



# ABINGDON-ON-THAMES TOWN COUNCIL

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## **Planning, Highways & Consultations Advisory Committee** **Monday 28 June 2021** **AGENDA**

Wednesday 23 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 28 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](mailto: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.**

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](mailto: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 **Minutes**

To receive and consider the minutes of the meeting of [7 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](mailto: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 **Highways England notice re A34 Drayton**

**To note the following information from Highways England**

**A34 Drayton (Oxfordshire) – Layby Improvements**

Located off the A34 near Drayton, is an area which was previously constructed as part of an old Drayton slip road, but is now used as an unofficial layby.

We plan to convert this area into an official standard layby by carrying out major reconstruction to the embankment. Work will also involve:

- realigning the verges;
- updating the safety barrier;
- installing new timber fencing;

- resurfacing and laying of new road markings;
- improve drainage; and
- installing new layby signs.

As part of this project, additional work will take place to the old Drayton Road/Steventon Road slip road embankment area, to prevent anyone from parking illegally. The works will include:

- replacing the existing gates to heavy duty gates;
- installing a small section of interlocking concrete blocks;
- installing new timber fencing;
- planting new vegetation; and
- removing the old concrete blocks.

The main construction work will start from Monday 21 June 2021 and is expected to be completed in September 2021. Prior to this, work to clear hazardous material from the lay-by and vegetation clearance will take place from Wednesday 9 June 2021.

For the safety of our workforce and customers, narrow lanes and a 50mph speed limit will be in place on the A34 northbound carriageway (next to the work area) from Monday 21 June until mid-September 2021.

The lay-by will be closed from 9 June 2021 till the completion of the work.

In addition, the A34 northbound carriageway between the Milton Interchange and Marcham Interchange, will be closed overnight on the following dates to allow the traffic management to be installed and then removed:

- Monday 21 and Tuesday 22 June
- Saturday 11, Sunday 12 and Monday 13 September

These closures will be in place from 9pm to 6am, and a signed diversion will be in place via the A4130 from Didcot to Wallingford, then north on the A4074 towards Oxford. From here road users can re-join the A34 north or southbound carriageways depending on their destination.

Access will be maintained for emergency service vehicles on blue light calls.

**Please note that these works are subject to change due to weather conditions or unforeseen circumstances. We'll advertise the closures on yellow signs placed in advance alongside the road, and on our South-East Twitter page (@HighwaysSEAST)**

We would like to apologise in advance for any inconvenience or disruption you may experience during this work.

### **Keeping Up-to-date**

If you have any questions, or if you would like to know about our work, please contact us on **0300 123 5000** or email [info@highwaysengland.co.uk](mailto:info@highwaysengland.co.uk). Or you can visit our website at <https://highwaysengland.co.uk/travel-updates/daily-closure-report/> where you can find a weekly report of all full closures across the network.

Alternatively, please visit our webpage <https://highwaysengland.co.uk/our-work/south-east/south-east-maintenance-schemes/>

## 9 **Street naming for North Abingdon development**

**To consider the following request from the Street Naming and Numbering Team at the Vale of White Horse District Council:**

I have been asked by DWH to provide postal addresses for the first phase of their North Abingdon development (284 new dwellings) P19/V1998/RM. Would you please consider **12** new street name suggestions from which the district council may create the addresses and let me know when the new street name might be available?

## 10 **Temporary Traffic Regulation Notice**

**To note the information below from Oxfordshire County Council**

**S14 Road Traffic Regulation Act 1984 - Temporary Road Closure and “No Waiting” restriction at Wootton, Cumnor Road**

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 carriageway patching works.

A [temporary Notice](#) is being made to implement the temporary closure and will operate from 29 July 2021 up to and including 30 July 2021. This will operate between 20:00 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 Gordon Kelman, Oxfordshire County Council on 0345 310 11 11.

## 11 Temporary Traffic Regulation Notice

To note the information below from Oxfordshire County Council

### **S14 Road Traffic Regulation Act 1984 - Temporary Road Closure and “No Waiting” restriction at Abingdon, Radley Road**

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 carriageway patching works.

A [temporary Notice](#) is being made to implement the temporary closure and will operate from 30 July 2021.

The anticipated completion date is 31 July 2021. Overnight closure 20:00 to 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.

