

**Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held at 7.00pm on Monday 11 January 2021**

Present

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

Also in attendance:

Andy Crick	Committee Clerk (Clerk to the meeting)
Nigel Warner	Town Clerk

Cllr Greenaway chaired the meeting

1 **Apologies for Absence**

Cllr Samantha Bowring

2 **Declarations of Interests**

None

3 **Minutes**

Cllr Birks referred to item 16.14, Land to the North West of Radley. The draft minutes referred to the realignment of the junction as it crosses Thrupp Lane and mentioned buses and HGVs turning into Thrupp Lane. Cllr Birks noted that buses do not turn into Thrupp Lane but the fact that buses use the road on which the junction is situated should be recorded as an issue in relation to this application.

It was **RESOLVED** that the minutes of the meeting held on 21 December 2020, as amended, be signed as a correct record by the Chair.

4 **Matters Arising**

Cllr Halliday asked for confirmation that responses were submitted to the consultations discussed at the previous meeting. Responses were submitted to

the consultations on the Vale of White Horse District Council deep clean (item 8), the Oxfordshire County Council consultation over the registration service (item 12) and the census (item 13) but a response was not submitted to the Need not Greed Coalition Oxfordshire Strategic Vision (item 10).

Cllr Greenaway responded to the census consultation, which sought views on how to contact people who did not have access to the internet. Further information has been requested from the Vale of White Horse District Council and will be included in the Town Crier magazine when available.

Responses to the consultations were not recorded for information and in future this will be done, with responses added to sharepoint for councillors to view.

Cllr Clifton provided an update on the Neighbourhood Plan. The first steering group would meet on 21 January 2021 at 7.30pm. Richard Eastham from FERIA Urbanism, who is supporting the town council's work on the Neighbourhood Plan, will attend the meeting which will involve nine members of the community as well as representatives of the town council.

5 **Public participation**

None

6 **Committee Actions and Forward Plan**

There were no outstanding actions.

7 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984 regarding Temporary Road Closure at Bath Street**

This item was noted.

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

This item was noted.

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)**

This item was noted.

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

This item was noted.

11 Oxfordshire County Council's Climate Action Framework

This item was noted. Cllr Lonergan recommended and the committee agreed that this should be passed to the Green Advisory and Scrutiny Committee for comment.

12 Vale council makes changes to infrastructure spending

This item was noted.

13 Notice of cancellation of Head of the River event

This item was noted.

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

- **Withdrawn Application**

This item was noted.

- **Discharge of conditions**

This item was noted.

15 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/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.](#)

The Town Council previously objected to this application on 8 November 2019 and set out the reasons for this in some detail. This matter was considered once more by the Town Council Planning, Highways and Consultations Committee on 11 January 2021 and the Town Council would like to restate its opposition to this application for the reasons given in the original submission.

At the most recent meeting to consider this application further comments were made which reinforce the earlier submission but specific additional points to note are as follows:

- It was previously noted that this is a major application which, due to the amount of information, is difficult for a small authority to consider as fully as it would wish to. The Town Council does not have the resources to consider every aspect of the application and trusts that the District Council, as the local planning authority, will undertake a rigorous assessment of the application.
- With regard to item 4.6 of the amended application, there is no clear justification for the expansion of the development and this proposal may be in conflict with Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1)
- Item 4.17 of the amended application proposes that parking provision should not be made at the maximum standard. This may reduce both the appeal of and level of safety within the development as more vehicles may be parked on highways, potentially affecting pedestrians and cyclists. This proposed change conflicts with Development Policy 16: (Access) of the VWH Local Plan 2031 (Part 2).
- Item 4.30 of the amended application proposes that play equipment to be provided as part of the development should be delayed. This proposal would reduce the level of amenity to be provided to new residents of Abingdon and the provision of this facility may be delayed.
- Related to the previous point, the proposal to provide a new school has been referred back to Oxfordshire County Council. Once again there is a risk that this proposed new amenity for residents may not be provided and the Town Council would like to see the provision of this new school confirmed before any development is allowed to proceed.
- The Town Council is concerned about the possible timing of the new development which may take place at the same time as the planned building of an enhanced interchange at Lodge Hill and the development at Radley Road (Pye Homes North West of Radley P20/V0390/RM). If these three major developments proceed at the same time this would have a serious, negative impact on residents across North Abingdon.
- As the previous submission noted, the Town Council is concerned that the proposed development is not conditional on the completion of the work to upgrade the Lodge Hill interchange. If it were completed before the new interchange was completed this could have a significant negative impact on

