



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Advisory Committee Monday 19 July 2021 NOTES OF MEETING

Present

Cllr Lorraine Oates	Chair
Cllr Grace Clifton	
Cllr Jim Halliday	
Cllr Pat Lonergan	

In attendance

Andy Crick	Committee Clerk (Clerk to the meeting)
Nigel Warner	Town Clerk

1 **Apologies for Absence**

Apologies were received from Cllr Briggs.

2 **Declarations of Interests**

Re Item 16, Old Abbey House, Abbey Close, OX14 3JD (P21/V1498/FUL), Cllr Halliday noted that he is a neighbour and will therefore not comment.

Re Item 17.3, Abingdon Lawn Tennis Club Lambrick Way, OX14 5TJ (P21/V1734/FUL), Cllr Halliday noted that the proposed lighting would be next to a close friend's property

3 **Minutes**

The notes of the Planning, Highways and Consultations Committee meeting on 28 June 2021 were considered. Re item 9: Street naming for North Abingdon development, the

spellings of the names stated were amended to 'Argyle' and 'Hemmings'. The notes document was amended accordingly and the notes as amended were agreed as a correct record of the meeting.

4 **Matters Arising**

None

5 **Public participation**

There was no public participation.

6 **Committee Actions and Forward Plan**

There were outstanding actions for this cycle.

7 **Neighbourhood Plan**

Cllr Clifton noted that there had been two public engagement events in July 2021 and the feedback received would be incorporated into the plan.

NOTIFICATIONS

8 **Street naming**

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

Former Mayors of Ock Street: Brett
 Argyle
 Hemmings

Historians: Cox
 Pickering

The Committee Clerk was asked to delete 'Brett' and correct the spelling of Hemmings and Argyle. The Town Clerk noted that the correct names had been communicated to the District Council and a new name was agreed to be submitted:

Former Mayor: Crane.

9 **Cancellation of Abingdon Marathon**

This item was noted.

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

This item was noted. The Town Council welcomed the introduction of a new method to pay in addition to physical pay and display machines.

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

This item was noted. The Town Clerk was asked to publicise this on the Town Council website as it is likely to cause significant disruption.

12 **Notification of naming of converted property**

This item was noted.

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

This item was noted.

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

This item was noted.

15 **Review of gambling policy**

The Chair would delegate responsibility for sending a response to a member of the advisory committee. Cllr Halliday volunteered to do this and to send a draft response to committee members.

16 Vale of White Horse Planning Decisions / Updates from VWHDC Officers

- Decisions

This item was noted.

- Amendments

The following amendments were considered:

[P21/V0454/HH](#)

50 Francis Little Drive, OX14 5PN

The Town Council had no objections to the amended application.

[P21/V1014/FUL](#)

1 Stert Street, OX14 3ER

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.

19.7.21

The Town Council has previously objected to the application as the parking identified on the application was insufficient. The Town Council remains concerned that the parking provided is inadequate for the development and is in fact allocated to first floor residences at the property. The lack of parking provision is in contravention of Core Policy 35 of the Vale of White Horse District Council Local Plan 2031.

[P21/V1460/FUL](#)

35 Wick Close, OX14 2NQ

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.

19.7.21

The Town Council has previously objected due to the inadequate availability of parking for the two properties. The applicant has addressed the concerns of the Highways Officer with regard to visual splays at the access to the site but the issue of parking remains a concern and could cause a hazard if there is additional on-street parking as

a result. This may be considered to be in contravention of Core Policy 37(iv) and (xi) of the Vale of White Horse District Council Local Plan 2031

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

[P21/V1498/FUL](#)

Old Abbey House, Abbey Close, OX14 3JD

The Town Council offered no objections to the original application.

19.7.21 – The Town Council was minded to follow the advice of the county archaeologist.

- **Certificate of Lawful Development**

These items were noted.

- **Discharge of conditions**

These items were noted.

17 **Planning Applications**

1 **[P21/V1609/HH](#)**

48 Picklers Hill, OX14 2BB

The erection of an entrance porch

No objections.

2 **[P21/V1726/HH](#)**

45 Parsons Mead, OX14 1LW

Remove existing garage & replace with two storey side extension.

* Amended plans submitted 6 July 2021

The Town Council has no objections with regard to planning regulations but would ask planning officers to pay particular attention to the objections of the resident of the neighbouring property and the possible impact on their situation.

3 **[P21/V1734/FUL](#)**

Abingdon Lawn Tennis Club Lambrick Way, OX14 5TJ

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

No objections

4 [P21/V1736/HH](#)

29 East St Helen Street, OX14 5EE

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)

The deadline for responding had passed when this item was considered by the committee.

5 [P21/V1737/LB](#)

29 East St Helen Street, OX14 5EE

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.

The deadline for responding had passed when this item was considered by the committee.

6 [P21/V1741/HH](#)

3 St Nicholas Green, OX14 1HH

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)

The Town Council has no objections to the application but asks the planning authority to consider imposing a condition to ensure that the planned building does not become a separate dwelling.

7 [P21/V1745/HH](#)

47 Caldecott Road, OX14 5EZ

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.

The Town Council has no objections to the application but asks the planning authority to consider imposing a condition to ensure that the planned building does not become a separate dwelling.

8 [P21/V1751/HH](#)

11 Holland Road, OX14 1PH

Single storey rear and side extension

The Town Council has no objections but would ask the Planning Authority to confirm that the width of the garage can accommodate a vehicle.

9 [P21/V1764/HH](#)

18 Bowyer Road, OX14 2EW

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

The Town Council has no objections.

10 [P21/V1777/O](#)

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

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)

The Town Council notes the comments of the Highways Authority, which has pointed out a number of issues with the proposed application, in particular safe egress from the site and the ability of emergency vehicles to access the site if needed. The Town Council also notes the comments of the Highways Authority with regard to parking in relation to the number of residential units, which it notes has not been stated in the application. The Town Council considers that the comments of the Highways Authority merit an objection to this application as it contravenes Core Policy 35(vii) and Core Policy 37(ix) of the Vale of White Horse District Council Local Plan 2031.

If these matters can be addressed, when the application is determined, the Town Council would request that a condition be made that the access and joint path are maintained.

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

11 [P21/V1831/HH](#)

4 Westfields, OX14 1BA

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.

The Town Council notes the comments of the Highways Officer regarding insufficient information about the number and size of parking spaces at the property. The Town Council is unable to determine its response to the application as a result and notes that the proposed parking may contravene Core Policy 35(vii) and Core Policy 37(ix) of the Vale of White Horse District Council Local Plan 2031

12 [P21/V1842/PDH](#)

41 Lindsey Drive, OX14 2RR

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

No objections

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

No objections

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

No objections

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.

The Town Council does not consider that sufficient information has been provided to determine the application and would recommend that the planning authority requests further details of the proposed development before determining the application.

The meeting was adjourned at 7.23pm. The meeting reconvened on 26 July 2021 at 7pm and ended at 7.26pm.