



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Advisory Committee **Monday 7 June 2021** **AGENDA**

Wednesday 2 June 2021

To: Members of the Planning, Highways and Consultations Advisory Committee

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 7 June 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 7.

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.

Planning applications can be viewed on the [Vale of White Horse District Council website](#).

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.

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 Election of Chair

To elect a Chair for the advisory committee.

2 **Election of Vice-Chair**

To elect a Vice-Chair for the advisory committee.

3 **Apologies for Absence**

To receive any apologies for absence.

4 **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.

5 **Minutes**

To receive and consider the minutes of the meeting of [17 May 2021](#), which can be found here.

6 **Matters Arising**

To discuss any matters arising from the previous meeting that are not covered elsewhere on the agenda.

7 **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.

8 **Committee Actions and Forward Plan**

No outstanding actions for this cycle.

9 **Neighbourhood Plan**

Report by Cllr Grace Clifton.

NOTIFICATIONS

10 **Consultation on proposed parking restrictions on Larkhill Road**

To note the following message from Christian Mauz, Technical Officer (Traffic & Road Safety), Highway Maintenance|Community Operations, Environment & Place, Oxfordshire County Council

We are writing to seek your views on the proposal to introduce parking restrictions along both sides of Larkhill Road at the southern end. The proposal is being put forward as a result of the current unregulated parking along Larkhill Road allowing a significant amount of vehicles to park in continuous lines along both sides of the carriageway, and this has resulted in vehicles wishing to traverse Larkhill Road not being able to see oncoming vehicles, or vulnerable road users (i.e. pedestrians & school pupils) wishing to cross. Specifically the measures comprise of introducing 'No Waiting at Any Time' (double yellow lines) parking restrictions between the junction with Faringdon Road & 'Little Garth' on the western side, and No.79 on the eastern side. The restrictions will include 2 sections on each side of the carriageway with an area of unrestricted parking between, these will be staggered to minimise obstruction. In light of this, please find the following consultation documents attached:

- Public Notice,
- Statement of Reasons,
- Consultation Plan,
- Draft Traffic Regulation Order.

The proposed Traffic Regulation Order was due to be advertised in the Oxfordshire Herald newspaper yesterday; Wednesday 12th May 2021, and details are also available to view on the Councils consultation pages at the address below:

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

As stated on the notice, any objections or other representations on the proposal should be submitted by **11th June 2021**.

11 **Erection of 1 new residential dwelling to be numbered: 225A South Avenue, OX14 1QT**

To note the following message from the Vale of White Horse District Council

The above new property has been numbered as above and as shown on the [plan](#).

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 below 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
P21/V0874/HH	6 Hedgemead Avenue, OX14 2NE	Objection	Approved*

**Message received from Vale Planning Team re P21/V0874/HH:*

Regarding the above referenced application, the Town Council initially responded in objection to the proposed scheme due to its appearance being at odds with the prevailing character of the street scene. Upon making my initial assessment I shared this view. Amended plans were received, as can be seen in the 2nd attachment to this email, which addressed the issues of visual prominence in the street scene and the extension appearing at odds with the design of the main property.

As a result of the amendments the extension will be inconspicuous when viewed from Hedgemead Avenue. Although the extension does have high eaves, which will be visible from Waxes Close to the west, I am of the opinion that due to the design of the proposal being largely sympathetic to the main house, through the use of matching materials and the extension being well set back from the public realm, it will not comprise an obtrusive addition to the area. The design of the proposal is on balance, acceptable.

The proposal has been assessed to be compliant in neighbouring amenity terms. A condition is imposed that all parking spaces shown on the proposed floor plans are built out and kept free of obstruction, prior to first use of the extension. This is in consideration of your earlier comments and to ensure highway safety is maintained along Hedgemead Avenue.

- **Amendments**

To consider the following amendments:

[P20/V2789/HH](#)

1A Ferry Walk, OX14 5HR

Single storey rear extension with two storey side extension, and front porch (As amended by plans received 21 and 24 May 2021).

The Town Council did not object to the original application

[P21/V0525/DIS](#)

184 Oxford Road Abingdon Oxfordshire OX14 2AE

Discharge of condition 4 Tree Protection on planning application P18/V0039/HH. Erection of new double detached garage in front of existing house. (Related application [P18/V0039/HH](#))

[P21/V0589/HH](#)

33 Berry Croft, OX14 1JN

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

The Town Council had previously objected as follows:

The Town Council objects to this application and notes the response of the Highways Liaison Officer submitted on 22 April 2021, in particular the comment that there is not enough information to properly determine this application. The Town Council also notes the proposal to install a heat pump in the development and would like more information to be provided about this before the application is determined. Heat pumps can be noisy and may cause a nuisance in a residential area.