residents across Abingdon due to an increase in traffic. The Town Council would like the planning authority to ensure that if this development proceeds, there is a condition on the number of properties which can be occupied before the new junction is completed. The Town Council understands that this is not a planning requirement but would request that it is taken into account.

Cllr Birks was nominated to speak on behalf of the Town Council should this application be taken to District Council Committee.

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.

The TC agreed to recommend refusal of the application on the basis of the original objection as the amended application has not addressed any of the original comments. The proposed development would still be overlooking the property behind and represents a very large development for the site. The original comments would therefore be re-submitted.

Cllr Eric de la Harpe was nominated to speak on behalf of the Town Council should this application be taken to District Council Committee.

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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.'

No objections

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

No objections

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 offered no objections to the earlier application, considered at the meeting on 7 December 2020.

No objections

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.

No objections

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

No objections

8 [P20/V3204/FUL](#)

167 Ock Street, OX14 5DL

Deadline for comments: 27 January 2021

Construction of a new attached two-bedroom house.

The Town Council recommends refusal of this application. The proposed building would be overdevelopment of a very small site and would negatively affect the visual amenity of the area in general and this Victorian terrace in particular. This would be in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1). The proposed

development would also negatively impact neighbouring properties., which is in contravention of Development Policy 23: (Impact of Development on Amenity) of the VWH Local Plan 2031 (Part 2)

The Town Council hopes that the application is refused but if it is agreed the town council would like the planning authority to ask the developer to pay due consideration to the need to sensitively manage traffic around the site during the construction phase as this is a very traffic-sensitive part of Abingdon. The planning team may wish to consider requesting a traffic management requirement from Oxfordshire County Council while the development is under construction.

Councillors noted that information in relation to this application had been provided by the Friends of Abingdon Civic Society on the day of the meeting, which made it difficult for councillors to consider in time. It would be useful if residents and local groups could provide information as far in advance as possible to enable councillors to properly take their views into account.

The Town Clerk suggested that it would be useful to add a note to future agendas to request that information is provided in good time. It was also noted that anyone wishing to comment could speak to the meeting.

Cllr Lonergan commented that officers should also consult with the leader so that all meetings have the same information.

Town Council officers will liaise with the chair to feed back to the Friends of Abingdon Civic Society and prepare wording for future agendas.

Suggested wording for future agendas: 'If you would like to provide written comments on any of the items in this agenda, please submit them to the town council as soon as possible so that the committee members are able to view them in advance of the meeting. If written submissions are received on the day of the meeting they may not be read.'

Cllr Halliday was nominated to speak on behalf of the Town Council should this application be taken to District Council Committee.

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

No objections

10 [P20/V3256/HH](#)

170 Wootton Road, OX14 1JZ

Deadline for comments: 24 January 2021

Loft conversion, new staircase, partial raised ridgeline.

No objections

11 [P20/V3264/HH](#)

50 Kysbie Close, OX14 1XY

Deadline for comments: 27 January 2021

Two storey side extension

No objections

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

The Town Council recommends refusal of this application as the extent of the development would impact neighbouring properties. The Town Council notes and supports the comments made by the property at number 25 and wishes to object as this would be in contravention of Development Policy 23: (Impact of Development on Amenity) of the VWH Local Plan 2031 (Part 2)

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.

No objections

The meeting rose at 7.53pm