



ABINGDON-ON-THAMES TOWN COUNCIL

Nigel E. Warner, M.A.(Oxon)
Town Clerk
Telephone: (01235) 522642
Facsimile: (01235) 533112
Email: enquiries@abingdon.gov.uk
Website: www.abingdon.gov.uk

Royse Court,
Bridge Street,
Abingdon-on-Thames.
OX14 3HU

Planning, Highways & Consultations Committee **Monday 22 February 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)
Nigel Warner	Town Clerk

1 Apologies for Absence

Cllr Bowring

2 Declarations of Interests

Cllr Oates and Cllr Lonergan declared an interest with regard to item 13.7, [P21/V0134/LDE](#), Peachcroft Christian Centre, Lindsay Drive, OX14 2RT as they are members. Cllr Oates was not involved in discussions about the proposal. Cllr Greenaway will be asked to chair the item.

3 **Minutes**

It was **RESOLVED** that the minutes of the meeting held on 1 February 2021, be signed as a correct record by the Chair.

4 **Matters Arising**

None

5 **Public participation**

None. The Chair, Cllr Oates referred to emails received from the Friends of Abingdon Civic Society with regard to several planning applications. These comments will be considered under the relevant planning applications.

6 **Committee Actions and Forward Plan**

No matters were raised.

7 **Neighbourhood Plan**

Cllr Clifton shared details of the live online booking information for the working groups, which demonstrated that they are filling up with volunteers.

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

This item was noted.

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**

This item was noted.

10 **CONSULTATION – B4017 Bath Street, (Abingdon) east side - Proposed Parking Restriction and Advisory Cycle lane**

The item was considered. Councillors questioned what the benefit of this planned change was as it did not seem to improve cycling safety.

It was noted that the consultation deadline was before the next meeting and therefore it was agreed that a response would be delegated to the Town Clerk. To progress matters Cllr Halliday would draft a response which would then be circulated to the committee for their consideration. This together with comments from councillors would then be considered by the Town Clerk who would then respond on the council's behalf.

11 **Consultation on taxi licensing**

This item was considered and noted. The consultation was detailed and it was agreed that councillors would consider it further and discuss it at the next meeting of the committee.

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

- **Decisions**

These items were noted. Cllr Birks noted that the Committee had not approved the third item ([P20/3256/HH](#)), it had simply recorded no objections. The Town Clerk advised that the Town Council had responded to the application consultation with 'no objections', not 'approval' and that this had been recorded incorrectly in the agenda.

- **Certificate of lawful development**

The items were noted.

- **Discharge of conditions**

The applications were considered. Councillors discussed 'discharge of conditions' applications and the committee should continue to review all such applications and offer comments to the local planning authority where necessary, so that any breach of conditions of which we are aware could be raised with the district council.

[P20/V3114/DIS](#)

Land to the North West of Radley

The Town Council noted that this application did not meet the Oxfordshire Cycling Design Standards, specifically 2.2.8 which states that priority for cycle users at side road junctions is critical. This objection had been submitted previously to the local planning authority.

[P21/V0224/DIS](#)

Albert Lodge 111 Ock Street, OX14 5DQ

It was noted that this application did not provide the required level of parking spaces and the Committee should consider whether other applications did not meet the usual standard.

- **Appeal**

The items were noted.

- **Withdrawn by applicant**

The items were noted.

13 **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, 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.

The Town Council had no objection to the amendment but noted that the planned fence might appear to be a bit "bleak." The Town Council would like some more landscaping around section 4 of the planned development to help reduce noise and other pollution. Given recent research about the benefit on pollution levels which cotoneaster hedges could provide, the Town Council suggested that these might be added to the site.

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).

The Town Council had previously recommended refusal and restated its objections: there had been no substantive changes to the proposed application.

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

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)

22.2.21

The Town Council had previously objected to this application at its meeting on 16 November 2020 and would like to restate this objection.

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

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)

The Town Council commented that in view of the recent flooding of the Thames in Abingdon, it noted the Environment Agency concerns and trust that their comments can be addressed.

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

The Town Council repeated its objection to this application: the planned development represents overdevelopment of the site.

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

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

The Town Council had no objections. The comments from the Friends of Abingdon Civic Society were noted but the Town Council did not consider that there were grounds to object.

7 [P21/V0134/LDE](#)

Peachcroft Christian Centre. Lindsay Drive, OX14 2RT

Deadline for comments: n/a

Installation of Ground Source Heat Pump

Cllr Greenaway chaired this item. The Town Council had no objections.

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.

No objections

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.

No objections

10 [P21/V0185/FUL](#)

Abingdon Hospital Marcham Road, OX14 1AG

Deadline for comments: 4 March 2021

Continued use of temporary modular buildings.

No objections

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.

No objections

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

No objections

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.

No objections

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.

The Town Council objected to this application as the removal of parking is in contravention of Core Policy 37(ix) 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.

15 [P21/V0315/LDP](#)
11 Nuneham Square, OX14 1EH
Deadline for comments: n/a
Single storey side extension

The Town Council was concerned that the planned development represented overdevelopment of the site, which was in contravention of Core Policy 37(i), (ii) and (viii) of the Vale of White Horse Local Plan 2031. If the planning authority decided to issue a Certificate of Proposed Lawful Development, an informative should be added stating that the decision is issued on the basis that the proposed extension is lawful only in use as part of the existing dwellinghouse use (Class C3) as described i.e. as one single dwellinghouse.

The meeting rose at 8.35pm