



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Committee **Monday 15 March 2021**

10 March 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 15 March 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 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.

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.

The planning applications can be viewed on the District Council's website: 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

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 **A34 Lodge Hill Interchange Scheme- Virtual Public Information Event**

Virtual Presentation from Jordan Rayner and Helen Powdrill of Oxfordshire County Council on the proposed new interchange, to run alongside the [public event](#). The presentation is short, around 10 minutes and questions will be answered afterwards.

2 **Election of Chair**

To elect a new Chair for the committee.

3 **Apologies for Absence**

To receive any apologies for absence.

4 **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.

5 **Minutes**

To receive and consider the minutes of the meeting of 22 February 2021, which can be found [here](#).

6 **Matters Arising**

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

7 **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 democratic@abingdon.gov.uk.

8 **Committee Actions and Forward Plan**

No outstanding actions for this cycle.

9 **Neighbourhood Plan**

Report by Cllr Grace Clifton, member of the Abingdon Neighbourhood Plan Steering Group. The notes of the steering group meeting on 4 March 2021 can be viewed [here](#).

NOTIFICATIONS

10 **Temporary Traffic Regulation Order – S14 Road Traffic Regulation Act 1984: Temporary Road Closure at - Abingdon, Wootton Road**

A request has been received from Hope & Clay Construction) Ltd for a temporary road closure to apply to a section of Wootton Road whilst essential construction works are carried out.

A [Temporary Traffic Regulation Order](#) (TTRO) is being made to implement the temporary closure and will operate from 19/04/2021. The estimated duration of the works programme is 3 weeks.

(The maximum duration of a TTRO on a road is 18 months and on a footpath is 6 months, or until completion of the works, whichever is the earlier.)

Notice of intention to make the Order will be published in the local press.

Access will be maintained for emergency service vehicles and for those frontages within the closure area, subject to the progress of the works. Please note that access routes will depend on exactly where the works vehicles are at any time and may need to be negotiated with the gang on site as necessary.

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

Further information regarding the works may be obtained by contacting Hope & Clay (Construction) Ltd on 01635268502.

11 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>

- **Decisions**

To note the planning decisions where the Town Council's recommendation was to refuse planning permission or was contrary to the decision by the District Council:

Application Ref	Address	Town Council Recommendation	VWHDC Decision
P19/V3185/FUL	39a & 39b Ock St, OX14 5AG	No objections	Refusal
P20/V2131/LB	39a & 39b Ock St, OX14 5AG	No objections	Refusal
P20/V2563/HH	3 Nuneham Square, OX14 1EH	Objection	Approved (see letter)
P20/V3204/FUL	167 Ock Street, OX14 5DL	Objection	Refusal
P20/V3277/HH	26 Loyd Close, OX14 1XR	Objection	Approved

- **Response re request for call in**

[P21/V0306/HH](#)

63 Hamble Drive OX14 3TF

Town Council comments

The Town Council objected to this application as the removal of parking is in contravention of Core Policy 37(xi) of the Vale of White Horse Local Development Plan 2031. The proposed development would reduce the available parking on the site. The Town Council was also concerned that the proposed development would have a negative impact on neighbouring properties and the character of the area. The proposed development would change the property from being link-detached to terraced. This would contravene Core Policy 37(i) and (ii) of the Vale of White Horse Local Development Plan 2031.

The following response to a request for a call in was received from Cllr Max Thompson:

I have discussed this application with Sally Appleyard the case officer and with Cllr Mike Pighills. I have also reviewed the application and the specific comments of Abingdon Town Council.

I am content that this application can and should be determined under delegated power. Sally has assured me that the Town's comments will be taken into consideration when this application is determined, as such I will not be calling it into Planning Committee.

For your interest, as Chair of planning, I have requested a [flow chart](#) [included with meeting papers] be generated to guide all district Cllrs on how to approach call in requests from residents, Town and Parish Councils. I attach this here. As I am sure you understand we get many more call ins than we can assess each year and as such Cllrs must use their judgement (in consultation with case officer) as to whether there are sufficient grounds for an application needing further review by committee.

- **Discharge of conditions**

To note the following applications:

[P20/V2990/DIS](#)

Land to the north west of Radley

Discharge of conditions 4 (site remediation), 6 (surface water drainage scheme), 7 (drainage maintenance plan), 14 (arboricultural method statement), 17 (Church Road access), 19 (CEMP), 20 (BEP), 28 (travel plan) and 29 (LEMP) Outline planning application for up to 240 dwellings (comprising a mix of 1, 2-, 3-, 4- and 5-bedroom dwellings) including affordable housing, open space and all associated ancillary works with all matters reserved except access.

As amended by highways plans received 19th February 2021

[P20/V3227/DIS](#)

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

Discharge of conditions 8 (levels) & 11 (drainage) on planning application P17/V1336/O Development of up to 200 dwellings, means of access and associated works, with all other matters (relating to appearance, landscaping, layout and scale) reserved.

[P21/V0388/DIS](#)

24 Alexander Close, OX14 1XA

Discharge condition 4 (Tree Protection (Required Pre-Commencement) on planning application P20/V3093/HH. Detached garage & garage conversion

[P21/V0444/DIS](#)

The Knowl 52 Stert Street, OX14 3JU

Discharge of conditions 5 (landscaping Scheme) on application P19/V1993/FUL (Change of use from Residential Care Home to HMO including internal alterations to partitions)

- **Appeal**

To note the following appeals:

P20/V3256/HH

170 Wootton Road, OX14 1JZ

Loft conversion, new staircase, partial raised ridgeline

Appeal to Secretary of State against refusal by the planning authority. The Town Council had offered no objections

- **Withdrawn by applicant**

To note the following:

P21/V0315/LDP

11 Nuneham Square, OX14 1EH

Single storey side extension

12 **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:

Please 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 the 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 is as stated by the planning authority.

