

7 January 2021

To: Members of the Planning, Highways and Consultations Committee

Cllr Lorraine Oates	Chair
Cllr Alex Greenaway	Vice-Chair
Cllr Cheryl Briggs	
Cllr Charlie Birks	
Cllr Grace Clifton	
Cllr Jim Halliday	
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

Your attendance is requested at a meeting of the **Planning, Highways & Consultations Committee** to be held **on Monday 11 January 2021 at 7.00pm.**

Due to the Covid-19 pandemic and in order to observe Government regulations the Town Council will hold this meeting online and not in person, in accordance with The Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police and Crime Panel Meetings) (England and Wales) Regulations 2020 (“the 2020 Regulations”).

Members will receive the meeting ID ahead of the meeting. Any members of the public who wish to attend should e-mail [democratic@abingdon.gov.uk](mailto:democratic@abingdon.gov.uk) and you will be sent the relevant link on the day of the meeting.

The meeting will be conducted in the same way, as far as possible, as a meeting in person. Members of the public may view the meeting online and may, with notice, make representations, ask questions, and give evidence in respect of any item of business at agenda item 5.

The planning applications can 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 email [democratic@abingdon.gov.uk](mailto:democratic@abingdon.gov.uk)

Any queries in relation to this agenda should be directed to Andy Crick, Committee Clerk and Administration Supervisor.

Yours sincerely

*Nigel Warner*

Nigel Warner  
Town Clerk

### **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.

## **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 21 December 2020, which can be found [here](#).

4 **Matters Arising**

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

5 **Public participation**

Members of the public are permitted to make representations, ask questions and give evidence in respect of any item of business included in the agenda for any meeting of the Council (with the exception of the Annual Meeting) and its standing committees.

Notice should be submitted in writing no later than 12 noon on the day of the meeting. This should be by e-mail to: [enquiries@abingdon.gov.uk](mailto:enquiries@abingdon.gov.uk)

6 **Committee Actions and Forward Plan**

No outstanding actions for this cycle.

**NOTIFICATIONS**

7 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984.**

**To note the comments of Robert Graham, Officer, Network Management, Communities, Oxfordshire County Council regarding [Temporary Road Closure at Bath Street](#)**

A request has been received from Hope and Clay Construction Ltd for a temporary road closure to apply to a section of Bath Street whilst resurfacing works are carried out.

A temporary Notice is being made to implement the temporary closures and will operate from the 15 February 2021 up to and including the 19 February 2021. This is a 24 hour per day closure.

Access will be maintained for emergency service vehicles and for those frontages within the closure area, subject to the progress of the works and liaison with the works supervisor.

A [copy of the drawing](#) showing the extent of the closure and also the alternative routes for traffic is attached.

8 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984. Temporary Road Closure at Abingdon, Dunmore Road**

To note the comments of Robert Graham, Officer, Network Management, Communities, Oxfordshire County Council regarding [Temporary Road Closure at Dunmore Road](#)

A request has been received from Hope and Clay Construction Ltd for a temporary road closure to apply to a section of Dunmore Road whilst carriageway resurfacing works are carried out.

A temporary Notice is being made to implement the temporary closures and will operate from the 15 February 2021 up to and including the 19 February 2021. The closure will operate daily between 09:00 and 16:00.

Access will be maintained for emergency service vehicles and for those frontages within the closure area, subject to the progress of the works and liaison with the works supervisor.

A copy of the drawing showing the extent of the closure and also the alternative routes for traffic is attached.

9 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984. Temporary Road Closure and “No Waiting” restriction at Botley, Botley/Cumnor Duals (Southbound only)**

To note the comments of Angel Collodel, Officer, Network Management, Communities, Oxfordshire County Council regarding [Temporary Road Closure and “No Waiting” restriction at Botley, Botley/Cumnor Duals \(Southbound only\)](#)

In the interests of public safety, it will be necessary for Oxfordshire County Council to close the road and impose a ‘No Waiting’ restriction as detailed above to facilitate carriageway patching works.

A temporary Notice is being made to implement the temporary closure and will operate from 10 March 2021 up to and including 13 March 2021. This will operate between 20:00 and 06:00.

A Temporary Traffic Regulation Notice is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

Access will be maintained for emergency service vehicles and for those frontages within the closure area, subject to the progress of the works and liaison with the works supervisor.

A copy of the drawing showing the extent of the closure and restriction and also the alternative route for traffic is attached.

10 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984. Temporary Road Closure at Abingdon, Dunmore Road**

To note the comments of Angel Collodel, Officer, Network Management, Communities, Oxfordshire County Council regarding [Temporary Road Closure and “No Waiting” restriction at Botley, Botley/Cumnor Duals \(Northbound only\)](#)

In the interests of public safety, it will be necessary for Oxfordshire County Council to close the road and impose a ‘No Waiting’ restriction as detailed above to facilitate carriageway patching works.

