



# ABINGDON-ON-THAMES TOWN COUNCIL

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## **Planning, Highways & Consultations Advisory Committee** **Monday 9 August 2021** **AGENDA**

Wednesday 4 August 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 ( <i>ex-officio</i> )
Cllr Cheryl Briggs	Mayor ( <i>ex-officio</i> )

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 9 August 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 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](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 **Notes of meeting**

To receive and consider the minutes of the meeting of [19 July 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 **OXFORDSHIRE COUNTY COUNCIL; ROAD TRAFFIC REGULATION ACT 1984  
Section 14 (1) ABINGDON AIR AND COUNTRY SHOW 2021**

**To note the following:**

The County Council proposes to make the above-mentioned Order and I therefore attach a copy of the [Notice](#) which includes details and dates of road closures & temporary traffic measures. If you have any questions relating to the above Order please contact the event organiser: Neil Porter, 19 Brize Norton Road, Carterton, Oxon, OX18 3HW  
e: [neilsevent72@gmail.com](mailto:neilsevent72@gmail.com).

## 9 **Ox-Cam Arc**

### **To note the following message from the Vale of White Horse District Council: People across South and Vale urged to have their say on the Ox-Cam Arc**

People across South Oxfordshire and the Vale of White Horse are being urged to have their say on the Oxford-Cambridge Arc, a government led project which will have an impact on the district in the future.

The Oxford-Cambridge Arc includes the area between Oxford, Milton Keynes and Cambridge and aims to make significant economic, social and environmental improvements across the region by 2050 and beyond.

The government is currently developing a vision for the Spatial Framework – a long-term strategic plan for growth across the area – which will help support planning for the future with the aim of helping to create jobs, drive investment, protect and enhance the environment, and provide infrastructure to make the Arc a better place to work and live.

The government has announced a 12-week public consultation on the future of the Ox-Cam Arc and people are being encouraged to help to create the Spatial Framework's vision for the area to 2050 under the following themes:

- The Environment
- The Economy
- Connectivity and Infrastructure
- Place-making

Once agreed, the shared vision will help to determine which new policies are developed and ultimately will shape government plans for the Oxford to Cambridge Arc region.

The consultation also seeks views on [the work the Government has done to set the scope of the Sustainability Appraisal](#), and the Government has also [announced a new expert panel](#) to advise on sustainable economic and housing growth in the Arc.

Cllr Sue Cooper, Leader of South Oxfordshire District Council, said: "The Ox-Cam Arc will have an impact on our residents in South Oxfordshire for many generations to come, especially if the high population growth forecasted materialises. It is therefore vital that development is properly managed and planned and that the project's vision really focusses on protecting and enhancing our natural environment, while also providing green focussed improvements to our local infrastructure and employment opportunities which will have genuine benefits for people living and working here.

"We as a council we will do what we can to influence the direction of this project, however it's very important that people understand what this project means and that they are able to have their say at each stage of the process.

"I therefore urge everyone who lives and works in South Oxfordshire to have their say in this consultation, particularly our younger residents who will be most impacted by the longer-term effects of any Arc projects."

Cllr Emily Smith, Leader of Vale of White Horse District Council, said: “This is really the first opportunity that our residents have had to see or comment on the government’s plans for the Arc region and their Arc Spatial Framework, which will become part of national planning policy.

“As a council we are already pushing for stronger environmental policies and powers along with investment in green technology. We know that people are concerned about the potential levels of growth and making sure that any benefits that the Arc projects bring benefit all existing residents across our communities.

“The Arc projects are likely to have a significant impact on our communities and will play a key role in how we are able to come together as a wider region to tackle the climate emergency. It’s particularly important that residents, businesses, and local partners in the Vale have a say in shaping this vision as it will help determine what policies and investments happen next.

“I urge everyone who lives and works here to find out more about the government’s vision for the Arc region and to have your say in this initial consultation.”

### **How to have your say**

This public consultation is the first of three that will guide a new Spatial Framework over the next two years.

To find out more and to have your say visit [placebuilder.io/futureofthearc](https://placebuilder.io/futureofthearc). The consultation is open until 12 October 2021.

### **About the Oxford-Cambridge Arc**

The Oxford-Cambridge Arc (the Arc) is a globally significant area between Oxford, Milton Keynes and Cambridge. It is formed of five ceremonial counties: Oxfordshire, Buckinghamshire, Northamptonshire, Bedfordshire and Cambridgeshire.

It supports over two million jobs, adds over £110 billion to the economy every year and houses one of the fastest growing economies in England.

For more information, please visit the [government’s website](#).

## **10 Registration of an existing address known as: The Missing Bean, 1 Stert Street**

To note that the above commercial property is known as above and as shown on the [attached plan](#).

11 **Temporary Bridleway Closure at – Sunningwell (Abingdon) Bridleway 372/13**

**To note the following message from Oxfordshire County Council:**

Temporary Traffic Regulation Order – S14 Road Traffic Regulation Act 1984  
Temporary Bridleway Closure at – Sunningwell (Abingdon) Bridleway 372/13

A request has been received from Davis Wilson Homes for a temporary bridleway closure to apply to a section of Bridleway 372/13 whilst essential housing development works are carried out.

A [Temporary Traffic Regulation Order](#) (TTRO) is being made to implement the temporary closure and will operate from 01/10/2021 and the anticipated duration of this closure is 6 months.

(The maximum duration of a TTRO on a road is 18 months and on a footpath is 6 months, or until completion of the works, whichever is the earlier.)

Notice of intention to make the Order will be published in the local press.

A copy of the [drawing](#) showing the extent of the closure and also the alternative route for traffic is attached.

