



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Advisory Committee **Monday 19 July 2021** **AGENDA**

Wednesday 14 July 2021

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

Cllr Lorraine Oates	Chair
Cllr Grace Clifton	Vice-Chair
Cllr Jim Halliday	
Cllr Patrick Lonergan	
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 19 July 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 committee members are able to view them before the meeting. If written submissions are received on the day of the meeting they may not be read.

Please note that the Town Council is a consultee on planning applications and any comments may best be submitted directly to the Vale of White Horse District Council [using the website which can be found here](#).

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 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 **Notes of meeting**

To receive and consider the minutes of the meeting of [28 June 2021](#).

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.

NOTIFICATIONS

8 **Street naming**

To note that the following names were submitted to the Vale of White Horse District Council on 7 July 2021 for the first phase of the North Abingdon development, as noted at agenda item 9 of the Planning, Highways and Consultations Committee meeting held on 28 June 2021:

Old shops in Abingdon: Hathaways
 Baileys
 Larners
 Knights
 Day
 Mobbs
 Gower

Mayors of Ock Street: Brett
 Argyll
 Hemmings

Historians: Cox
 Pickering

9 **Cancellation of Abingdon Marathon**

To note that this event has now been cancelled due to the impact the continuing pandemic and restrictions has had on race entries. The organisers intend to hold an event in 2022.

10 **Consultation – Abingdon, Oxford & South Oxfordshire (Various) Proposed Virtual 'Pay & Display' Parking Tickets**

To note the following message from Christian Mauz, Technical Officer (Traffic and Road Safety), Highway Maintenance, Oxfordshire County Council:

We are writing to seek your views on the proposal to give the option to allow payments for on-street parking without the need to pay at a machine and displaying a parking ticket on a vehicle within Abingdon, Oxford & South Oxfordshire. Specifically, a `Virtual Parking Ticket` will be able to be obtained by means of connectivity to the internet or an appropriate application (`App`) via a mobile phone, or similar method (without the need to display a ticket) but which then gives the same rights and responsibilities as the issue of a ticket for display. Enforcement officers will have access to the relevant information to perform their duties (charges for parking remain unchanged). In light of this, please find the following consultation documents attached:

- [Public Notice](#),
- [Statement of Reasons](#),
- [Draft Traffic Regulation Order for South Oxfordshire](#)
- [Draft Order](#)

The proposed amendments to the Traffic Regulation Orders are due to be advertised in the Oxford Times newspaper today; Thursday 24th June 2021, and details are also available to view on the Councils consultation pages at the address below:

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

As stated on the notice, any objections or other representations on the proposal should be submitted by **23rd July 2021**.

11 **Temporary Road Closure at - Abingdon, Wootton Rd (Dunmore Rd), OX14 1LT**

To note the following:

A request has been received from KCD/Thames Water for a temporary road closure to apply to a section of Wootton Road (junction with Dunmore Road) whilst new water connection works are carried out.

A temporary [Notice](#) is being made to implement the temporary closures and will operate from the 23/08/2021 to and including the 27/08/2021 (full closure 24hrs each day).

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 KCD/Thames Water on 08003169800.

T9092/MR

12 **Notification of naming of converted property**

To note that the conversion of the property known as 36 Ock Street to 3 flats will be known as:

Thames Villa 36 Ock Street,
Stert House 36A Ock Street
Ock Lodge 36B Ock Street, OX14 5BZ

A map can be found [here](#).

13 **Temporary Road Closures and No Waiting at Botley/Cumnor, A420 Botley/Cumnor Duals**

To note the following from Angel Collodel, Network Management, Communities, Oxfordshire County Council:

1. Temporary Road Closure and No Waiting at Botley/Cumnor, A420 Botley/Cumnor Duals (Southbound only) Daytime

In the interests of public safety, it will be necessary for Oxfordshire County Council to close the road and impose a 'No Waiting' restriction as detailed above to facilitate routine surface dressing works.

A temporary [Notice](#) is being made to implement the temporary closure and will operate on 07 August 2021. This will operate between 02:00 and 19:00.

A Temporary Traffic Regulation Notice is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

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 restriction and also the [alternative route](#) for traffic is attached. **[Note for Planning Committee members: please note that these maps refer to each section of item 13]**

Further information regarding the works may be obtained by contacting Tim Belton, Oxfordshire County Council on 0345 310 11 11.

T9237/AC

2 Temporary Road Closure and No Waiting at Botley/Cumnor, A420 Botley/Cumnor Duals (Southbound only) Night time Closure

In the interests of public safety, it will be necessary for Oxfordshire County Council to close the road and impose a 'No Waiting' restriction as detailed above to facilitate routine surface dressing works.

