



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Advisory Committee **Monday 7 June 2021** **NOTES OF MEETING**

Present

Cllr Grace Clifton
Cllr Jim Halliday
Cllr Patrick Lonergan

In attendance

Andy Crick
Nigel Warner

Committee Clerk (Clerk to the meeting)
Town Clerk

1 **Election of Chair**

Cllr Oates was proposed by Cllr Clifton, seconded by Cllr Halliday and agreed.

2 **Election of Vice-Chair**

Cllr Clifton was proposed by Cllr Lonergan, seconded by Cllr Halliday and agreed.

3 **Apologies for Absence**

Apologies were received from Cllr Oates.

4 **Declarations of Interests**

Cllr Clifton noted a non-pecuniary interest with regard to amendment P21/V1144/HH - 122 Oxford Road, OX14 2AG. As the committee would not be quorate without Cllr Clifton, a formal response to this amendment would not be offered.

5 **Minutes**

It was recommended to the Urgency Committee that the minutes of the Planning, Highways and Consultations Committee meeting on 17 May 2021 be agreed.

6 **Matters Arising**

It was noted that the advisory committee had four members and required three members to be quorate. It was proposed by Cllr Halliday, seconded by Cllr Clifton and agreed to request that the Urgency Committee appoint two additional members to the advisory committee as soon as possible, ideally from areas of Abingdon not currently covered by current membership, so that knowledge of all areas of the town can be used to inform decisions on planning applications.

7 **Public participation**

A member of the public asked to speak but did not attend the meeting. The comments they submitted were sent to committee members for their information.

8 **Committee Actions and Forward Plan**

There were outstanding actions for this cycle.

9 **Neighbourhood Plan**

Cllr Grace Clifton provided an update. Cllr Clifton met with the Chair of the Neighbourhood Plan steering group and a representative from Feria Consultants last week. Four task groups are now forming and the steering group is looking at ways to involve people to help deal with activities around each task group. It was agreed that each task group would have a clear remit and a set of research questions to guide activity. Comments from the Planning, Highways and Consultations Advisory Committee have been incorporated into the interim report and this would be considered by the Town Council at its next meeting. This was intended to be an update on work rather than a detailed consultation. Public engagement would commence on 1 July 2021 via the Town Council website and through public engagement events throughout July. Cllr Clifton noted the work of the Communications, Marketing and Events Officer on this.

NOTIFICATIONS

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

This item was warmly received by the committee. The Town Clerk was asked to contact Christian Mauz to note this endorsement. *[A response to the consultation was submitted on 9 June 2021.]*

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

This 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**

The Town Council had objected to application P21/V0874/HH, 6 Hedgemoor Avenue, OX14 2NE but the Planning Authority had approved it. The Planning Authority had contacted the Town Council to explain the decision. The committee noted that the approved application had addressed the concerns of the Town Council and welcomed the amendments which had been made.

- **Amendments**

P20/V2789/HH

1A Ferry Walk, OX14 5HR

The Town Council did not object to the original application and had no objections to the amended application

P21/V0525/DIS

184 Oxford Road Abingdon Oxfordshire OX14 2AE

The committee had no comments to offer on this amended application.

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.

Response sent 11 June 2021:

The Town Council welcomes the additional information provided about the heat pump and the additional comments from the County Council Highways Liaison Officer with regard to parking. The Town Council does not object to the amended application subject to the conditions of the Highways Liaison Officer being delivered as required.

P21/V1019/HH

18 and 18A North Avenue, OX14 1QN

The Town Council had previously objected to this application but the committee welcomed the amendments and had no objections to the amended application.

P21/V1144/HH

122 Oxford Road, OX14 2AG

The Town Council had previously objected and welcomed the amendments which had addressed some of the concerns raised in the original application. As the meeting was inquorate due to a member declaring an interest a formal response would not be submitted.

- **Certificate of Lawful Development**

The applications were noted. The committee asked officers to obtain advice from the Planning Authority on whether it was possible to object to these applications and what the rules around this were.

- **Discharge of conditions**

This item was noted.

13 **Planning Applications**

1 **[P21/V0454/HH](#)**

50 Francis Little Drive, OX14 5PN

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

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.

** Note to Councillors: The advisory committee had asked for the comments of the Highways Authority to be taken into account with regard to this application but no comment was received from them before the deadline for responses.*

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

2 [P21/V1242/FUL](#)

43 Edward Street, OX14 1DJ

Change of Use to form 5 Flats (4 New)

The comments of the Civic Society were noted.