A temporary Notice is being made to implement the temporary closure and will operate from 08 March 2021 up to and including 10 March 2021. This will operate between 20:00 and 06:00.

A Temporary Traffic Regulation Notice is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

Access will be maintained for emergency service vehicles and for those frontages within the closure area, subject to the progress of the works and liaison with the works supervisor.

A copy of the drawing showing the extent of the closure and restriction and also the alternative route for traffic is attached.

11 **Oxfordshire County Council's Climate Action Framework**

To note the comments of Cllr Yvonne Constance, Cabinet Member for the Environment, Oxfordshire County Council:

In October 2020 Oxfordshire County Council (OCC) approved our [Climate Action Framework](#) setting out our ambition to tackle the Climate Emergency through:

- becoming a carbon-neutral council by 2030
- working in partnership to achieve a carbon-neutral Oxfordshire by 2050

We seek to transform our organisation, support schools, and work with suppliers and partners – building climate action into every decision. I invite you

to find out more about how we're working to [reduce carbon emissions in our own organisation and across the county](#).

Our vision is to shape a thriving Oxfordshire – achieving liveable, healthy places. It is a vision for prosperity in an enhanced natural environment and within global carbon limits. We are [working in partnership to reduce emissions across the county](#) and wish to encourage all communities and organisations to take climate action. We aim to achieve this by:

- Continuing our support of [Community Action Groups \(CAG\) Oxfordshire](#) to expand, diversify and collaborate with civil society organisations
- Pursuing localised zero-carbon investment options
- Delivering digital connectivity, low-carbon transport and active travel schemes that support a zero-carbon ambition.

We recognise there is a role for everyone and hope this resource might support your own programme. Parish Councils have an important role to play in our journey towards a carbon-zero future and you are already doing much valuable work in your communities. I encourage you to take advantage of the schemes currently available to local communities to support your own goals on climate (please see the information sheet attached). If you'd like to learn more about OCC's climate action plans, I invite you to get in touch with our [Climate Action Team](#) with any questions.

## **12 Vale council makes changes to infrastructure spending**

**To note the information provide by the Vale of White Horse District Council regarding its strategy for infrastructure funding:**

Vale of the White Horse District Council has made changes to its strategy for infrastructure funding in a move to release further funds for larger community projects across the district.

The changes to the way the council spends Community Infrastructure Levy (CIL) funds will mean that money secured from housing developments in the district will be released for projects that make a significant difference to communities and help fulfil the strategies outlined in the council's corporate plan.

The council reviewed the process to allocate CIL funds to maximise benefits to local communities. The changes agreed by the cabinet means that funds could also potentially be used across the district boundaries in the Didcot Garden Town area to pay for new infrastructure.

CIL money was previously intended to be spent, as much as possible, in the area where the development took place. The new strategy allows greater flexibility when allocating funding to projects which in turn makes them more deliverable. This is particularly important where there is an identified need for larger infrastructure facilities that also benefit a wider area and a large proportion of the population.

The new criteria will also enable CIL and Section 106 legal agreements to be used in combination to support projects. CIL monies can now also be combined to help introduce larger projects or to replace or enhance existing facilities in areas with large housing developments. The council will be reviewing how Section 106 and CIL funds can be used to support local leisure facilities in villages and towns in the district.

Cllr Judy Roberts, Vale Cabinet Member for Development and Infrastructure said: “It’s a priority of ours to make sure communities have the facilities they need. The changes to our spending strategy will help unlock bigger and better infrastructure projects and improve the support we can provide for our residents.”

Cllr Helen Pighills, Vale Cabinet Member for Healthy Communities said: “We’re looking forward to being able to use developer contributions to provide more opportunities for all residents to access community facilities that encourage a healthier lifestyle.”

Vale of White Horse and South Oxfordshire and District Councils have jointly secured £53,030,143 for local infrastructure since April 2016 from new housing development in the districts.

### **13 Notice of cancellation of Head of the River event**

**To note the following message received from John Simmons of Abingdon Rowing Club:**

In the light of the worsening of the Covid pandemic we have had to make the decision to cancel our annual Head event planned for April 2021. Hopefully we can stage the 2022 event. Thank you for allowing me to bring our event to the attention of the council.

### **14 Vale of White Horse Planning Decisions / Updates from VWHDC Officers**

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

- **Withdrawn Application**

To note the following application has been withdrawn:

**P20/V2777/FUL**

**Land north west of Abingdon-on-Thames Land bound by Wootton Road, Dunmore Road and the A34 Abingdon-on-Thames**

Variation of Condition 14 of planning application P17/V1336/O for the timing of condition to change from 'highway works shall be provided prior to first occupation' to 'prior to occupation of the 30th dwelling'. Development of up to 200 dwellings, means of access and associated

works, with all other matters (relating to appearance, landscaping, layout and scale) reserved.

