



ABINGDON-ON-THAMES TOWN COUNCIL

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Planning, Highways & Consultations Advisory Committee **Tuesday 31 August 2021** **AGENDA**

Tuesday 24 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 **Tuesday 31 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 have been sent the meeting ID. 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 [9 August 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 **Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984: Temporary Road Closure and No Waiting at Botley/Cumnor, A420 Botley/Cumnor Duals**

To note the following:

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 19 August 2021 up to and including 20 August 2021. This will operate between 18:00 and 06:00.

A temporary Notice is being made to implement the temporary closure and will operate on 14 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.

Documents attached:

- [Notice 1: southbound day](#)
- [Notice 2: southbound PM](#)
- [Notice 3: northbound day](#)
- [Notice 4: northbound PM](#)
- [Map 1](#)
- [Map 2](#)

9 **CPRE Request to respond to Oxfordshire Local Plan 2050**

To note the following email from Helen Marshall, Director, CPRE Oxfordshire:

Re: Oxfordshire Plan 2050 – CPRE’s Headline Views – Our countryside, our future

PLEASE RESPOND TO THE OXFORDSHIRE LOCAL PLAN 2050 CONSULTATION, BY 8 OCTOBER 2021

2050 may seem a long way off for all of us, but for the Oxfordshire countryside it is just a blink of the eye. And in that brief time, we could lose much that we hold precious and dear.

So, if we want to help ensure that our countryside and rural character are still here for future generations to enjoy, we need to be fighting *now* to make sure the right policies are in place in the Oxfordshire 2050 Plan. *There’s no point waiting until the bulldozers turn up!*

The Oxfordshire Plan will set the development framework for the county for the next three decades, including the amount of growth and broadly speaking where it will go, as well as

the policies that will shape it. You can read more and find links to the consultation, being run by the Oxfordshire Growth Board, on our website [here](#).

We know that these consultations can be daunting, so at the bottom of that webpage you will also find:

- **CPRE Oxfordshire’s Initial Views – a high level summary explaining the consultation document and our initial views**
- **A ‘10 Minute Response’ Guide – a step by step guide to walk you through a response (it even includes a ‘1 Minute’ version for the really time-stressed!).**

Do you think we can accommodate growth equivalent to more than 2 new Oxfords by 2050, without damage to our environment? Do you think growth should be directed to rural Oxfordshire rather than to urban areas? Do you think we should have a policy to ensure we use land effectively, building the smaller, more affordable houses we need, or should we leave it to developers to decide? These are all issues covered in the Oxfordshire 2050 Plan and we think it’s vital that any development that comes forward does not cause undue harm to our countryside and rural character which, aside from all the other benefits to our health and well-being, are essential to our ongoing economic prosperity.

Our Oxfordshire leaders have promised that the Oxfordshire Plan 2050 will reflect the needs and wishes of local people, not be dictated to by top-down Government targets for the OxCam Arc or other proposals. We need your help to remind them to keep that promise.

We encourage you to:

1. Respond to the consultation
2. Let your local District/City/County councillor know your views – this is really important as they are unlikely to see, let alone read, all the consultation responses. If you don’t know who your councillor is, you can find out here: <https://www.writetothem.com/>
3. Ask others to do the same – tell your friends, family, social media...

With grateful thanks for all your support.

10 **Call for land and buildings available for change**

To note the following message from Adrian Duffield, Head of Planning, South Oxfordshire and Vale of White Horse District Councils:

We are sending this email to you, as important stakeholders in our community, to update you on our new Local Plan as we begin a stage called ‘Call for Land and Buildings Available for Change’ – more on that later.

If you weren’t aware, South Oxfordshire and Vale of White Horse District Councils are working together to prepare a Joint Local Plan to 2041, which once adopted, would replace the current Local Plans for both districts:

- [South Oxfordshire Local Plan 2035 \(adopted December 2020\)](#)
- [Vale of White Horse LPP1 \(adopted December 2016\) and LPP2 \(October 2019\)](#)

There are a number of benefits in preparing a joint plan – the planning challenges facing both districts are similar, as is the need for carbon reduction, genuinely affordable housing, and new and improved sustainable infrastructure. A joint plan also brings significant cost savings.