## 12 Experimental Traffic Regulation Order

To note the information below from Oxfordshire County Council:

I am writing to inform you that following the findings from the initial ‘pilot’ period, the preliminary consultations and further discussions with schools regarding their requirements for the School Streets scheme, Oxfordshire County Council has made minor amendments to the various [ETROs](#) that govern the operation of these. Primarily the amendments see changes to the times of operation for the schemes, and these are detailed for the specific schools in the tables below, and are due to take effect from the **28th June**:

### 1. Abingdon ([details here](#))

**a) St Nicolas C of E Primary School** - Boxhill Walk at its junction with Fitzharrys Road, and Boxhill Road at its junction with Bowyer Road:

Time Period	Original	From 28/06/21
Morning Drop-Off	8:30am to 9:15am	8:20am to 9:00am
Afternoon Pick-Up	2:45pm to 3:30pm	2:45pm to 3:20pm

*Other ETROs in other towns were listed but are not included here.*

Finally, an amendment has also been made to clarify that access to private and business premises within the closure is allowed, i.e. a resident of that road or a visitor to premises in that road, and for delivery/collections at premises in that road.

Any person may object to the making of the order for the purposes of such indefinite continuation within a period of 6 months i.e. any objections or other representations should be submitted by **Friday 17th December 2021**. Please do get back to me should you have any questions or queries or if you require any additional information.

### 13 **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
<a href="#">P21/V0589/HH</a>	33 Berry Croft, OX14 1JN	Objection	Planning permission
<a href="#">P21/V1144/HH</a>	122 Oxford Road, OX14 2AG	Objection	Planning permission
<a href="#">P21/V1019/HH</a>	18 & 18A North Avenue, OX14 1QN	Objection	Planning permission

- **Amendments**

To consider the following amendments:

**[P21/V0024/FUL](#)**

**Land to the West of Wootton Road**

The erection of a Class E discount foodstore with associated access, parking and servicing areas, landscaping, and associated works. Amended plans including revised landscaping, parking and retail information received 9 June 2021.

*The Town Council had previously objected as follows:*

*The Town Council objects to this application on the grounds of road safety and cycle safety with particular regard to the proposed entrance and surrounding roads. The Town Council is not confident that the transport assessment undertaken by the applicant reflects the reality of the conditions at the site. The Town Council notes that when the supermarket and the adjacent development are completed there will be two entrances very close to each other on opposite sides of the road. This would represent a hazard and would be in contravention of Core Policy 33(i) and (vi) of the Vale of White Horse District Local Plan 2031, (Promoting Sustainable Transport and Accessibility) given the likely negative impact on the safety of road users.*

*The new development and the supermarket will also result in a significant increase in traffic in the area which will need to be safely managed.*

*The Town Council notes that cycling provision does not appear to have been taken into account at all in the design of the entrance to the supermarket site and surrounding roads, including the roundabout between Wootton Road and Dunmore Road. The application includes a transport assessment in which it is noted that Oxfordshire County Council has offered pre-application advice which notes that improvement works at the roundabout should be considered.*

*The proposal to develop the supermarket on the site is in contravention of Core Policy 33 of the Vale of White Horse District Local Plan 2031 (Promoting Sustainable Transport and Accessibility) as it does not improve the transport network. The application is also in contravention of Core Policy 33(ii) and Core Policy 35 (i) and (iv) of the Vale of White Horse District Local Plan 2031 (Promoting Sustainable Transport and Accessibility) as the proposed supermarket entrance will hinder the provision of sustainable transport measures by discouraging pedestrians and cyclists from using the road.*

*The proposed development would increase traffic and hazards to motorists, pedestrians and cyclists by increasing traffic in the area without seeking to address the safety of road users in the design of the entrance in particular.*

*The proposed entrance is also in contravention of the Oxfordshire Cycling Design Standards, 3.3.1 which states: 'The needs of cycle users should be incorporated into the designs of all junctions. The needs of cycle users should be considered for all possible movements.'*

*The Town Council supports the principle of development at the site but would like to see the many issues around safe transport at and near the site properly addressed by the applicant, the planning authority and the highways authority.*

#### **P21/V0333/RM**

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

Reserved Matters application following outline application P17/V1336/O relating to appearance, landscaping, layout and scale for 140 dwellings including details of footpath through public open space.

*No further comments are allowed on this application, which is on the agenda for information only*

#### **P21/V0685/LB**

#### **44 East St Helen Street, OX14 5EB**

Removal of existing friable roof tiles and rotten roof timbers and replacement of tiles and timbers in a like for like manner. Removal of rotting floor joists and lintels and other woodworm infested timber. (Additional justification document received 1 June 2021).