Further information regarding the works may be obtained by contacting David Wilson Homes on 01488680300.

T9195/MR

## 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/V1049/HH</a>	46 Swinburne Road, OX14 2HD	Objection	Planning permission
<a href="#">P21/V1414/HH</a>	45 Kysbie Close, OX14 1XY	Objection	Planning permission – <a href="#">see letter</a>
<a href="#">P21/V1460/FUL</a>	35 Wick Close, OX14 2NQ	Objection	Planning permission
P21/V1574/HH	13 Bostock Road, OX14 1DP	Objection	Planning permission – see below

#### Response from the Planning Authority re P21/V1574/HH, 13 Bostock Road, OX14 1DP:

Thank you for your response to consultation of the above application regarding a material amendment of the previous planning permission, ref P20/V3080/HH, for a single storey rear extension with a pitched roof to a flat roof.

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, subject to final checks.

In terms of design and appearance, the rear extension would not be visible from the public domain. It would remain of a subordinate scale in relation to the main dwelling and of low height. I have discussed this application with my team and although we appreciate the aesthetics of the rear extension may not be as pleasing as the pitched roof, the flat roof would not be significantly out of character to the dwelling or surrounding area, including the adjacent Conservation Area.

Therefore, officers consider the proposal as a whole would not cause harm to the character and appearance of the dwelling, surrounding area or Conservation Area.

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 by the 6 August 2021 and will not be presented to the planning committee. I appreciate the parish council is unlikely to agree with the decision, but I hope the above helps to explain the reasons why. The parish 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/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 had previously (17 May 2021) objected as follows:*

*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.*

**P20/V1348/FUL**

**94 Ock Street, OX14 5DH**

Change of use and alteration of 94 Ock Street, to provide 2 no. residential apartment at first floor and above; alongside the reinstatement of a commercial unit (Use Class E) at ground floor level. (Complete set of amended plans and information received 29th July 2021) (Correct application form received 17 August 2020, description changed 29th July 2021)

*The Town Council had previously (24 August 2020) objected to the original application as follows:*

*Recommend refusal. The Committee felt that 3 residential apartments not appropriate for the size of the building and therefore would be overdevelopment, contrary to Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031.*

*They were also concerned that there would be inadequate cycle storage facilities, again, contrary to Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031*

**P21/V1446/HH**

**167 Ock Street, OX14 5DL**

Rear and side extension.

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

*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.*

**P21/V1113/HH**

**5 Prince Grove, OX14 1XE**

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

*The Town Council had previously (17 May 2021) offered no objections.*

**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 had previously (7 June 2021) offered no objections but made the following comment:*

*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.*

- **Certificate of Lawful Development**

To note the following applications:

**P21/V2137/LDP**

**20 Caldecott Close, OX14 5HA**

Proposed single storey rear extension

- **Discharge of conditions**

To note the following application:

**P21/V1787/DIS**

**Peachcroft Shopping Centre Unit 3 Peachcroft Road Abingdon OX14 2QA**

Discharge of condition 3 in application P20/V3340/N5D. Change of use from A1 (retail) to A3 (cafe).

**P21/V2127/DIS**

**Army Rowing Club Wilsham Road, OX14 5LD**

Discharge of condition 5 on application P19/V1445/FUL. Demolish existing detached club room and store building Form new detached club room and rowing boat store

**P21/V2134/DIS**

**Abingdon And Witney College Wootton Road, OX14 1GG**

Discharge of conditions 3 (Construction Management Traffic Plan), 4 (Surface Water Drainage), 5 (Foul Water Drainage) & 6 (Archaeology Written Scheme of Investigation) in application P21/V0220/FUL. Construction of new Green Construction Building with ancillary landscaping and parking areas.

## 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/V1544/HH](#)

**20 Buscot Drive, OX14 2BJ**

Deadline for comments: 7 August 2021 – extended to 10 August 2021

Single storey rear extension.

**2**      [P21/V1932/D](#)

**145 Gainsborough Green, OX14 5JW**

Deadline for comments: not stated

Demolition of redundant pre-fabricated garages. Proposed planning application for residential units forthcoming on the site.

**3**      [P21/V1942/HH](#)

**96 Spring Road, OX14 1AX**

Deadline for comments: 5 August 2021 – extended to 10 August 2021

Single storey rear extension with 4 no. rooflights over. Shallow pitch roof and roofing tiles to match existing. Single storey porch extension with canopy, pitch roof and roofing tiles to match existing. Raise existing eaves and ridge line by circa 500mm (client has already obtained approval from neighbour) to create a new loft room extension. New roof pitch and profile to match existing, re-use existing roofing tiles with new box dormer (side) window. No increase in bedroom number. All new side windows to be obscure glazing.

**4**      [P21/V1961/HH](#)

**27 Campion Road, OX14 3TQ**

Deadline for comments: 10 August 2021

Removal of tiles to the front, rear and sides of the dwelling and replace with insulated board covered with coloured render. (amended description 20 July 2021).

**5**      [P21/V1982/HH](#)

**17 Chaunterell Way, OX14 5PP**

Deadline for comments: 13 August 2021

Demolition of single storey extension. Erection of single storey front and rear extension.

**6**      [P21/V2050/HH](#)

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

Deadline for comments: 21 August 2021

Erection of single storey extension to rear

**7**      [P21/V2147/HH](#)

**11 Sellwood Road, OX14 1PE**

Deadline for comments: 25 August 2021

Two Storey Side and Rear Extension Hipped Roof Over Extension to Match Existing New  
GRP Roof Over Existing Garage New GRP Roof Over Existing Single Storey Rear  
Extension New Larger Flat Roof Light Over Existing Rear Extension