The Joint Local Development Scheme (LDS) sets out the timetable for producing new planning policy documents, including key production and public consultation stages. This is the first joint LDS that covers South Oxfordshire and Vale of White Horse District Councils, and includes details of the Joint Local Plan. The Local Development Scheme, March 2021 can be found [here](#).

Call for Land and Buildings Available for Change

The ‘Call for Land and Buildings Available for Change’ is an invitation to landowners, agents, developers, community groups and others to submit potential development sites for the councils to consider for inclusion in the Local Plan.

This process is usually referred to as a ‘Call for Sites’. The change in name reflects that, as well as land for housing and jobs, there is also an opportunity to submit sites for community and environmental uses, such as public open spaces or renewable energy, through this process. We are particularly keen to hear about previously developed land (also known as brownfield sites) that is available, or existing larger buildings that could be converted for new uses to help reduce the scale of greenfield development.

Land proposed for consideration will be added to our submitted sites register and a high-level review of the site will be undertaken by officers. This exercise is purely a data gathering exercise about locations that may be available and appropriate for development or new uses. Land submitted to the councils through this process will only gain planning status if it is taken forward as an allocation within the Joint Local Plan. This Call for Land and Buildings Available for Change process does not grant planning permission to any sites submitted.

How to make a submission

Our Call for Land and Buildings Available for Change will run for a six-week period from **Thursday 19 August to midnight on Thursday 30 September 2021**.

Entries can still be submitted after 30 September 2021, however they are likely to be assessed at a later stage of the plan-making process.

We have summarised below the requirements for what we are looking for and some instructions for anybody wanting to submit land or buildings for assessment. We have also produced a [Frequently Asked Questions \(FAQ\)](#) factsheet and [Guidance Note](#) to help answer any questions you may have.

Requirements for land and buildings

- Located in or partially in South Oxfordshire or Vale of White Horse District Councils’ administrative boundaries (see [map](#))
- Able to accommodate 5 or more homes if proposed for residential use
- Able to accommodate 500sqm or more if proposed for economic development use

- An area of at least 0.25 hectares where an alternative use is proposed (or when site capacity is unknown)

Information required

For land or buildings to be submitted successfully, you will also need to provide the following:

- Contact details (name/address/telephone number/email/ who are you representing if not the landowner)
- Site details (site address; site coordinates; current/previous uses)
- Landownership details (name/address of owner(s); single ownership; any other interests – tenancies)
- An appropriately scaled map showing the boundaries of the site
- Proposed use(s) (housing, employment, retail, nature recovery, renewable energy, community uses etc)
- Proposed scale (number of homes/employment floorspace etc)
- Information on when the land or buildings are likely to become available for development or other use
- Information on any known constraints and how these could be overcome.

Proposals can be submitted by:

To submit sites, please fill in the online form by using the link below:

<https://survey.southandvale.gov.uk/s/CallForLandAndBuildings2021/?m=55925842vygi4>

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](#).

A note on privacy

Please note that you must provide your name and address for your submissions to be considered. We will publish information about land and buildings submitted, but any personal information you provide to the councils within your submission will not be published online. Your information is required to ensure we can contact you further if your site is taken forward within the Joint Local Plan.

Some communities preparing Neighbourhood Plans may be interested in allocating sites and the councils may share information with neighbourhood plan groups to help them in their allocation work. Similarly, information about submitted land and buildings may be used for work on the Oxfordshire Plan 2050.

11 **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/V0454/HH	50 Francis Little Drive, OX14 5PN	Objection	Planning permission
P21/V0981/FUL	69 Drayton Road, OX14 5JE	Objection	Planning permission (see below)
P21/V1831/HH	4 Westfields, OX14 1BA	Objection	Planning permission
P21/V1574/HH	13 Bostock Road, OX14 1DP	Objection	Planning permission

Re P21/V0981/FUL:

I am writing with reference to the above application which you objected to on the grounds of highway safety.

Amended plans have been received which show spaces to standard and the required visibility splays, as such the highways officer no longer has any objections.

In all other respects the application is acceptable in principle and is considered to be an acceptable form of sustainable development, as such officers will be recommending approval of the application.

I hope this update is of use.

