



ABINGDON-ON-THAMES TOWN COUNCIL

Nigel E. Warner, M.A.(Oxon)
Town Clerk
Telephone: (01235) 522642
Facsimile: (01235) 533112
Email: enquiries@abingdon.gov.uk
Website: www.abingdon.gov.uk

Royse Court,
Bridge Street,
Abingdon-on-Thames,
OX14 3HU

Planning panel Monday 20 September 2021 Applications to consider

Date: 17 September 2021

Dear Member

Please find below the planning applications requested for consideration by the Planning panel.

The Council is consulted by the District Council in relation to all planning applications registered in Abingdon. In order to exercise this power in an efficient, effective and focused manner the Council has appointed a panel of three members which will meet every three weeks to consider planning applications. The panel will have authority to consider and comment on any plans which have been registered on the District Council's website and which any member of the council has requested the panel to consider by way of a "call-in" mechanism. Authority is delegated to the Town Clerk to offer no objection to any application which has not been called-in by members. The Committee will agree a detailed scheme to regulate this procedure which will include deadlines ahead of meetings for the call-in mechanism to be exercised.

Yours sincerely

Nigel Warner

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Town Clerk

1. Certificate of Lawful Development

In response to a query raised by the Planning, Highways and Consultations 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.’

P21/V2475/LDP

Tradewinds, 50 Francis Little Drive, OX14 5PN

Certificate of lawfulness for proposed use or development for the conversion of a dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4).

Requested by Cllr Clifton

Reason: The change of use to HMO will put a severe strain on local parking.

P21/V2424/LDP

1 Longfellow Drive, OX14 5PQ

Certificate of Lawful Development for the proposed demolition of the attached single garage and store room and construction of a bedroom, en-suite and utility room on the same foot-print.

Requested by Cllr Halliday

Reason: parking not adequate

2. **Planning Applications**

District planning applications can be viewed online at the [Vale of White Horse District Council website](#).

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 the deadline for commenting on applications and may wish to respond personally to any such applications of concern to ensure that their comments are recorded by the planning authority.

P21/V2356/HH

19 Loddon Close, OX14 3TB

Convert the existing garage into Bedroom 4/study. Replace the existing flat roof with a pitched roof.

Deadline: 15 September 2021

Requested by Cllr Halliday

Reason: parking

P21/V2373/HH

15 Fishermans Wharf, OX14 5RX

Remove rear conservatory and replace with a single-storey rear extension with a solid roof, and replace windows on front elevation enlarging the first-floor window.

Deadline: 15 September 2021 – extension agreed.

Requested by Cllr Halliday

Reason: over-development

P21/V2437/HH

25 North Avenue, OX14 1QW

Two-storey rear extension and partial garage conversion

Deadline: 18 September 2021

Requested by Cllr Lonergan

Reason: comments from neighbouring property (number 27) were cited.