



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Committee **Monday 26 April 2021** **AGENDA**

21 April 2021

To: Members of the Planning, Highways and Consultations Committee

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

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 [6 April 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 [31 March 2021](#) can be viewed here.

NOTIFICATIONS

8 CPRE Oxfordshire survey on water-related impacts of new development

To note the [survey](#) from CPRE Oxfordshire:

CPRE Oxfordshire is currently campaigning for the water-related impacts of new development to be properly considered, and an end to the practice of discharging untreated sewage into our rivers. We are aware that many Oxfordshire parishes are struggling with issues including flooding and water pollution, but no-one seems to have a complete picture of the problems and we would like to map out the issues.

To help us in planning our campaign strategy we would be extremely grateful if you could take a few minutes to complete this questionnaire (less than 20 questions, mostly multiple choice), save it with your Parish Council name and **return it by 31st May 2021**.

9 Highways & Transport Operations - latest structure chart

To note the message from Paul Fermer, Assistant Director, Environment and Place (Operations), Oxfordshire County Council

Please find attached the latest [structure chart](#) relating to operational services I'm responsible for. I have attached my management team plus the next level down for Highway Maintenance - I hope to provide a similar chart for the Network Management and Countryside Operations & Volunteer Co-ordination services shortly.

This supersedes the information which was in the 'Who does what' factsheet issued by me back in Feb19 as I have recently made some minor changes to how some of our operational services are organised. The Highway Maintenance service is now organised into three main teams:

- Asset Management & Programmes
- Area Maintenance & Operations
- Traffic and Road Safety

The main reasons for doing this are:

- To support a larger programme associated with s106 schemes, a committed "Road Safety and Accessibility" programme, and a renewed emphasis on 20mphs and road safety.
- The increased work on asset planning and programming required with a new Highway Asset Management Plan needed, including greater emphasis on member influence on the maintenance programme.
- Taking a step further to bring together planned, routine & reactive maintenance works, along with close community engagement - needs to continue to be developed and pushed consistently across Oxfordshire.

Hopefully the chart is self-explanatory, but if you have any questions then please contact me. To confirm your day-to-day officer contact/s will remain as they are now.

10 **Filming: special event order 2021**

To note the following order from Oxfordshire County Council regarding the closure of B.O.A.T 333/8/10 (South of Honeybottom Lane, Nr. Dry Sandford) - 03/05/2021 - 31/12/2021

The County Council proposes to make the above-mentioned [order](#) and I therefore attach a copy of the Notice which includes information and dates regarding the closure of BOAT 333/8/10. The closure point is shown in red on the attached [plan](#).

The Countryside Services Team have approved this closure.

If you have any questions relating to the above Order please contact the Location Manager:

David Powell, SDTA Productions Ltd, 1st Floor St Johns House, 16 Church Street, Bromsgrove, Worcestershire, B61 8DN e: davidpowellfilms@gmail.com

11 **Filming: SPECIAL EVENT: Section 16A Road Traffic Regulation Act 1984**

To note the following order from Oxfordshire County Council (there is no associated 'paperwork')

NOTICE is hereby given that on 10 May 2021 Oxfordshire County Council proposes to make the above order under Section 16A of the Road Traffic Regulation Act 1984. This Order is being introduced for traffic control and safety measures to facilitate filming organised by SDTA Productions Ltd, 1st Floor St Johns House, 16 Church Street, Bromsgrove, Worcestershire, B61 8DN. The order will be in force 19 – 21 May 2021.

The effect of the order is to close the following locations throughout 24 hours:

- Honeybottom Lane eastwards from Church Lane.
- Sheepstead Road from Faringdon Road to Harding Way
- Green Lane Byway (333/6/10) from Church Lane to Honeybottom Lane.
- Cow Lane Byway (293/1/10) Access and exit controlled from junction of Sheepstead Road

The alternative routes for traffic are: for Sheepstead Road via Faringdon Road, Oxford Road, Frilford Road and vice-versa; For Honeybottom Lane via Lamborough Hill, Besselsleigh Road, Lashford Lane, Church Lane and vice-versa.

