



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Committee Monday 22 February 2021

17 February 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 22 February 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 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 1 February 2021, 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 democratic@abingdon.gov.uk.

6 Committee Actions and Forward Plan

No outstanding actions for this cycle.

7 Neighbourhood Plan

Report by Cllr Grace Clifton, member of the Abingdon Neighbourhood Plan Steering Group. The notes of the steering group meeting on [3 February 2021](#) can be viewed here.

NOTIFICATIONS

8 Temporary Traffic Regulation Order – S14 Road Traffic Regulation Act 1984, Temporary Road Closure at Clifton Hampden, High Street

To note:

In the interests of public safety it will be necessary for Oxfordshire County Council to close a short section of High Street to facilitate vegetation clearance repairs/works.

A [Temporary Traffic Regulation Order](#) (TTRO) is being made to implement the temporary closure and will operate from 20 February 2021 up to and including 01 March 2021. This will operate between 07:00 and 19:00

(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 and liaison with the works supervisor.

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

Further information regarding the works may be obtained by contacting Vasim Abubacar, Oxfordshire County Council on 0345 310 11 11.

9 Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984, Temporary Road Closure and “No Waiting” restriction at West Hendred, A417 Junction with The Greenway to Junction with White Road

To note:

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 work.

A [Temporary Notice](#) is being made to implement the temporary closure and will operate from 24 April 2021 at 20:00.

The anticipated completion date is 25 April 2021 at 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 **CONSULTATION – B4017 Bath Street, (Abingdon) east side - Proposed Parking Restriction and Advisory Cycle lane**

Following an earlier consultation carried out in December 2018 and the expiration of the statutory 2-year period in which to implement the proposals, I am now writing to seek your views on the re-consultation of these proposals to extend the existing **'No Waiting at Any Time'** (double yellow lines) parking restrictions on the east side of Bath Street, north of Stratton Way. These proposals will see the removal of approximately 54 metres of time-limited (2 hours) parking, which equates to about 8 spaces. An additional section of [advisory cycle lane](#) will be introduced and the existing pedestrian build-out will be increased in size. The proposals are being put forward to help improve the safety and amenity of pedal cyclists in the area. In light of this, please find the following consultation documents attached:

- [Public Notice](#)
- [Statement of Reasons](#)
- [Consultation Plans](#)
- [Draft Traffic Regulation Orders](#)

The proposed Traffic Regulation Order has been advertised in the Oxfordshire Herald Series today, Wednesday 10 February 2021 and details are also available to view on the Councils consultation pages at the address below:

<https://consultations.oxfordshire.gov.uk/consult.ti/AbingdonBathStNowaiting/consultationHome>

As stated on the notice, any objections or other representations on the proposal should be submitted by **Friday 12 March 2021**.

11 **Consultation on taxi licensing**

Proposed changes could improve taxi safety and help tackle the climate emergency – have your say!

Members of the public and those involved in the taxi trade are being asked to comment on some potential changes to the joint taxi licensing policy for South Oxfordshire and the Vale of White Horse.

South Oxfordshire District Council and Vale of White Horse District Council are responsible for licensing private hire (minicab) vehicles, drivers, and operators and hackney carriage (taxi) vehicles and drivers in their respective districts. They want to know what people think of a new draft taxi licensing policy which sets out how they propose to regulate taxis and private hire vehicles.

The new draft policy aims to promote the highest possible standards to keep the public safe. It includes measures to make taxis safer, changes to help tackle the climate emergency – a key priority for both councils, and further alterations which take new licensing legislation and guidance into account.

Cllr Helen Pighills, Cabinet Member for Healthy Communities at Vale of White Horse District Council, said: “When you get into a taxi you want that assurance that both the vehicle and the driver will be safe. We are proposing a number of changes to our taxi licensing policy which prioritises the safety of the public and would mean improved controls over both the vehicles and drivers operating across our districts. We would be very interested to hear what people think of these changes.”

Cllr David Rouane, Cabinet Member for Housing and Environment at South Oxfordshire District Council, said: “Both district councils have prioritised doing all we can to tackle the climate emergency. Even relatively small measures, such as ensuring the suitability of licensed vehicles to help reduce emissions, can still make a noticeable difference and help to improve air quality around the taxi ranks. Whether you are a taxi user, driver or operator, it is important we hear from you before we approve the new policy, so please visit our online consultation and have your say.”

To find out more, and to have your say please visit

southoxon.gov.uk/taxipolicyconsultation or whitehorsedc.gov.uk/taxipolicyconsultation

The consultation will run for six weeks from 10 February and the deadline for completing the survey is **midnight on Wednesday 24 March 2021**.

Anyone who does not have access to the internet or who requires the documents in an alternative format (for example large print, Braille, audio, email, Easy Read and alternative languages), should call 01235 422425 or email **haveyoursay@southandvale.gov.uk**.

