



ABINGDON-ON-THAMES TOWN COUNCIL

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

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	

In attendance

Andy Crick	Committee Clerk (Clerk to the meeting)
Helen Powdrill	Programme Lead, County Wide Schemes, Oxfordshire County Council
Jordan Rayner	Project Sponsor, Major Transport Projects, Oxfordshire County Council
Nigel Warner	Town Clerk

Cllr Greenaway chaired the start of the meeting.

1 A34 Lodge Hill Interchange Scheme- Virtual Public Information Event

Jordan Rayner, Project Sponsor, Major Transport Projects and Helen Powdrill Programme Lead, County Wide Schemes, Oxfordshire County Council, gave a presentation on the proposal to upgrade the A34 Lodge Hill interchange. The

proposed scheme would provide roundabouts on the north and south of the A34 to allow traffic to join and leave the highway in both directions. The development would include traffic calming and northbound and southbound layby upgrades.

Traffic calming proposals on Sugworth Lane and Bagley Wood would involve road restrictions, new signage and traffic speed limit changes. Two laybys would be removed on the A34 to the north and south of the junction. There would be no net loss of parking.

Stakeholder engagement has been undertaken and the County Council is now undertaking a virtual exhibition. Comments received so far have been positive. The County Council aims to submit a planning application in Spring 2021 and to finalise the design at the same time. It is hoped that work will start on the site by the end of 2021 with the aim to fully begin work in January 2022.

The County Council officers invited questions from councillors.

Proposals for a northbound bus lane on the A34 and a Park and Ride next to the Lodge Hill junction have been mentioned as part of the Local Plan but these are not being actively pursued at this time. A new bus lane is planned between Hinksey and Kennington roundabout.

The time between the planning application and the anticipated start date for work will allow the County Council to address any planning conditions. Planning permission in Summer is the best scenario and this may not be considered until later. Another exhibition is planned prior to construction beginning.

Councillors queried why the proposal had been shared with the Town Council at such a late stage. There had been a long process of reviewing a series of proposals in terms of feasibility.

Councillors asked if core policies regarding active and sustainable travel such as core policy 35 and the 'Connecting Oxfordshire Volume 4 Local Transport Plan - Active and Healthy Travel Strategy' had been taken into account and followed and whether any cycling organisations had been consulted. The County Council representatives were also asked if the Oxfordshire Cycling Design Standards been adhered to. National cycling standards were taken into account and cycling groups had been consulted on the proposal. Constraints such as the width of the bridge over the A34 had meant that the Oxfordshire Cycling Standards could not be delivered in all areas but the County Council has tried to meet them. These standards were mainly aimed at new developments.

Several hazards to cyclists were identified, including proposed 'buildouts' to separate cycle lanes from the road at certain points and maintaining the national speed limit. The two roundabouts will be part of the commute route for cyclists which is a problem. County Council officers advised that the proposed 'buildouts' had been developed in consultation with other parishes.

Cllr Greenaway thanked the County Council officers for attending. They left the meeting at 7.29pm

The Clerk was asked to produce notes of this item for Councillors to comment on. This would form the basis of the formal response to the consultation from the Town Council.

2 **Election of Chair**

Cllr Birks proposed that Cllr Briggs be elected as Chair of the Committee. This was seconded by Cllr Lonergan and agreed.

Cllr Briggs took over as Chair.

3 **Apologies for Absence**

Apologies were received from Cllr Bowring.

4 **Declarations of Interests**

Cllr Oates declared a non-pecuniary interest in item 12(20) P21/V0458/HH, 29 St Peters Road Abingdon OX14 3SJ.

5 **Minutes**

It was **RESOLVED** that the minutes of the meeting held on 22 February 2021, be signed as a correct record by the Chair.

6 **Matters Arising**

The Town Clerk had been delegated authority by the Planning, Highways and Consultations Committee on 15 March 2021 to respond to a consultation on a proposed parking restriction and advisory cycle lane on the B4017 Bath Street. A response had been prepared but a range of differing views had been expressed by Councillors who had been invited to comment.