The Town Council objects to this application as it would be significant overdevelopment of the site and of the local area. The proposed dwellings are extremely small and lack adequate amenity space. The development would be contrary to Core Policy 37(i), (ii) and (viii) and Core Policy 38(i) of the Vale of White Horse District Council Local Plan 2031. The development would further exacerbate parking problems for residents in this part of Abingdon and would be contrary to Core Policy 35(vii) 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.

3 [P21/V1269/HH](#)

215 South Avenue, OX14 1QT

Single storey rear extension and increase size of drive

No objections

4 [P21/V1271/HH](#)

10 Picklers Hill, OX14 2BA

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

No objections

5 [P21/V1285/HH](#)

5 Sympson Close, OX14 5RB

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

No objections

6 [P21/V1322/FUL](#)

Land at 31 Welford Gardens, OX14 2BN

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

The Town Council notes and endorses the comments from the Civic Society. The proposed development would represent major overdevelopment of the site and would negatively affect the character of the estate and the amenity for neighbouring properties. The proposed development would contravene Core Policy 37(i), (ii), (viii) and (x).

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

7 [P21/V1372/HH](#)

Blagdon St Peters Road, OX14 3SJ

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

The Town Council has no objections to this application subject to the Highways Authority being content with the proposed replacement of the garage and the subsequent reduction in parking available at the property.

** Note to Councillors: The advisory committee had asked for the comments of the Highways Authority to be taken into account with regard to this application but no comment was received from them before the deadline for responses.*

8 [P21/V1380/LB](#)

The Knowl, 52 Stert Street, OX14 3JU

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

No objections

9 [P21/V1388/HH](#)

7 Lyford Way, OX14 2DE

Rear single storey extension

No objections

10 [P21/V1414/HH](#)

45 Kysbie Close, OX14 1XY

Conversion of Roof Space to create 2 Bedrooms and Bathroom

The Town Council objects to this application as it is concerned that the size and extent of the development is out of keeping with the area and with neighbouring properties and would represent overdevelopment. The Town Council is concerned that the proposed windows in the roof of the property would have a negative impact on neighbouring properties as they would negatively affect their privacy and would recommend that the size of the windows is reduced. The current application would contravene Core Policy 37(i), (ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

The proposed development will increase the size of the property from three to six bedrooms but with space for only three cars. There are no pavements on the street where the development is planned so on-street parking is not possible. The application would contravene Core Policy 35(vii) 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.

11 [P21/V1434/HH](#)

18 Thistlecroft Close, OX14 2QS

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

No objections

12 [P21/V1437/HH](#)

24 Gall Close, OX14 3XY

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

No objections

13 [P21/V1446/HH](#)

167 Ock Street, OX14 5DL

Rear and side extension.

The Town Council notes the objections of the Civic Society and its reference to the previous application on this site. As the Civic Society has noted, the Town Council would agree that the proposed new development retains many of the problems of the earlier application (P20/V3204/FUL).

The proposed development would represent overdevelopment of the site and would be out of keeping with the design of the Victorian terrace and the surrounding area. If approved, there would be a loss of amenity space to the local area as an open aspect would be removed. In the determination of the previous application (P20/V3204/FUL) the Planning Officer noted (item 3) that ‘the proposed home would not be set-back from the boundary with Victoria Road and would provide no buffer from the public realm, contrary to Design Guide advice’. The development would be three storeys high and adjacent to the pavement, a positioning at odds with the majority of the buildings on Victoria Road. The proposed development would contravene Core Policy 37(i), (ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

The proposed development has the potential to cause traffic issues, with sightlines at the busy junction between Ock Street and Victoria Road negatively affected. This may cause an additional hazard to cyclists and pedestrians in particular, with approaching vehicles less able to see them. This would stand in opposition to Core Policy 35 of the Vale of White Horse District Council Local Plan 2031.

There would also be a loss of parking spaces if the development was approved, leading to a possible increase in on-street parking. This would contravene Core Policy 35(vii) and Core Policy 37(ix) 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.

14 [P21/V1449/HH](#)

8 Pytenry Close, OX14 2RQ

Two and single storey extensions

The Town Council objects to this application as the proposed development is very large and would be overdevelopment of the plot in a small cul-de-sac. The planned extension would be out of keeping with neighbouring properties as it would have four different roof lines. The proposed development would contravene Core Policy 37(ix) (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.

Meeting ended 7.42pm