There will be controlled access for residents and deliveries, and exemptions for emergency services. Detailed documents giving full particulars of the proposed order are available for public inspection online by visiting: <https://consultations.oxfordshire.gov.uk>. Copies may be made available on request. Traffic Regulations Team (Ref.MS) for the Director for Infrastructure Delivery, County Hall, Oxford OX1 1ND. Tel. 0845 310 1111

12 **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.

13 **Premises licence application**

To consider a premises licence [application](#) and [plan](#) for Craftsman Brewery, 21 Isis Close, OX14 3TA. The consultation period ends on 12 May 2021.

14 **Consultation on disabled persons' parking places**

To consider the consultation notice from Jane Clark, Officer (Traffic & Road Safety), Environment and Place, Oxfordshire County Council

We are writing to seek your views on the proposals to provide additional 'Disabled Persons Parking Places' (and also remove ones no longer required) in various locations within the South & Vale districts of the County and also at one location in Cherwell. The proposals are being put forward in response to increased local demand for parking, specifically for those with a permanent and substantial disability such that walking is not possible or presents very considerable difficulty for distances more than 100m. In light of this, please find the following consultation documents attached:

- [Public Notice](#),
- [Statement of Reasons](#),
- [Draft Traffic Regulation Orders](#),
- Consultation Plans are available to view on the consultation page detailed below.

The proposed Traffic Regulation Orders will be advertised in the Oxfordshire Herald Series today; Wednesday 21 April 2021. Details are also available to view on the Councils consultation pages at the address below:

<https://consultations.oxfordshire.gov.uk/SouthValeCherwellDPPP2021/consultationHome>

As stated on the notice, any objections or other representations on the proposal should be submitted by **Friday 21 May 2021**.

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

Details of all planning decisions for Abingdon can be found on the [Vale of White Horse District Council website](#).

- **Decisions**

To note the planning decision 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/V3211/FUL	Austin House, 76 Bath Street, OX14 1EB	Objection	Planning permission
P19/V3212/LB	Austin House, 76 Bath Street, OX14 1EB	Objection	Planning permission
P21/V0533/LDP	43 Stockey End, OX14 2NF	Objection	Certificate of lawful development – see below

Lawful development application P21/V0533/LDP - 43 Stockey End, Abingdon

Thank you for submitting the comments of Abingdon-on-Thames Town Council in respect to the above application.

As this is an application for a lawful development certificate, the planning merits of the proposal form no part of the assessment of the application, which must be considered in light of the facts and the law. Accordingly, the assessment of the proposal is solely whether it falls within the provisions of Schedule 2, Part 3, Class L of the General Permitted Development Order (change of use – small HMOs to dwellinghouses and vice versa).

Having assessed the application, it has been concluded that the proposal does constitute permitted development and is therefore lawful.

Consequently, the application will be recommended for approval. In accordance with the Vale of White Horse District Council constitution, which contains the planning scheme of delegation, the application will be determined under delegated powers by 16 April 2021 and will not be presented to the planning committee. The town council

will receive notification of the decision in the normal way, and a copy of the delegated report will be available on the website.

Yours faithfully

Katie Cook
Assistant Planning Officer

- **Response to objection re P21/V0306/HH - 63 Hamble Drive, Abingdon**

At its meeting on 22 February 2021, the Town Council objected to the application above as follows:

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.

The planning authority response is below:

Thank you for the town councils comments with respect to the above application. I write to respond to the comments and update you on the application.

The application seeks planning permission for the erection of a two storey rear extension and a first floor side extension over the existing garage. I understand that the town council objected to the proposal due to concerns regarding lack of parking, and the impact on neighbouring properties and the character of the area.