A temporary Notice is being made to implement the temporary closure and will operate from 12 August 2021 up to and including 13 August 2021. This will operate between 18:00 and 06:00

A Temporary Traffic Regulation [Notice](#) is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

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 restriction and also the alternative route for traffic is attached.

Further information regarding the works may be obtained by contacting Tim Belton, Oxfordshire County Council on 0345 310 11 11.

T9246/AC

3 Temporary Road Closure and No Waiting at Botley/Cumnor, A420 Botley/Cumnor Duals (Northbound only) Daytime

In the interests of public safety, it will be necessary for Oxfordshire County Council to close the road and impose a 'No Waiting' restriction as detailed above to facilitate routine surface dressing works.

A temporary Notice is being made to implement the temporary closure and will operate on 07 August 2021. This will operate between 02:00 and 19:00.

A Temporary Traffic Regulation [Notice](#) is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

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 restriction and also the alternative route for traffic is attached.

Further information regarding the works may be obtained by contacting Tim Belton, Oxfordshire County Council on 0345 310 11 11.

T9237/AC

4. Temporary Road Closure and No Waiting at Botley/Cumnor, A420 Botley/Cumnor Duals (Northbound only) Night time

In the interests of public safety, it will be necessary for Oxfordshire County Council to close the road and impose a 'No Waiting' restriction as detailed above to facilitate routine surface dressing works.

A temporary Notice is being made to implement the temporary closure and will operate from 12 August 2021 up to and including 13 August 2021. This will operate between 18:00 and 06:00

A Temporary Traffic Regulation [Notice](#) is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

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 restriction and also the alternative route for traffic is attached.

Further information regarding the works may be obtained by contacting Tim Belton, Oxfordshire County Council on 0345 310 11 11.

T9246/AC

14 **Temporary Road Closure at East Hanney, Steventon Road**

To note the following from Angel Collodel, Network Management, Communities, Oxfordshire County Council:

In the interests of public safety; it will be necessary for Oxfordshire County Council to close the road as detailed above in order to facilitate bridge investigation works: Trial hole in carriageway, concrete breakout of deck, reinstatement of deck and carriageway.

A temporary [Notice](#) is being made to implement the temporary closure and will operate from 25 October 2021 up to and including 29 October 2021. This will operate between 22:00 and 06:00.

A Temporary Traffic Regulation Notice is being made to implement the temporary closure and restriction and will operate on the days shown above.

Please note that Notices for urgent works can last up to 5 consecutive days only.

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 Kieran Beausire, Oxfordshire County Council on 0345 310 11 11.

T9262/AC

15 **Review of gambling policy**

To consider the following message from Diane Foster, Licensing and Community Safety Manager, South Oxfordshire and Vale of White Horse District Councils:

We are preparing a new Gambling Policy by reviewing our existing policy, refreshing it, and bringing it up to date with current guidance and to ensure it is clear and fit for purpose.

As a key stakeholder, we would like to know what you think of our proposed changes to the joint South Oxfordshire and Vale of White Horse district councils' **Statement of Licensing Principles**, otherwise known as the Gambling Policy. The policy describes how we deal with applications for gambling activities whilst being consistent with the three licensing objectives to:

- prevent gambling from being associated with crime and disorder
- ensure gambling is fair and open; and
- protect children and other vulnerable persons from harm or exploitation.

There is a legal requirement for the councils to review the Gambling Policy every three years and the current policy is due to expire in January 2022.

Before giving us your comments, you can find out more on our websites, which include a summary of the changes we have made to the old policy: [South](#) and [Vale](#).

The consultation will run for four weeks from 13 July until **midnight on Tuesday 10 August 2021**.

How to take part

Complete the online survey by using this link:

<https://survey.southandvale.gov.uk/s/ReviewOfGamblingPolicy/?m=55380340xuera>

Note that this is a unique link just for you and is tied to your email address. If you would like to forward this message to anybody else, please refer them to the [public link to the survey](#).

What happens next?

Once the consultation has closed, we will collate all the responses and present them to our licensing committees for consideration; we currently expect this to happen in October 2021. The revised Gambling Policy will then go to both Cabinets for review ahead of the councils making a final decision, expected in December 2021. Once approved, we will publish the new Gambling Policy on our websites: [South](#) and [Vale](#). We will also publish a consultation report on our websites which will include key themes from the consultation, and if appropriate, a response from officers.

We look forward to hearing your views.

