



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Advisory Committee **Monday 17 May 2021** **AGENDA**

12 May 2021

To: Members of the Planning, Highways and Consultations Advisory 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 Advisory Committee** to be held on **Monday 17 May 2021 at 7.00pm**.

Due to the Covid-19 pandemic the Town Council will hold this meeting online and not in person. The recommendations of the advisory committee will be considered by the Town Clerk under delegated powers agreed by the Town Council at its meeting on 28 April 2021.

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 [26 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 interim [report](#) is being considered by the steering group at its meeting on 12 May 2021 and if possible will then be circulated to the committee for its consideration, and then the town council.

NOTIFICATIONS

8 FILMING - SPECIAL EVENT: Section 16A Road Traffic Regulation Act 1984

To note the following information from Oxfordshire County Council:

OXFORDSHIRE COUNTY COUNCIL (ABINGDON AIRFIELD AREA) (HONEYBOTTOM LANE AND GREEN LANE BYWAY CLOSURES) (FILMING - SPECIAL EVENT) ORDER 2021

NOTICE is hereby given that on 7 June 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 15 – 17 June 2021.

The effect of the order is to close the following locations throughout 24 hours: Honeybottom Lane eastwards from Church Lane. Green Lane ByWay (333/6/10) from Church Lane to Honeybottom Lane. The alternative routes for traffic for Honeybottom Lane is 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.

There are no other papers to accompany this notice.

9 Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984

To note the following notice regarding a temporary road closure at - Abingdon, Broad Street (The Charter), OX14 3LH

A request has been received from Lanes Group Plc for a temporary road closure to apply to a section of Broad Street (The Charter) whilst sewer cleaning and non-excavation works are carried out.

A temporary [Notice](#) is being made to implement the temporary closures and will operate from the 12/07/2021 (at 22:00hrs) to and including the 13/07/2021 (at 05:30hrs).
One night closure.

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 also the alternative routes for traffic is attached.

Further information regarding the works may be obtained by contacting Lanes Group Plc on 0333 344 5680.

10 **Oxfordshire County Council Filming - Special Event: Section 16a Road Traffic Regulation Act 1984**

To note the amended details of this notice:

Further to my email of 7 April the Production Company have now decided **not** to close Cow Lane & Sheepstead Road from 19 – 21 May, however the road closures on Honeybottom Lane & Green Lane will continue as planned.

The notice reads as follows:

OXFORDSHIRE COUNTY COUNCIL (ABINGDON AIRFIELD AREA) (ROADS AND RIGHTS OF WAY CLOSURES) (FILMING - SPECIAL EVENT) ORDER 2021

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

There are no other papers to accompany this notice.

11 **Message from Radley Parish Council re Radley Lakes Masterplan**

To note the following message from Richard Dudding:

'Nigel

'My thanks to you for helping with the Town Council's endorsement of the Radley Lakes masterplan. The version that is now on the RPC website (<http://www.radleyvillage.org.uk/radley-lakes>) is the final version, but not materially different from what you had before. You are of course free to circulate this as widely as you wish.

'As we move to implementation we are proposing that Barton Fields (in Abingdon) should be a focus for early action. We shall probably be approaching the town council for a grant to assist with this and possibly also for help with the Trust's initial start-up costs.

'Meantime, please get in touch if you have any queries about the masterplan.'

12 **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
P20/V3142/FUL	39 Bury Street, OX14 3QY	Objection	Granted
P21/V0323/HH	176 Oxford Road, OX14 2AE	Objection	Granted

• **Amendments**

To consider the following amendments:

[P20/V3043/FUL](#)

25-27 Stert Street, OX14 3JF

Refurbishment, alterations and extensions to separate commercial unit from existing flat, and provide 3 x 1 bed flats. (As amended by additional information received on 28.4.21)

The Town Council had previously (21.12.21) objected to the original application as follows:

Councillors objected to the application which was considered to be inadequate as it had not addressed the archaeological conditions of the site. The application did not include sufficient information about this. Councillors also objected because the application has inadequate car parking provision, which contravenes Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031, p132.

[P20/V3044/FUL](#)

25-27 Stert Street, OX14 3JF

Refurbishment, alterations and extensions to separate commercial unit from existing flat, and provide 3 x 1 bed flats

The Town Council had previously (21.12.21) objected to the original application. See the comments above.

[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.

- **Certificate of Lawful Development**

To note the following application:

[P21/V1006/LDE](#)

~~47 The Motte, OX14 3NZ~~

~~Approval of as-built materials, implemented without discharge of condition.
Withdrawn by applicant~~

[P21/V1069/LDP](#)

1 West St Helen Street, OX14 5BL

Application for a Certificate of Lawful Development for the proposed change of use of the existing building from A2 to a proposed mix of A2 and C3 through the creation of two new flats at first and second-floor level as permitted by the Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 3, Class G. No proposed alterations to the existing building elevations. Internal alterations of partition walls to facilitate flats. No new access proposed as part of this application.

- **Discharge of conditions**

To note the following applications:

P21/V1017/DIS

1 Bath Street, OX14 3QH

Discharge of Conditions (3) Level 1 Photographic Report on planning application P19/V2146/LB Insertion of an Oak timber ring beam and supporting post plus repairs and reinstatement of lath and plaster ceilings.