12 **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
P20/V2180/HH	22 Thornley Close, OX14 1GQ	Refusal	Planning permission
P20/V3102/O	53 Welford Gardens, OX14 2BH	Refusal	Planning permission
P20/3256/HH	170 Wootton Road, OX14 1JZ	Approval	Refused

- **Certificate of lawful development**

To note the following application has been submitted to the planning authority:

[P20/V11110/LDP](#)

1-11 Brookside, OX14 1PD

Demolish an unsafe existing brick communal garden boundary wall and replace with a close board fence of the same height.

[P20/V3314/LDP](#)

174 South Avenue Abingdon OX14 1QX

Conversion of garage (domestic use) into habitable accommodation (domestic use).

[P21/V0143/LDP](#)

16 Morton Close, OX14 3XL

Porch - existing lean to cover to be infilled with dwarf wall and windows over, this to include new front door with existing remaining.

- **Discharge of conditions**

To note the following applications:

P20/V2990/DIS

Land to the north west of Radley 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.

P20/V3114/DIS

Land to the North West of Radley Radley

Discharge of Conditions 5 (Strategic Water Main - Part discharge), 8 (Groundwater monitoring), 9 (Method statement for groundwater management), 10 (Foul water drainage), 11 (Construction Method Statement), 15 (Off-site highways works and timetable), 16 (Details of pedestrian and cycle crossing point at Church Lane), and 18 (Details of Whites Lane realignment) of application P17/V1894/O. 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.

(On agenda 21.12.20, amendment submitted 4 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.

(On previous agenda but amended plans submitted 12 February 2021)

P21/V0224/DIS

Albert Lodge 111 Ock Street, OX14 5DQ

Discharge of Conditions 12 - Contamination and 15 - Travel Plan of P19/V0312/FUL Variation of Condition 2 of P17/V0321/FUL for amended plans to reflect internal and external changes. The development proposed is redevelopment to form 39 apartments for the elderly (sixty years of age and/or partner over fifty five years of age), guest apartment, communal facilities, access, car parking and landscaping

[P21/V0235/DIS](#)

36 Ock Street, OX14 5BZ

Discharge of condition 3 (Samples of External Materials) on planning application P20/V0486/LB Internal works to facilitate the conversion of this property into 3 flats (x1 2b4p, x2 1b2p).

- **Appeal**

To note the following appeals:

[P19/V1322/O](#)

Former cricket pitch, Abingdon

Date of appeal: 8 March 2021

Erection of a three-storey building comprising 9no. residential apartments with associated access, car parking and associated cycle and bin store (amplified by further drainage and archaeological information received 3rd June 2019; and further heritage information received 24th July 2019)

[P20/V0404/FUL](#)

2 Tennyson Drive Abingdon OX14 5PD

Date of appeal: 27.1.21

Extension and conversion of existing house into four new dwellings, 2x2 bed flats and 2x1 bed flats with associated parking (Removal of one bedroom and reduction in mass as shown on P11G)

- **Withdrawn by applicant**

To note the following:

[P20/V3087/HH](#)

21 Landseer Walk, OX14 5NA

Erection of first floor rear balcony and balustrade with privacy screen.

[P20/V3179/FUL](#)

2 Tennyson Drive, OX14 5PD

Extension and conversion of existing house into four new dwellings, 3x1 bed flats and 1x2 bed flat with associated parking

The Town Council had objected to this application as it was considered to be overdevelopment

13 **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 P19/V1998/RM

Land North of Dunmore Road, OX14 1PU

Planning application amendment (no. 2), on application P19/V1998/RM, for development work at the following location: Land North of Dunmore Road Abingdon. The amendment is for: As amplified by the Acoustic Bund information received 27th January 2021.

Previous response sent 21.1.21:

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.

2 **P19/V3211/FUL**

Austin House, 76 Bath Street, OX14 1EB

Demolition of a modern flat roof extension to Austin House, the remodelling of Austin House, a new building to provide boarding accommodation and a link corridor to link the new building to Austin House. (as amplified and amended by plans and documents received 10 September 2020; 6 November 2020 and 09 February 2021).

Previous comments (27.1.20):

Recommend refusal on the following grounds:

1. *The harm which the proposal would cause to the Albert Park Conservation Area, within which the application is located. The proposed development would result in a development which is out of keeping with the conservation area and would cause substantial harm. The proposed new building was, in terms of its scale, size, bulk and massing, inappropriate for the site and constituted overdevelopment. Consequently, the Committee considered that the application should be refused. It is noted that National Policy Framework Policy, paragraph 196, states “where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset, this harm should be weighed against the public benefits of the proposal, including where appropriate, securing its optimum viable use.” If a view were taken that the application would not result in substantial harm to the conservation area, the Committee would consider that the public benefits which would arise from the development would not mitigate the proposed harm identified.*
2. *Core Policy 39 (The Historic Environment) of the VWH Local Plan 2031 Part 1 requires that “new development conserves, and where possible enhances, designated heritage assets...in accordance with national guidance and legislation.” Conservation areas are within the definition of designated assets. The Plan also states that “new development and conservation areas should make a positive contribution to, or better reveal, the significance of the setting within the conservation area, using an up to date conservation area character appraisal, where one is available.” The Council does not consider that the application is in accordance with this policy.*

The Council considers that the proposals represent an overdevelopment of the site in terms of size, scale, bulk and massing. The design results in a development which is out of character with the surrounding area.