Kind regards

Hannah Wiseman, Senior Planning Officer

- **Amendments**

To consider the following amendments:

P20/V3043/FUL

25-27 Stert Street, OX14 3JF

Refurbishment, alterations and extensions to separate commercial unit from existing flat, and provide 2 x 1 bed flats. (As amended by additional information received on 28.4.21 and 29.7.21)

The Town Council had previously (21.12.20) responded as follows:

Councillors objected to the application which was considered to be inadequate as it had not addressed the archaeological conditions of the site. The application did not include sufficient information about this. Councillors also objected because the application has inadequate car parking provision, which contravenes Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031, p132.

P20/V3044/FUL

25-27 Stert Street, OX14 3JF

Refurbishment, alterations and extensions to separate commercial unit from existing flat, and provide 2 x 1 bed flats. (As amended by additional information received on 28.4.21 and 29.7.21)

The Town Council had previously (21.12.20) responded as follows:

Councillors objected to the application which was considered to be inadequate as it had not addressed the archaeological conditions of the site. The application did not include sufficient information about this. Councillors also objected because the application has inadequate car parking provision, which contravenes Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031, p132.

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 and amended highways details received 5 August 2021.

The Town Council had previously objected to this application but had removed its objections to the amended application considered on 28 June 2021). The Town Council responded as follows:

The Town Council had previously objected to this application and welcomes the amendments made by the applicant. The proposed new supermarket would provide benefits to the local area, reducing vehicle journeys from North Abingdon to other supermarkets in the town. The Town Council would like to remind the applicant of the flood risk at the site and would welcome plans to address this to reduce the risk of flooding, particularly at Farm Road.

P21/V1498/FUL

Old Abbey House, Abbey Close, OX14 3JD

Extension and change of use to create a hotel. (As amended by info. received 28.7.21)

The Town Council had previously (28.6.21) offered no objections to this application.

P21/V1563/HH

64 Crosslands Drive, OX14 1JU

Replacement of existing conservatory. Proposed two-storey and single-storey extension and internal alterations. Proposed dropped kerb to allow for additional parking within the sites frontage. (As amended by revised plans received 12 August 2021 and change of description).

The Town Council had previously (1.7.2021) objected to this application as follows:

The Town Council objects to this application as the proposed development reduces the parking space available at the property and may result in additional parking on the small residential road. This may negatively affect pedestrian and vehicle safety. The reduction in the amount of parking would contravene Core Policy 35(vii) of the Vale of White Horse District Council Local Plan 2031.

P21/V1609/HH

48 Picklers Hill, OX14 2BB

The erection of an entrance porch (amended ownership certificate received 20 August 2021)

The Town Council had previously (29.7.21) offered no objections to this application.

P21/V1618/HH

4A Fennel Way, OX14 3TL

Single storey front extension, single storey rear extension, garage conversion and internal alterations to a semi-detached 3-bedroom house. (Amended plans received 9 August 2021- omitting the two storey rear extension for a single storey rear extension)

The Town Council had previously (28.6.21) offered no objections to this application.

P21/V1726/HH

45 Parsons Mead, OX14 1LW

Remove existing garage & replace with two storey side extension (Scale of extension reduced as shown on drawing 020621 Rev B)

The Town Council had previously (19.7.21) offered no objections to this application.

- **Certificate of Lawful Development**

In response to a query raised by the committee at its meeting on 7 June 2021, the planning authority was asked to advise on whether it was worth the Town Council commenting on these applications. The following response was received and Councillors are referred in particular to the last sentence:

‘Lawful Development Certificates are an assessment of fact against the General Permitted Development Order, rather than a planning application which is the consideration of the material considerations and policy and weighing this in the balance.

‘It is helpful to have any comments from you, if you have any factual information and we appreciate this may vary case by case. You may want to only submit comments to us where you have some factual information relevant to the application.’

To note the following applications:

[P21/V2074/LDP](#)

20 Larkhill Road, OX14 1BL

Formation of habitable rooms in roofspace with rear dormer

[P21/V2327/LDP](#)

8 Northfield Road, OX14 1QL

Conversion of existing side garage into habitable room, WC & extension to existing kitchen.