16 **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 decisions 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/V0411/HH	7 Bowgrave Copse, OX14 2NL	Objection	Planning permission (see below)

Re P21/V0411/HH, from Helena Ahier, Planning Enquiries Officer, Vale of White Horse District Council, 6 July 2021:

I am writing to update you on the above planning application.

Having assessed the application in light of all the consultation responses, and having discussed the matter with colleagues, it is considered acceptable and will be recommended for approval.

Specifically, the proposal is considered to not result in significant adverse impacts on the design and character of the dwelling and surrounding area, with the development complying with the policies contained within the Vale of White Horse Local Plan 2031 Part 1 and Part 2.

The proposed fencing would be the replacement and extension of the existing wall and fencing that mainly faces east onto Radley Road. Other walls and fences along this staggered line appears to be of similar heights to the proposed fence of up to 2 metres high. Although there would be some additional enclosure at 2 metres in height of the private garden along the eastern boundary, it would not protrude past the front porch of the dwelling, leaving the front garden open with only the existing dwarf wall demarcating the boundary. In addition, the wide verge between the Radley Road and footpath to the east of the site provides copious open landscaping which is not considered to be detracted by the proposed fence.

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 within the next week and will not be presented to the planning committee. I appreciate the town council is unlikely to agree with the decision, but I hope the above helps to 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.

- **Amendments**

To consider the following amendments:

P21/V0454/HH

50 Francis Little Drive, OX14 5PN

Deadline for comments: 20 July 2021

Erection of two-storey side extension and the demolition of existing garage and lean-to car port (as amended by plan submitted on the 30th June 2021, demonstrating parking arrangements) - PART RETROSPECTIVE

The Town Council had previously (7 June 2021) objected as follows:

The Town Council objects to the application as it will have a negative effect on available parking. The application proposes the increase in the size of the property from three to five beds, removing the existing garages and reducing the parking area available. This reduction in parking at the property could negatively affect the area and the amenity for surrounding properties through an increase in on-street parking and would contravene Core Policy 35(vii) of the Vale of White Horse District Council Local Plan 2031.

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)'.(Amended plan received 23 June 2021 with amendments to waste and parking)

The Town Council had previously (17 June 2021) objected as follows:

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.

P21/V1460/FUL

35 Wick Close, OX14 2NQ

Minor alterations to existing house to divide to form two dwellings - 1 No. 3-bed house and 1 No. 1-bed house. (Amended car parking plans and vision splay plan received 8 July 2021)

The Town Council had previously (28.6.21) objected as follows:

The Town Council objects to this application as the proposed development would not provide adequate parking for the proposed two properties, as required by Core Policy 35(vii) of the Vale of White Horse District Council Local Plan 2031. This could result in vehicles being parked on the side of a small residential road, affecting the safety of pedestrians and other road users. The Town Council notes that the Highways Liaison Officer has offered a similar objection to the application.

[P21/V1498/FUL](#)

Old Abbey House, Abbey Close, OX14 3JD

Extension and change of use to create a hotel and erect a new coffee shop / cafe

The Town Council offered no objections to the original application.

- **Certificate of Lawful Development**

To note the following applications:

[P21/V1732/LDP](#)

86 Penlon Place, OX14 3QQ

Loft conversion, garage conversion, internal walls removed, bifold doors added to rear.

[P21/V1869/LDP](#)

1 Evenlode Park, OX14 3SZ

Loft conversion

- **Discharge of conditions**

To note the following application:

[P21/V1851/DIS](#)

Army Rowing Club, Wilsham Road, OX14 5LD

Discharge of conditions 3 (Surface Water Drainage) 4 (Foul Drainage) 9 (Landscape Management Plan) and 11 (Submission of Details) on planning application P19/V1445/FUL Demolish existing detached club room and store building Form new detached club room and rowing boat store.

[P21/V1857/DIS](#)

Land north west of Abingdon-on-Thames Land bound by Wootton Road, Dunmore Road and the A34 Abingdon-on-Thames

Discharge of condition 10 (archaeological report) on 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.

17 **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/V1609/HH](#)

48 Picklers Hill, OX14 2BB

Deadline for comments: 29 July 2021

The erection of an entrance porch

2 [P21/V1726/HH](#)

45 Parsons Mead, OX14 1LW

Deadline for comments: 15 July 2021 (extended to 20 July 2021)

Remove existing garage & replace with two storey side extension.

* Amended plans submitted 6 July 2021

3 [P21/V1734/FUL](#)

Abingdon Lawn Tennis Club Lambrick Way, OX14 5TJ

Deadline for comments: 24 July 2021

1. Upgrade existing halide bulb floodlight fittings to courts 1- 6 to LED fittings.
2. Installation of LED floodlights to courts 7 & 8.