3. *Development Policy 37 (Conservation Areas) of the VWH Local Plan 2031 Part 2 states that “Proposals for development within or affecting the setting of a conservation area must demonstrate that it will conserve*

or enhance the special interest, character, setting, and appearance.” The Council considers that the proposals do not meet those tests of conserving or enhancing the special interest of the conservation area; as stated above, the Council considers that substantial harm will result to the area should the application be approved. Development Policy 37 then goes on to detail a number of circumstances in which development would be permitted in conservation areas; the Council does not consider that these criteria are not met.

4. Core policy 37 Local plan 2031 part 1 states a development should:

- *respond positively to the site and its surroundings;*
- *physically and visually integrate with its surroundings;*
- *must be visually attractive;*
- *scale mass, height, massing and materials should be appropriate to the site and its surrounding context.*

The Council considers that the application does not meet the above criteria and consequently is in contravention of Core Policy 37 (Design and Distinctiveness) of the Vale of White Horse Local Plan 2031, Part 1).

3 [P19/V3213/FUL](#)

Crescent House, 21 Park Crescent, OX14 1DD

Demolition of modern side and rear extensions, the remodelling of Crescent House, a new building to provide boarding accommodation and a link corridor to link the new building to Crescent House. (as amplified by amended plans and further information received 28 August 2020; 22 September 2020; 1 October 2020; 6 December 2020 and 9 February 2021)

Previous decision (6.1.20): no objection

4 [P20/V1565/FUL](#)

The Old Boat Yard Ferry Walk, OX14 5HP

Demolition of existing structure; proposal of 3 new residential units consisting of 1x 1bed, 1x 2 bed and 1x 3 bed house, car parking spaces, cycle and bin stores. (Archaeology report received 28 August 2020, Contamination report received 2 September 2020 and Flood Risk Assessment received 9 November 2020). (Additional flood information received 5 February 2021)

Previous decision: no objections

5 [P20/3008/FUL](#)

32 Caldecott Road Abingdon OX14 5HB

External alterations including replacing and raising the garage roof, conversion of existing dwelling and garage into 3 one bed units together with parking and amenity areas (As amended by plan and FRA received 11.2.21)

Previous decision: Councillors objected to this application as it represents overdevelopment of the site, which puts the development in conflict with Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1). Councillors also objected as there would be a lack of adequate parking, contrary to Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031, p132

Amended plans submitted 11 February 2021

6 [P20/V3248/HH](#)

13 Thames Street, OX14 3HZ

Deadline for comments: 3 March 2021

1. Creation of loft room with dormer to rear, and velux to the front
2. Extension to ground floor kitchen, and inside access to existing WC.
3. Replace wooden front door and frame as existing, painting of the door and windows
4. Landscaping garden, and reinstatement of demolished derelict garden shed

7 [P21/V0134/LDE](#)

Peachcroft Christian Centre. Lindsay Drive, OX14 2RT

Deadline for comments: n/a

Installation of Ground Source Heat Pump

8 [P21/V0151/HH](#)

3 Cemetery Road, OX14 1AS

Deadline for comments: 23 February 2021

Single storey rear extension to kitchen and form new W.C/Shower. Demolish existing conservatory.

9 [P21/V0156/FUL](#)

Barclays Bank Plc Marcham Road, OX14 1UB

Deadline for comments: 23 February 2021

Removal of the existing Barclays signage protruding letter and projecting Barclay's Signage, allow for all holes to brickwork to be made good. Existing ATM to be removed, new opening to be covered with new metal plate.

10 [P21/V0185/FUL](#)

Abingdon Hospital Marcham Road, OX14 1AG

Deadline for comments: 4 March 2021

Continued use of temporary modular buildings.

11 [P21/V0220/FUL](#)

Abingdon and Witney College, Wootton Road

Deadline for comments: 2 March 2021

Construction of new Green Construction Building with ancillary landscaping and parking areas.

12 [P21/V0240/FUL](#)

Bridge House, Thames View, OX14 3UJ

Deadline for comments: 5 March 2021

Erection of balconies at first floor and second floor levels on the South-West corner of Bridge House

13 [P21/V0272/HH](#)

8 Denton Close Abingdon OX14 3UP

Deadline for comments: 5 March 2021

First floor front elevation over the existing kitchen/dining room. Demolition of the conservatory. New garden room extension.

14 [P21/V0306/HH](#)

63 Hamble Drive, OX14 3TF

Deadline for comments: 10 March 2021

Demolition of existing conservatory. New two storey rear extension and first floor side extension.

15 [P21/V0315/LDP](#)

11 Nuneham Square, OX14 1EH

Deadline for comments: n/a

Single storey side extension