[P21/V1019/HH](#)

18 and 18A North Avenue, OX14 1QN

Provision of additional hardstanding to driveway.

The Town Council had previously objected as follows:

The Town Council objects to this application as it does not meet the required standards for parking provision. The Town Council would endorse the comments made by the Local Highways Authority. The proposed development would contravene Core Policy 35 of the Vale of White Horse District Council Local Plan 2031.

[P21/V1144/HH](#)

122 Oxford Road, OX14 2AG

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

The Town Council had previously objected as follows:

The Town Council objects to this application as the proposed extension and detached garage represent overdevelopment of the site and would not be in keeping with the area. The Town Council notes in particular that the proposed siting of the detached garage at the front of the property would be intrusive and does not respond positively to the site and its surroundings. This would contravene Core Policy 37(i), (ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

- **Certificate of Lawful Development**

To note the following applications:

[P21/V1241/LDP](#)

10 Bridges Close, OX14 5PF

Proposed loft conversion to create a new bedroom with en-suite shower room.

[P21/V1321/LDP](#)

Sports Centre, Abingdon School, OX14 1DE
Installation of 156 400WP solar panels

[P21/V1458/LDP](#)

22 Masefield Crescent, OX14 5PH
Single storey extension at the side

- **Discharge of conditions**

To note the following application:

[P21/V1369/DIS](#)

24 High Street, OX14 5AX

Discharge of condition 3(screening) on P20/V0455/LB (Change of use from Sui Generis (Betting Shop) to A3 (Restaurant). New internal partitions. Extract ventilation from new kitchen).

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/V0454/HH](#)

50 Francis Little Drive, OX14 5PN

Deadline for comments: 18 June 2021

Erection of two-storey side extension and the demolition of existing garage and lean-to car port

2 [P21/V1242/FUL](#)

43 Edward Street, OX14 1DJ

Deadline for comments: 9 June 2021

Change of Use to form 5 Flats (4 New)

3 [P21/V1269/HH](#)

215 South Avenue, OX14 1QT

Deadline for comments: 8 June 2021

Single storey rear extension and increase size of drive

4 [P21/V1271/HH](#)

10 Picklers Hill, OX14 2BA

Deadline for comments: 8 June 2021

Proposed rebuilding of garage with accommodation above, single storey rear extension, new roof to accommodate loft conversion & other external alterations.

5 [P21/V1285/HH](#)

5 Sympson Close, OX14 5RB

Deadline for comments: 19 June 2021

Single storey rear extension. Replacement of existing cladding with composite cladding and new rendered finish to East elevation. Replacement windows.

6 [P21/V1322/FUL](#)

Land at 31 Welford Gardens, OX14 2BN

Deadline for comments: 16 June 2021

Erection of a detached single storey one-bedroom dwelling with parking and amenity space

7 [P21/V1372/HH](#)

Blagdon St Peters Road, OX14 3SJ

Deadline for comments: 23 June 2021

Proposed Garage Conversion, Porch, Side Roof Extension, Replacement roof to Existing Rear Conservatory with Associated Internal and External works.

8 [P21/V1380/LB](#)

The Knowl, 52 Stert Street, OX14 3JU

Deadline for comments: 17 June 2021

Replace internal doors where an improvement to fire safety can be shown.

9 [P21/V1388/HH](#)

7 Lyford Way, OX14 2DE

Deadline for comments: 18 June 2021

Rear single storey extension

10 [P21/V1414/HH](#)

45 Kysbie Close, OX14 1XY

Deadline for comments: 19 June 2021

Conversion of Roof Space to create 2 Bedrooms and Bathroom

11 [P21/V1434/HH](#)

18 Thistlecroft Close, OX14 2QS

Deadline for comments: 23 June 2021

Remove existing conservatory, remove existing roof over existing masonry single storey extension and erect a part-first floor/part-double storey rear extension.

12 [P21/V1437/HH](#)

24 Gall Close, OX14 3XY

Deadline for comments: 12 June 2021

Single storey rear extension to provide a larger kitchen and dining area.

13 [P21/V1446/HH](#)

167 Ock Street, OX14 5DL

Deadline for comments: 23 June 2021

Rear and side extension.

14 [P21/V1449/HH](#)

8 Pytenry Close, OX14 2RQ

Deadline for comments: 23 June 2021

Two and single storey extensions