*The Town Council had previously offered no objections to this application.*

**P21/V0689/LB**

**Flat 4 47 Gosling Court Bath Street, OX14 1TT**

Like for like replacement of rotten 2nd floor sash window (additional plan and photographs submitted 8 June 2021)

*The Town Council had previously offered no objections to this application.*

**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. (Amended plans received 21 May 2021- changes to fenestration and further details on visibility splays and car parking)

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

- **Certificate of Lawful Development**

To note the following applications:

**P21/V1459/LDP**

**22 Masefield Crescent, OX14 5PH**

Single storey extension at the side

**P21/V1503/LDP**

**20 Old Farm Close, OX14 3XU**

Erection of single storey extension to rear

- **Discharge of conditions**

To note the following application:

**P21/V1603/DIS**

**15-16 Abbey Close, OX14 3JD**

Discharge of condition 3 (joinery details) on planning application P21/V0601/LB. (Internal refurbishment as described in the Design and Heritage Impact Statement)

## 14 **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/V1201/HH](#)

**The Paddocks, Vineyard, OX14 3PG**

Deadline for comments: 6 July 2021

Insertion of timber window in gable end

**2**      [P21/V1292/HH](#)

**107 Drayton Road, OX14 5JF**

Deadline for comments: 29 June 2021

Increase the height of 6ft panel privacy fence to 8ft using 2ft double slatted fencing panels along the length of the existing fence from the house to the end of the garden, this is a distance of 15 metres. Fence is about 5 inches inside our boundary line, running alongside the wire chain-link boundary fence.

**3**      [P21/V1299/LB](#)

**Ock House, Flat 1, 266 Ock Street, OX14 5DR**

Deadline for comments: 7 July 2021

Replace existing sash windows

**4**      [P21/V1460/FUL](#)

**35 Wick Close, OX14 2NQ**

Deadline for comments: 26 June 2021 – extended to 29 June 2021

Minor alterations to existing house to divide to form two dwellings - 1 No. 3-bed house and 1 No. 1-bed house

**5**      [P21/V1468/HH](#)

**5 Galley Field, OX14 3RU**

Deadline for comments: 26 June 2021 – extended to 29 June 2021

Two-storey extension to north east flank (encompassing existing garage and utility room), two-storey and single-storey extensions to rear (encompassing existing two-storey extension), first floor projection to south west flank, addition of porch to front elevation, alterations to fenestration and addition of render at first floor level. Re-submission of Application P20/V0693/HH, with variations.

**6**      [P21/V1471/LB](#)

**42 East St Helen Street, OX14 5EB**

Deadline for comments: 29 June 2021

Remove the slated roof over the existing utility and wc rooms and replace with a well-insulated flat roof blending into the existing flat roof area over the bathroom. A small opening flat roof window will be installed over the utility area, with the new ceiling constructed from plasterboard. Carry out general maintenance work on the external, walls and existing doors and windows. The existing bathroom/wc and utility infrastructure will be retained.

**7**      [P21/V1498/FUL](#)

**Old Abbey House, Abbey Close, OX14 3JD**

Deadline for comments: 29 June 2021

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

**8**      [P21/V1508/HH](#)

**9 Eason Drive, OX14 3YD**

Deadline for comments: 29 June 2021

Demolition of existing conservatory and construction of new single storey rear extension.

**9**      [P21/V1563/HH](#)

**64 Crosslands Drive, OX14 1JU**

Deadline for comments: 1 July 2021

Replacement of existing conservatory. Proposed two-storey and single-storey extension with porch and internal alterations

**10**     [P21/V1574/HH](#)

**13 Bostock Road, OX14 1DP**

Deadline for comments: 2 July 2021

Single storey rear extension

**11**     [P21/V1575/HH](#)

**115 South Avenue, OX14 1QS**

Deadline for comments: 1 July 2021

Single storey extension linking main house to existing outbuilding

**12**     [P21/V1585/LB](#)

**The Paddocks, Vineyard, OX14 3PG**

Deadline for comments: 6 July 2021

Insert new window in existing brickwork gable end.

**13**     [P21/V1586/HH](#)

**46 Park Road, OX14 1DG**

Deadline for comments: 3 July 2021

Convert existing ground floor living area of the attached annex to form an integral garage. Replace existing first floor window. Replace existing glass conservatory roof with plain tiles to match existing & conservation rooflights. Increase front dwarf wall driveway width.

**14**     [P21/V1615/T28](#)

**Cornerstone 111086, Larkmead School Faringdon Road, OX14 1RF**

Deadline for comments: not stated

Replacement of 3nop. antennas and installation of a ground mounted GPS module on gantry pole and ancillary develop thereto for Telefonica.

**15**     [P21/V1618/HH](#)

**4A Fennel Way, OX14 3TL**

Deadline for comments: 13 July 2021

Single storey front extension, two storey rear extension, garage conversion and internal alterations to a semi-detached 3-bedroom house. The proposed layout will include additional living accommodation to include an open plan kitchen, dining and snug space, separate play room, increased entrance hall, utility and first floor rear bedrooms.

**16**     [P21/V1646/HH](#)

**4 Upton Close, OX14 2AL**

Deadline for comments: 8 July 2021

Removal of garage and store buildings. Construction of two storey, side extension and single storey rear extension

**17**     [P21/V1647/HH](#)

**106 Andersey Way, OX14 5NW**

Deadline for comments: 10 July 2021

Ground floor extension to rear of property