- **Discharge of conditions**

To note the following application:

[P21/V2272/DIS](#)

Land North of Dunmore Road, OX14 1PU

Discharge of Condition 2 (Arboricultural Method Statement) on planning application P19/V1998/RM and Condition 21 (Tree Protection Plan) on P17/V0050/O Reserved Matters Application (Appearance, Landscaping, Layout, Scale) - Residential development for erection of 425 dwellings within 3 phases of the North Abingdon Development: Western Parcel Area A & B and Central Parcel Area A. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O) Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds

P21/V2273/DIS

Land to the north west of Radley

Discharge of conditions -24 (Clearance and survey of existing culvert and ditch), 27 (Wastewater Housing and Infrastructure Phasing Plan) & 29 (Landscape and Ecology Management Plan) in application P17/V1894/O. Outline planning application for up to 240 dwellings (comprising a mix of 1, 2, 3, 4 and 5 bedroom dwellings) including affordable housing, open space and all associated ancillary works with all matters reserved except access.

P21/V2337/DIS

Land to the north west of Radley

Discharge of condition 26 (Contaminated land remediation strategy) in application P17/V1894/O. Outline planning application for up to 240 dwellings (comprising a mix of 1, 2, 3, 4 and 5 bedroom dwellings) including affordable housing, open space and all associated ancillary works with all matters reserved except access.

P21/V2339/DIS

Land to the north west of Radley

Discharge of conditions 3(surface water drainage) & 4(foul water drainage) on application P20/V0404/FUL. (Extension and conversion of existing house into four new dwellings with associated parking).

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/V2059/HH](#)

29 Hendred Way, OX14 2AN

Deadline for comments: 1 September 2021

Proposed first floor extension over existing single garage to side of property & some internal alterations.

2 [P21/V2133/HH](#)

94 Spring Road, OX14 1AX

Deadline for comments: 2 September 2021

Variation of condition 2 (Approved plans) in application P21/V0045/HH. Demolition of existing single storey extension Full width single storey ground floor extension Half width second storey extension Loft conversion Minor internal alterations to suit new layout No change to off-road parking - 3 spaces

3 [P21/V2167/FUL](#)

Cornerstone 117755 Wootton Road, Grass Verge Abingdon OX14 1LD

Deadline for comments: 4 September 2021

Replacement of existing telecommunications mast with new 20m street pole to support 3no. antenna, RRHs and GPS module with ancillary develop thereto

4 [P21/V2185/HH](#)

10 Thesiger Road, OX14 2DY

Deadline for comments: 2 September 2021

Single-storey rear extension; reconstruction of first floor bay window (to rear elevation); alterations to fenestration of front and rear elevation.

5 [P21/V2221/HH](#)

32 Caldecott Road, OX14 5HB

Deadline for comments: 8 September 2021

Alterations including raising garage roof and conversion garage to habitable accommodation

6 [P21/V2231/T28](#)

The Quadrant, Abingdon Science Park, OX14 3YS

Deadline for comments: 29 August 2021 – extension requested

Proposed installation of electronic communications apparatus/development ancillary to radio equipment housing on behalf of Cornerstone & Telefonica UK Ltd.

7 [P21/V2251/HH](#)

Speyside, Radley Road, OX14 3SN

Deadline for comments: 3 September 2021

Proposed ground floor rear extension

8 [P21/V2258/HH](#)

11 Fitzharrys Road, OX14 1EL

Deadline for comments: 4 September 2021

Demolition of existing conservatory, single storey rear extension and internal alterations

9 [P21/V2271/A](#)

14 Market Place, OX14 3HA

Deadline for comments: 10 September 2021

1 No Starbucks wordmark 1 No Starbucks Roundel 1 No projecting sign 1 No Digital Advertisement Screen

10 [P21/V2279/HH](#)

Newburn Tatham Road, OX14 1QD

Deadline for comments: 8 September 2021

Proposed single storey side extension and alterations to dwelling

11 [P21/V2284/HH](#)

Larks, Faringdon Road, OX14 1BG

Deadline for comments: 12 September 2021

Proposed bay window

12 [P21/V2320/T28](#)

Abingdon Fire Station Ock Street, OX14 5DU

Deadline for comments: n/a

28 days' notice of the proposal to install electronic communications apparatus/development ancillary to radio equipment housing

13 [P21/V2357/FUL](#)

Twelve Acre Drive Street Furniture, OX14 2PQ

Deadline for comments: 12 September 2021

The proposed development consist of the replacement of a 15m monopole with a new 20m monopole, the replacement of 3no. cabinets with 2no. cabinets and ancillary works thereto.

14 [P21/V2359/LB](#)

14 Market Place, OX14 3HA

Deadline for comments: 11 September 2021

The addition of a wordmark hanging sign and projecting sign.