1 [P20/V2789/HH](#)

1A Ferry Walk, OX14 5HR

Deadline for comments: 16 March 2021

Single storey rear extension with 2 storey side extension

2 [P20/V3142/FUL](#)

39 Bury Street Abingdon OX14 3QY

Deadline for comments: not stated

Change of Use to form a permanent external seating area. (Amended plans to show reduction to site area comprising revised location and floor plans rec. 18 Feb 2021)

Previous decision:

The Town Council objects to the application on the basis that the siting of the tables restricts access to the precinct too much. Councillors are concerned about the access to the precinct, which is narrow as a result of the current seating area. This may not comply with Development Policy 23: (Impact of Development on Amenity) of the VWH Local Plan 2031 (Part 2)

3 [P20/V3264/HH](#)

50 Kysbie Close, OX14 1XY

Deadline for comments: 15 March 2021

Two storey side extension. Retention of Existing Garage (as amended by plans and supporting documents submitted on the 28th January 2021)

The Town Council had previously offered no objections.

4 [P21/0242/HH](#)

14 Harding Road, OX14 1SJ

Deadline for comments: 23 March 2021

Erection of single storey rear extension and first floor side extension over garage.

5 [P21/V0323/HH](#)

176 Oxford Road, OX14 2AE

Deadline for comments: 16 March 2021

Two storey rear and side extensions, single storey side extension and new bay window.

6 [P21/V0330/HH](#)

52 Park Road, OX14 1DG

Deadline for comments: 18 March 2021

Single storey side extension

7 [P21/V0333/RM](#)

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

Deadline for comments: 20 March 2021

Reserved Matters application following outline application P17/V1336/O relating to appearance, landscaping, layout and scale for 140 dwellings including details of footpath through public open space.

8 [P21/V0367/HH](#)

8 Edward Street, OX14 1DL

Deadline for comments: 19 March 2021

Ground floor rear infill extension

9 [P21/V0374/RM](#)

Land north west of Dunmore Road Abingdon

Deadline for comments: 26 March 2021

Reserved Matters application following outline application P17/V1336/O relating to appearance, landscaping, layout and scale for 140 dwellings including details of footpath through public open space

10 [P21/V0381/HH](#)

2 Farm Road, OX14 1LZ

Deadline for comments: 23 March 2021

Extension to detached garage, removal of flat roof and formation of new pitched roof.

11 [P21/V0382/PDH](#)

90 Ock Street, OX14 5DH

Deadline for comments: 23 March 2021

Remove existing sunroom and old brick store and replace with flat roof rear extension with bifold doors. Depth: 6.10m Height: 2.60m Height to eaves 2.40m

12 [P21/V0393/HH](#)

20 Summerfields, OX14 2PG

Deadline for comments: 18 March 2021

Proposed single-storey side extension and internal alterations

13 [P21/V0394/LB](#)

27A East St Helen Street, OX14 5EE

Deadline for comments: 18 March 2021

Demolition and rebuilding of existing boundary wall. (Amendment to approved Listed building consent P20/V2490/LB)

14 [P21/V0410/HH](#)

6 Holland Road, OX14 1PH

Deadline for comments: 24 March 2021

Single storey side and rear extension

15 [P21/V0418/HH](#)

69 Alexander Close, OX14 1XB

Deadline for comments: 27 March 2021

(encompassing existing ground and first floor elements); single-storey extension to rear elevation; addition of (and alteration to) fenestration of existing dwelling; extension of existing 'dropped kerb'.

16 [P21/V0424/FUL](#)

Unit 12 Peachcroft Shopping Centre Peachcroft Road, OX14 2QA

Deadline for comments: 27 March 2021

Change of use of first floor from A5 storage to C3 single family dwelling.

17 [P21/V0438/HH](#)

18 Waxes Close, OX14 2NG

Deadline for comments: 27 March 2021

Front Porch extension, removal of flat roof , provision of mono pitched roof with roof light, and replacement and enlargement of windows to the front elevation. Rear single storey extension

18 [P21/V0450/HH](#)

58 Picklers Hill, OX14 2BB

Deadline for comments: 27 March 2021

Two storey front extension, single storey infill rear extension, internal alteration Reroofing to existing and thermal upgrade throughout

19 [P21/V0457/HH](#)

27A East St Helen Street, OX14 5EE

Deadline for comments: 18 March 2021

Demolition and rebuilding of existing boundary wall. (Amendment to approved Planning Permission P20/V2489/HH).

20 [P21/V0458/HH](#)

29 St Peters Road Abingdon OX14 3SJ

Deadline for comments: 27 March 21

Single storey rear extensions and entrance porch

21 [P21/V0568/N1A](#)

Elizabeth House Queen Street, OX14 3LN

Deadline for comments: 1 April 2021

Conversion of existing office building to flats including insertion of two windows at first floor level to south elevation to provide adequate natural light to habitable rooms

22 [P21/V0416/HH](#)

14 Gardiner Close, OX14 3YA

Deadline for comments: 31 March 2021

Proposed garden room to the rear of the existing building to replace the existing conservatory.