- **Discharge of conditions**

To note the following application:

**P20/V3222/DIS**

**27a East St Helen Street, OX14 5EE**

Discharge of conditions 3 (Roofing), 4 (External Joinery), 5 (Vents & Flues), 6 (Rainwater), & 7 (Sun Pipe) on planning applications P20/V2489/HH & P20/V2490/LB Demolition of outbuildings. New single storey extension & related alterations.

## 15 **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). District planning applications can be viewed online at:

<http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/find-application/planning-application-register>

and

<http://www.southoxon.gov.uk/services-and-advice/planning-and-building/find-application/planning-application-register>

### 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.

Also note guidance from the District Council in relation to material and non-material planning considerations: <https://www.whitehorsedc.gov.uk/vale-of-white-horse-district-council/planning-and-development/comment-on-planning-applications/how-to-comment-on-a-planning-application-effectively/> 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 online at:

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



**Applications for consideration:**

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

**1 [P19/V1998/RM](#)**

**Land North of Dunmore Road Abingdon OX14 1PU**

Deadline for comments: 22 January 2021

Reserved Matters Application (Appearance, Landscaping, Layout, Scale) - Residential development for erection of 425 dwellings within 3 phases of the North Abingdon Development: Western Parcel Area A & B and Central Parcel Area A. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O) **(as amended by drawings and information received 21 December 2020).**

*The Town Council has previously responded to this application. [Please refer to the appendix for details of this response.](#)*

**2 [P20/V2563/HH](#)**

**3 Nuneham Square Abingdon OX14 1EH**

Deadline for comments: 16 January 2021

Loft conversion and creation of additional car parking (as amended by plans received on the 18th December 2020)

*The Town Council had previously recommended refusal on the grounds that it would overlook neighbouring properties and be overdevelopment of the property, contrary to Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031.*

**3 [P20/V2621/HH](#)**

**11 Conduit Road, OX14 1DB**

Deadline for comments: 15 January 2021

Demolition of existing kitchen, conservatory, garden extension and pitched roof at the rear to be replaced with a new ground floor extension and infill extension on first floor. (Amended plans received 18 December- Amending the proposed flat roof to 1st floor to a gable)

*The Town Council had offered no objections to the earlier application, considered at the meeting on 16 November 2020. The decision for the original application was: ‘No objections. The Committee would like it noted that a draft Albert Park Conservation Area Appraisal has been submitted to the District Council.’*

**4**      [P20/V2798/PDH](#)

**37 Crosslands Drive, OX14 1JU**

Deadline for comments: not stated

Rear single storey extension, general internal first floor alterations and ground floor internal alterations to accommodate a wheelchair user. Depth 5.00m  
Height 3.06m Height to eaves 2.80m

**5**      [P20/V2944/LB](#)

**The Knowl, 52 Stert Street, OX14 3JU**

Deadline for comments: Not stated

Window repairs, flat roof replacement, loft alterations, damp treatment behind timber panelling and reinstatement of opening at first floor. (Amended plans received 4 January 2021)

*The Town Council had offered no objections to the earlier application, considered at the meeting on 7 December 2020.*

**6**      [P20/V3196/HH](#)

**80 Hanson Road, OX14 1YL**

Deadline for comments: 20 January 2021

Single storey rear extension to create new family area. Internal remodelling of existing layout.

**7**      [P20/V3198/LB](#)

**121 Ock Street, OX14 5DL**

Deadline for comments: 26 January 2021

To Fit: 1x Number Vapour vent in chimney 1x Vent in kitchen 1x Vent under the stairs on first floor

**8**      [P20/V3204/FUL](#)

**167 Ock Street, OX14 5DL**

Deadline for comments: 27 January 2021

Construction of a new attached two-bedroom house.

**9**      [P20/V3216/HH](#)

**59 Sellwood Road, OX14 1PF**

Deadline for comments: 19 January 2021

Rear Ground Floor Extension to create Kitchen and Dining Area

**10**     [P20/V3256/HH](#)

**170 Wootton Road, OX14 1JZ**

Deadline for comments: 24 January 2021  
Loft conversion, new staircase, partial raised ridgeline.

**11**     [P20/V3264/HH](#)  
**50 Kysbie Close, OX14 1XY**  
Deadline for comments: 27 January 2021  
Two storey side extension

**12**     [P20/V3277/HH](#)  
**26 Loyd Close Abingdon OX14 1XR**  
Deadline for comments: 24 January 2021  
Two storey rear extension and single storey rear extension

**13**     [P20/V3317/HH](#)  
**4 Picklers Hill, OX14 2BA**  
Deadline for comments: 27 January 2021  
Single storey rear extension. Conversion of double garage to single garage with additional accommodation to ground floor layout.

*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 [democratic@abingdon.gov.uk](mailto:democratic@abingdon.gov.uk)*

*For information, whilst this meeting is being hosted virtually, the Council will not be recording the meeting*