P21/V1043/DIS

40 Bath Street, OX14 3QH

Discharge of condition 4 (Boundary Details) on planning application P20/V1413/FUL (Change of use from A1 (retail) to C3 (residential). Convert an existing shop to form a self contained one bedroom ground floor flat.)

P21/V1115/DIS

46 East St Helen Street, OX14 5EB

Discharge of conditions 5 (Materials) and 13 (Windows) on planning application P17/V0145/HH and P17/V0146/LB (Repairs and alterations to listed building including replacement windows and new rooflight)

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 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. Please note that 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/V0286/A](#)

TGG Abingdon Unit F2a Phase 2 Development Fairacres Retail Park, OX14 1TP

Deadline for comments: 18 May 2021

Illuminated and non illuminated flex box signage Totem graphics to existing Totem Window Graphics / Pre-sales / Permanent

2 [P21/V0414/A](#)

Our Ladys Abingdon Senior School, Radley Road, OX14 3PS

Deadline for comments: 18 May 2021

Renew its external signage and new signage (school site and Barton Field on Radley Road).

3 [P21/V0898/FUL](#)

29 & 30 The Quadrant, OX14 3YS

Deadline for comments: 18 May 2021

Installation of louvre grilles to the rear elevation of Units 29 and 30, and ducting to the side elevation.

4 [P21/V0907/HH](#)

45 Springfield Drive, OX14 1JG

Deadline for comments: 19 May 2021

Demolish existing substandard single detached garage & erect new blockwork single garage in the same location on the site.

5 [P21/V0950/HH](#)

64 Ypres Way, OX14 1NQ

Deadline for comments: 18 May 2021

Proposed conversion of garage into new dining sitting area.

6 [P21/V0957/HH](#)

10 Faringdon Road, OX14 1BB

Deadline for comments: 18 May 2021

Demolish existing conservatory and detached garage. Construct single storey 'grandparent' annex to the rear of existing dwelling. Accommodation consists of a living kitchen area, a bedroom and W.C/shower room.

7 [P21/V0976/A](#)

34 Bury Street, OX14 3QY

Deadline for comments: 29 May 2021

Non illuminated signage above the front window elevation.

8 [P21/V0981/FUL](#)

69 Drayton Road, OX14 5JE

Deadline for comments: 18 May 2021

Proposed conversion of existing dwelling to two 1 bedroom flats with extension containing two further 1 bedroom flats with associated parking, bike and bin store.

9 [P21/V1007/HH](#)

6 Norman Avenue, OX14 2HQ

Deadline for comments: 18 May 2021

Single storey, rear extension to form an Orangerie. First floor extension to raise the existing eaves and ridge levels to provide a 'chalet style' bungalow, containing additional bedrooms. 3 no new front dormer windows. Replacement of the side rooflights over the kitchen. Internal alterations.

10 [P21/V1014/FUL](#)

1 Stert Street, OX14 3ER

Deadline for comments: 20 May 2021

Division of use of ground floor premises currently classified entirely as Class E to two dwellings (use class C3) and a smaller Class E premise (Commercial, Business and Service)'.
'

11 [P21/V1019/HH](#)

18 and 18A North Avenue Abingdon OX14 1QN

Deadline for comments: 18 May 2021

Provision of additional hardstanding to driveway.

12 [P21/V1021/HH](#)

22 Curtyn Close, OX14 1SE

Deadline for comments: 18 May 2021

Single storey side and rear extension. Installation of ASHP

13 [P21/V1048/FUL](#)

1 Bailie Close, OX14 5RF

Deadline for comments: 27 May 2021

Change of use of amenity land to residential

14 [P21/V1049/HH](#)

46 Swinburne Road, OX14 2HD

Deadline for comments: 21 May 2021

Demolition of existing garden store and bay window (to rear elevation). Erection of single-storey extensions to rear elevation and North flank of dwelling.

15 [P21/V1113/HH](#)

5 Prince Grove, OX14 1XE

Deadline for comments: 27 May 2021

Conversion of existing garage roof to accommodate a first floor hobbies room/home office

16 [P21/V1137/HH](#)

55 Abbott Road, OX14 2DU

Deadline for comments: 28 May 2021

Dormer extension over the existing flat roof extension, internal alteration works and loft conversion with the addition of dormer on south elevation

17 [P21/V1144/HH](#)

122 Oxford Road, OX14 2AG

Deadline for comments: 26 May 2021

Single storey rear extensions, First floor rear extension Erection of detached garage. Provision of timber cladding to front elevation.

18 [P21/V1149/FUL](#)

42A Oxford Road, OX14 2DZ

Deadline for comments: 2 June 2021

Change of Use from guest house (class C1) to house providing care for no more than six residents living together as single household (Class C3(b)).

19 [P21/V1153/O](#)

Electricity Sub Station 10m from 2a, Westfields 9m From West Westfields, OX14 1BA

Deadline for comments: 2 June 2021

Erection of two storey, two bedroom dwelling with one off street parking

20 [P21/V1250/FUL](#)

172 Oxford Road, OX14 2AE

Deadline for comments: 3 June 2021

Demolition of existing bungalow and attached garage and replacement with new two-storey house plus detached garage