4 [P21/V1736/HH](#)

29 East St Helen Street, OX14 5EE

Deadline for comments: 23 July 2021

The proposed alterations involve the demolition of an infill extension and rear outrigger extension, various internal alterations and construction of new single storey (ground floor) and first floor extension.(Description amended 12 July 2021)

5 [P21/V1737/LB](#)

29 East St Helen Street, OX14 5EE

Deadline for comments: 23 July 2021

The proposed alterations involve the demolition of an infill extension and rear outrigger extension, various internal alterations and construction of new single storey (ground floor) and second floor extensions.

6 [P21/V1741/HH](#)

3 St Nicholas Green, OX14 1HH

Deadline for comments: 16 July 2021 (extended to 20 July 2021)

Removal of existing wooden shed on back garden. -Installation of a concrete slab with DPM (5.7mx2.82m) at ground level -"French drain" using perforated 80-100mm corrugated PVC pipe covered with hardcore (30cm wide, 30cm-40 depth with river stones in the back for rainwater drainage - decorative round stones around the hardstanding (10-15cm deep, 20-40cm wide) -Erecting of a single room log cabin with dimensions 4x3m and associated log annex(storage) 3x1.6m with associated guttering and drainage -Electrics installation by a NICEIC electrician (reusing existing armoured 13A spur cable from the current shed)

7 [P21/V1745/HH](#)

47 Caldecott Road, OX14 5EZ

Deadline for comments: 20 July 2021

Erection of a single room, timber summerhouse at the bottom of my back garden. The building has an apex roof and a canopy at the front. The overall dimensions will be 4.5m x .4.6m x 3.01m (w x d x h). The size of the room will be 4.5m x 3.0m. The front of the summerhouse will face my house and will have two double glazed windows and a door. There will be no other windows. The building will be approximately 1m away from a wall at the boundary between my garden and my neighbours garden, and 1m away from trees and bushes at the rear boundary of the garden. The building will be erected on a deck base of height 150mm. I plan to add an electricity supply to the building for lighting and heating. The distance of the building from my house will be approximately 33m.

8 [P21/V1751/HH](#)

11 Holland Road, OX14 1PH

Deadline for comments: 20 July 2021

Single storey rear and side extension

9 [P21/V1764/HH](#)

18 Bowyer Road, OX14 2EW

Deadline for comments: 17 July 2021 (extended to 20 July 2021)

Proposed two story rear extension, alterations to front porch and internal alterations.

10 [P21/V1777/O](#)

Abingdon Dance Studio Land at 63 Swinburne Road, OX14 2HF

Deadline for comments: 28 July 2021

Outline application for access - Demolition of existing dance studio and erection of up to three detached family dwellings and associated infrastructure. (Additional information - bat survey rec 9 July 2021)

11 [P21/V1831/HH](#)

4 Westfields, OX14 1BA

Deadline for comments: 28 July 2021

Demolition of the existing garage and utility room. Two storey side extension to provide store, office and open plan sitting, dining and kitchen area on the ground floor with an extended bedroom, dressing area and en-suite on the first floor. Single storey rear extension as part of the new open plan area.

12 [P21/V1842/PDH](#)

41 Lindsey Drive, OX14 2RR

Deadline for comments: not stated

Proposed rear conservatory. Depth - 3.3m Height - 3.4m Height to eaves - 2.6m

13 [P21/V1866/HH](#)

57 Abbott Road, OX14 2DU

Deadline for comments: 29 July 2021

Erecting a gazebo less than 2 m away from fence and exceeding the height of 2.5 m at the back of the garden and next to the boundary with no.59, Abbott Road. We currently hold planning permission to redevelop the existing garage near the same boundary, but we are not planning to go ahead with this work. The gazebo will be on a 20 cm high decking platform and the maximum height of the double pitched roof will be 2.95 cm including the decking. The gazebo will be open on all sides, no solid walls or panels will be added and will be 4.86 m long x 3.6 m wide, situated 1 m away from the back fence and 50 cm away from the fence shared with 59 Abbott Road

14 [P21/V1917/HH](#)

82 Curtis Avenue, OX14 3UW

Deadline for comments: 3 August 2021

To construct an Edwardian design conservatory extension to the rear of the property

15 [P21/V1920/HH](#)

57 Baker Road, OX14 5LJ

Deadline for comments: 3 August 2021

Variation of condition 2 (Approved plans) in application P19/V2189/HH Convert garage to accommodation and provide bay window to match existing bay window.