16 P20/V0492/HH – Other

Dr Louise Reed, 63 Caldecott Road, Abingdon, OX14 5EZ

Proposed garage conversion, single storey front porch extension and fenestration alterations to existing house.

Comments

No objections

The meeting rose at 7.43pm

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Chair

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Date