The proposed two storey extension projects from the rear elevation of the existing dwelling by approximately 2.35 metres. The proposed extension is considered to be modest in scale, and is not considered to dominate or overwhelm the existing dwelling. The proposed extension is considered to respond to the design of the original dwelling, with materials to match those of the existing dwelling. As set out in the councils design guide (principle DG110), two storey rear extensions should not encroach beyond a 40 degree line taken from the edge of the nearest ground and first floor window of a habitable room of a neighbouring property. As originally submitted, the proposed extension did encroach beyond the 40 degree line, however this has since been amended with the rear extension reduced in depth to comply with this design guide principle. The first floor window on the side (west) elevation serves a bathroom, and can therefore be conditioned to be obscure glazed to prevent any harmful overlooking. For these reasons, the proposed two storey rear extension is considered to be acceptable in design terms, and will not harm the character and appearance of the area, or harm the amenities of neighbouring properties.

The proposed first floor side extension over the existing garage will be set back from the front elevation by approximately 3.0 metres to avoid a terracing effect. The

extension has a lower ridge height than the main dwelling, and therefore clearly reads as an extension subordinate in scale to the main dwelling. As the proposed extension is set back from the front of the dwelling, and does not project beyond the rear elevation of the application site and neighbouring property, it is not considered that the proposed extension would cause harm to the amenities of neighbours in terms of overshadowing or dominance. The proposed side extension has windows on the front and rear elevation that would not cause harmful overlooking of neighbouring properties.

The local highways authority were consulted as part of this application and have raised no objections with regards to the proposed parking arrangements. Two parking spaces have been shown within the frontage of the site. The highways officer has assessed the proposal and considers that given the relatively sustainable location with reasonable access to the Peachcroft shops and the Radley Road bus service, the provision of two car parking spaces is considered to be in line with Oxfordshire Parking Standards and Local Plan policies CP35 and CP37. Overall, the proposals are not considered to result in adverse implications upon the safety and convenience of the highway network.

For the reasons outlined above, this application will be recommended for approval under delegated powers, in line with the target decision date of 13 April. I appreciate the town council may not agree with the decision but I hope the above helps explain the reasons why. The town council will receive notification of the decision in the normal way and a copy of the delegated report will be available on the website.

Kind regards

*Sally Appleyard
Planning & Development Officer*

- **Amendments**

To consider the following amendments:

[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. Amendment posted 4 April 2021

[P20/V3227/DIS](#)

Land to the north west of Radley

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. Amendment posted 29.3.21

[P21/V0323/HH](#)

176 Oxford Road, OX14 2AE

Deadline for comments: 21 April 2021 It was not possible to extend the deadline for responses to this amended application

~~Two storey rear and side extensions, single storey side extension and new bay window. (Amended plans received 06 April 2021 – Omitting proposed two storey side extension, omitting rear balconies and reducing the additional first floor rear projection to an additional 0.60 metres)~~

The Town Council had previously objected as follows:

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.

[P21/V0482/HH](#)

4 Holland Road, OX14 1PH

Deadline for comments: 21 April 2021 It was not possible to extend the deadline for responses to this amended application

~~First floor extension & part garage conversion. (Amended plans received 31 March – changing roof pitch of the side extension and retaining the existing garage)~~

The Town Council had previously offered no objections to the original application.

- **Certificate of lawful Development**

To note the following application:

[P21/V0833/LDP](#)

5 Kysbie Close, OX14 1XZ

Proposed single storey extension to rear to existing dining area.

[P21/V0835/LDP](#)

1 Ramsons Way, OX14 3TH

Existing garage will be converted to a study room and a shower room. The rest of the house remains the same.

