



ABINGDON-ON-THAMES TOWN COUNCIL

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Royse Court,
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OX14 3HU

Planning, Highways & Consultations Advisory Committee Monday 17 May 2021 MINUTES

Present

Cllr Cheryl Briggs
Cllr Alex Greenaway
Cllr Charlie Birks
Cllr Grace Clifton
Cllr Jim Halliday
Cllr Patrick Lonergan
Cllr Lorraine Oates

Chair
Vice-Chair

In attendance

Andy Crick
Hester Hand
Nigel Warner

Committee Clerk (Clerk to the meeting)
Neighbourhood Plan Steering Group member
Town Clerk

1 Apologies for Absence

None

2 Declarations of Interests

Cllr Clifton declared a personal, non-pecuniary interest with regard to item 13.17 ([P21/V1144/HH](#), 122 Oxford Road, OX14 2AG). She did not speak or vote on this item.

3 **Minutes**

It was **RESOLVED** that the minutes of the meeting held on 26 April 2021 be signed as a correct record by the Chair.

4 **Matters Arising**

None

5 **Public participation**

None

6 **Committee Actions and Forward Plan**

There were no outstanding actions.

7 **Neighbourhood Plan**

The committee considered the interim report prepared by the steering group and Feria Consultants. The interim report is a working plan and is not intended to be definitive. Public engagement and consultation is planned. The steering group will set up the 'task and finish' groups so that their work does not impact on the planned public engagement. The interim report will also be sent to the Vale of White Horse District Council to inform the Council of timescales. It is intended that the report will be presented to the Town Council on 30 July 2021.

It was suggested that some of the major projects identified should have estimated costs attached to them for information. It was also suggested that it should be made clear that this is a consultation, not an agreed programme. The document refers to a 'plan' and may better refer to 'options'.

The committee welcomed the direction of travel, the proposed informal consultation with the Vale and the concurrent completion of 'task and finish' groups. Cllr Clifton mentioned the amount of work done by steering group members and the consultants and offered the thanks of the committee. She asked for any comments to be emailed to her to forward on to Feria.

NOTIFICATIONS

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

The item was noted.

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

The item was noted.

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

The item was noted.

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

The item was noted.

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**

These items were noted.

- **Amendments**

P20/V3043/FUL
25-27 Stert Street, OX14 3JF

P20/V3044/FUL
25-27 Stert Street, OX14 3JF

The Town Council previously objected to this application and notes that the amendments have made no substantive changes to the proposals. The Town Council therefore reiterates its objections:

The application is considered to be inadequate as it has not addressed the archaeological conditions of the site: the application does not include sufficient information about this. The proposed development also has inadequate car parking provision, which contravenes Core Policy 37 (Design & Local Distinctiveness) of the Vale of White Horse District Council Local Plan 2031, p132.

- **Certificate of Lawful Development**

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.

The following response was sent to the planning authority on 18 May 2021:

The Town Council notes that this application is for a Certificate of Lawful Development and is concerned that this property is a grade II listed building in a conservation area. The Town Council would like to request that an article 4 direction is imposed on the property to bring it into the planning regime so that the proposed development can be properly considered in accordance with local planning guidance. This will help to ensure that the character of the building and the local area can be maintained.

Cllr Briggs would ask Vale officers about this in her capacity as a District Councillor.

- **Discharge of conditions**

These items were noted.

13 **Planning Applications**

1 **[P21/V0286/A](#)**

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

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

No objections

2 **[P21/V0414/A](#)**

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

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

No objections

3 **[P21/V0898/FUL](#)**

29 & 30 The Quadrant, OX14 3YS

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

No objections

4 [P21/V0907/HH](#)

45 Springfield Drive, OX14 1JG

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

No objections

5 [P21/V0950/HH](#)

64 Ypres Way, OX14 1NQ

Proposed conversion of garage into new dining sitting area.

No objections

6 [P21/V0957/HH](#)

10 Faringdon Road, OX14 1BB

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.

The Town Council does not object to the application but would request that the planning authority set a condition on the development if approved that the annex remains part of the existing dwelling and cannot be used as a separate property.

7 [P21/V0976/A](#)

34 Bury Street, OX14 3QY

Non illuminated signage above the front window elevation.

No objections

8 [P21/V0981/FUL](#)

69 Drayton Road, OX14 5JE

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.

The Town Council objects to this application as it would represent overdevelopment of the site and would contravene the parking standards set out by the planning authority. The Town Council notes the comments of the Highways Liaison Officer which refer to proposed changes in the amount of parking provided at the property which may not accord with the car parking standards required by the Core Policy 35 (vii) of the Vale of White Horse District Council Local Plan 2031. The proposed development also represents overdevelopment of the site and would be in contravention of Core Policy 37(viii) of the Vale of White Horse District Council Local Plan 2031.

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

9 [P21/V1007/HH](#)

6 Norman Avenue, OX14 2HQ

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.

No objections

10 [P21/V1014/FUL](#)

1 Stert Street, OX14 3ER

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)'.

The Town Council objects to this application as the parking identified in the application does not meet the required standard for two dwellings. The Town Council supports the comments of the Highways Liaison Officer that the application lacks sufficient information and considers that the application as it stands would contravene Core Policy 35(vii) of the Vale of White Horse District Council; Local Plan 2031.

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

11 [P21/V1019/HH](#)

18 and 18A North Avenue, OX14 1QN

Provision of additional hardstanding to driveway.

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.

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

12 [P21/V1021/HH](#)

22 Curtyn Close, OX14 1SE

Single storey side and rear extension. Installation of ASHP

No objections

13 [P21/V1048/FUL](#)

1 Bailie Close, OX14 5RF

Change of use of amenity land to residential

No objections

14 [P21/V1049/HH](#)

46 Swinburne Road, OX14 2HD

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

The Town Council objects to this application as the proposed extension to the north flank of the site would be out of character with the surrounding properties. This would contravene Core Policy 37(i), (ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

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

15 [P21/V1113/HH](#)

5 Prince Grove, OX14 1XE

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

No objections

Cllr Oates left the meeting at 7.59pm due to connection problems.

16 [P21/V1137/HH](#)

55 Abbott Road, OX14 2DU

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

No objections

17 [P21/V1144/HH](#)

122 Oxford Road, OX14 2AG

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

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.

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

18 [P21/V1149/FUL](#)

42A Oxford Road, OX14 2DZ

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)).

No objections

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

The Town Council objects to this application and notes the objections of a significant number of neighbouring properties, as well as the Friends of Abingdon Civic Society. The proposed development would be on a small area of land which is inadequate for a property and the development of which would reduce the amenity for neighbouring properties through the loss of open space which contributes to the feel of the local area. In terms of design, the proposed dwelling would give rise to an awkward relationship with the neighbouring building and would unbalance the symmetry in the area. The proposal does not provide sufficient private amenity space for the proposed dwelling. This would represent significant over-development of the site and would contravene Core Policy 37(i), (ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

The proposed development does not provide car parking provision in accordance with Oxfordshire County Council standards. As a result, the development is likely to displace off-street car parking onto the highway to the detriment of highway safety and convenience of use and is therefore contrary to Core Policies 33 and 35 of the Vale of White Horse District Council Local Plan 2031.

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

20 [P21/V1250/FUL](#)

172 Oxford Road, OX14 2AE

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

No objections

At the end of the meeting Cllr Halliday asked for the thanks of the committee for the work of Cllr Birks and Cllr Greenaway over the past year to be noted.

The meeting ended at 8.15 pm