Councillors noted that the proposal did not include all the detail which would be needed to make an informed decision on the plan. It was proposed by Cllr Birks, seconded by Cllr Clifton and agreed to support the proposal in principle, subject to the Town Council being consulted on the further detail of the cycle lane.

7 **Public participation**

None.

8 **Committee Actions and Forward Plan**

There were no outstanding actions.

9 **Neighbourhood Plan**

Cllr Clifton referred to the update the Chair of the Steering Group, Simon Hills, provided to the parish meeting and thanked him for attending the meeting. Cllr Clifton noted that he also took time out to take part in the promotional video for Abingdon. The Clerk was asked to send thanks to Simon Hills.

NOTIFICATIONS

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

Councillors noted the planned length of the closure and would like to make sure the diversions are very clear. Vehicles may use Northcourt Road as a diversion, which is not the proposed route. It would be good if signage could be added to make clear that this is not the proposed diversion route.

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

- **Decisions**

These items were noted.

- **Response re request for call in**

This item was noted. Councillors noted the Vale of White Horse District Council flowchart provided which set out the process of calling in an application.

- **Discharge of conditions**

These items were noted.

- **Appeal**

The item was noted.

- **Withdrawn by applicant**

The item was noted.

12 **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 **P20/V2789/HH**

1A Ferry Walk, OX14 5HR

Deadline for comments: 16 March 2021

Single storey rear extension with 2 storey side extension

No objections

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)

15.3.21

It was agreed to repeat the previous objections.

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

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 and this was confirmed.

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.

No objections

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.

The Town Council would like to object to this application as it is considered to be overdevelopment of the site and the proposed development would be out of character with neighbouring properties. The nature and extent of the proposed development is in contravention of the Vale of White Horse District Council Local Plan 2031 (part 1) Core Policy 37 (i) related to new development 'responding positive to the site and its surroundings' and 'reinforcing local identity', (ii) related to 'a distinctive sense of place' and development 'which physically and visually integrates with its surroundings', and (viii) which requires new development to be 'appropriate for the site and surrounding area'.

The proposed development would also overlook a neighbouring property, impacting their existing use. This goes against the intent within the Vale of White Horse District Council Local Plan 2031 (part 1) Core Policy 23 which states that new developments of certain density should not have an adverse effect on the amenity of neighbours.

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

6 P21/V0330/HH

52 Park Road, OX14 1DG

Deadline for comments: 18 March 2021

Single storey side extension

No objections

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.

No objections

8 P21/V0367/HH

8 Edward Street, OX14 1DL

Deadline for comments: 19 March 2021

Ground floor rear infill extension

No objections

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

See above, number 7. No objections

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.

No objections

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

No objections

12 P21/V0393/HH

20 Summerfields, OX14 2PG

Deadline for comments: 18 March 2021

Proposed single-storey side extension and internal alterations

No objections

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)

No objections

14 P21/V0410/HH

6 Holland Road, OX14 1PH

Deadline for comments: 24 March 2021

Single storey side and rear extension

No objections

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'.

No objections

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.

The Town Council recommend refusal of this application and would refer to the pre-planning advice provided to the applicant which offers a number of reasons why the application may be refused, including the lack of private amenity space, the access to the living space, the impact on amenity, which is set out in some detail by the planning officer, the environmental health issues mentioned and the lack of parking for the property.

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

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

No objections

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

No objections

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.

No objections

20 **P21/V0458/HH**

29 St Peters Road Abingdon OX14 3SJ

Deadline for comments: 27 March 21

Single storey rear extensions and entrance porch

No objections

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

The Town Council objects to this application as it provides insufficient information with regard to cycling and parking provision. This contravenes Vale of White Horse District Council Local Plan 2031 Core Policy 35 (iv) and (vii).

The application also does not take account of Vale of White Horse District Council Local Plan 2031 Core Policy 29: Change of Use of Existing Employment Land and Premises. The site in the town centre forms part of the District's reserve for employment land to meet objectively assessed employment needs and should be safeguarded for employment. It is not clear from the application that the applicant has marketed the site for employment or considered it for mixed use. Core Policy 29 states that these options 'should first be considered'.

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

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.

No objections

The meeting rose at 8.41pm