- **Discharge of conditions**

To note the following applications:

P21/V0676/DIS

Land north of Dunmore Road and Twelve Acre Drive North Abingdon

Not subject to public consultation

Discharge of Condition 28 (Accesses to be agreed) on planning application P17/V0050/O Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds

P20/V0785/DIS

School Of St Helen & St Katharine Faringdon Road, OX14 1BE

Not subject to public consultation

Discharge of conditions 4 (Construction Traffic Management), 6 (Tree Protection Plan), 7 (Biodiversity Enhancement Strategy), 8 and 9 (Sustainable Drainage & Foul Drainage) on planning application P19/V1089/FUL.(Construction Method Statement & Plan received 24 April 2020).(Amended drainage and tree information received 12 April 2021) New Sixth Form Centre providing new classrooms, study spaces, cafe and servery, common room, offices and a sixth form garden. As amended by drainage and tree information received 12 April 2021

16 **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 the [Vale of White Horse District Council website](#) or [South Oxfordshire District Council website](#).

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.

Please note the [guidance](#) from the District Council in relation to material and non-material planning considerations. 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.

Councillors should note that the deadline for commenting on a number of the applications below falls before the date of the meeting. Councillors may therefore wish to respond personally to any such applications of concern to ensure that their comments are recorded by the planning authority.

Applications for consideration

Please note that the description is as stated by the planning authority.

1 [P21/V0589/HH](#)

33 Berry Croft, OX14 1JN

Deadline for comments: 27 April 2021

Single storey rear extension and alterations. Demolition of existing garage and erection of outbuilding.

2 [P21/V0690/FUL](#)

Knowl House, 52 Stert Street, OX14 3JU

Deadline for comments: 24 April 2021

Removal/or rewording of condition 4(railings) to allow occupation prior to installation on application refs P19/V1993/FUL and P19/V1994/LB. (Change of use from Residential Care Home to HMO including internal alterations to partitions).

3 [P21/V0733/HH](#)

11 Nuneham Square, OX14 1EH

Deadline for comments: 24 April 2021

Single storey side extension

4 [P21/V0737/HH](#)

11 Conduit Road, OX14 1DB

Deadline for comments: 24 April 2021

Replacement garage door and Velux windows.

5 [P21/V0741/HH](#)

20 Kysbie Close, OX14 1XZ

Deadline for comments: 24 April 2021

Ground floor extension to existing garage/store with a first floor extension over garage to create a new bedroom

6 [P21/V0755/HH](#)

18 Staniland Court Harcourt Way, OX14 1QZ

Deadline for comments: 29 April 2021

First floor rear extension.

7 [P21/V0757/FUL](#)

Windrush Court, Suite A Blacklands Way, OX14 1SY

Deadline for comments: 8 May 2021

Installation of additional Air Conditioning Condenser units on the roof of the existing Office building

8 [P21/V0758/HH](#)

5 Gardiner Close. OX14 3YA

Deadline for comments: 24 April 2021

Proposed single storey front extension

9 [P21/V0780/FUL](#)

Telecommunications Site 21664 Abingdon Fire Station Fire Tower, OX14 5DU

Deadline for comments: 29 April 2021

Removal of 1 no. antenna, removal of 1 no. dish antenna, installation of 3 no. antennas and supporting steelwork, installation of associated equipment cabinet, apparatus and ancillary works.

10 [P21/V0824/FUL](#)

School Of St Helen & St Katharine, Faringdon Road, OX14 1BE

Deadline for comments: 7 May 2021

Proposed extension to provide reception, post room, office and visitor rooms and is designed to provide secure access to the school buildings by creating an 'airlock' approach to access.

11 [P21/V0874/HH](#)

6 Hedgemead Avenue, OX14 2NE

Deadline for comments: 9 May 2021

New extension to rear of property above existing lean to. Part conversion of garage to utility room.

12 [P21/V0929/HH](#)

56 Thesiger Road, OX14 2DX

Deadline for comments: 9 May 2021

Demolition of existing single-storey extensions Erection of single-storey rear extension Erection of double-storey side extension Loft conversion Internal alterations to include ensuites