



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 22 November 2021 Applications considered

Present:

Cllr Lorraine Oates
Cllr Jim Halliday
Cllr Pat Lonergan

1. Planning Applications requested for consideration by Councillors

P21/V3004/FUL

Angel House 101A Radley Road Abingdon OX14 3PR

Variation of conditions 2 (Approved Plans), 6 (area of D2 use) & 8 (Number of Classes Per Day) in application P16/V0390/FUL. Please see planning statement. 1. Demolition of the existing conservatory and erection of a rear facing single-storey extension. 2. Porch extension. 3. New door and window openings. 4. Porch canopy over new side access door 5. 'Change of use' of part of the dwelling to a 'Wellbeing' studio

Requested by Cllr Birks

Reasons:

1. Increased traffic generation.
2. Noise and disturbance to nearby residents.
3. Change of the area character.

22.11.21

This application was discussed at the meeting on 1 December 2021 and a response was sent to the planning authority on 2 November 2021.

P21/V3100/FUL

Unit B, Barton Mill Audlett Drive Abingdon OX14 3NJ

To divide existing large industrial unit into six smaller units ranging from 195m² to 490m². Proposal includes re-roofing and cladding the existing building and dividing up the parking and yard areas to provide spaces and access to each of the smaller units.

New pedestrian and roller shutter door access to be provided to each unit. Site will remain as Strategic Employment site but with change of use from general industrial (B2) to a mixture of Storage & distribution (B8), and Business uses (B1 / E) . No additional floor space being created.

Requested by Cllr Birks and Cllr Halliday

Reasons:

1. Change of character, this will signal a change to retail and distribution.
2. Increase in traffic generation.
3. Audlett drive has seen a number of serious accidents. Should it be that this application is approved a condition should be a change to the speed limit. As a minimum the junction with Barton Lane and Audlett Drive should be brought within the 30mph zone.

Reply sent 24.11.21

The Town Council has no objection to the proposed change of use but would like to see road safety addressed in the proposed development given that there is likely to be an increase in traffic in and out of the site.

P21/V3105/LDP

15 Fishermans Wharf Abingdon OX14 5RX

Demolish the existing conservatory and erect a single storey extension

Requested by Cllr Halliday

Reason: this is a modification of a plan previously objected to.

Reply sent 24.11.21

The Town Council notes that this is an application for a Certificate of Lawful Development and that therefore the comments below are on matters of fact. The Town Council understands that the new conservatory would be placed over a sewer which serves several houses in the row and suggests that the planning authority checks this with Thames Water before the application is determined to avoid any future difficulties for the residents of the relevant properties.

P21/V3177/LDP

176 Oxford Road Abingdon OX14 2AE

Deadline for comments: n/a

Dormer roof extension and alteration of roof configuration; construction of garden building

Requested by Cllr Clifton and Cllr Halliday

Reasons:

1. This is a significant increase to the mass of the building.
2. Over-development of site.
3. Overlooking of neighbouring property on Eden Croft. This is due to the positioning of large garden room (with windows to rear) against boundary at the end of what was previously an open garden.

Reply sent 24.11.21

The Town Council notes that this is a significant development of the site and is concerned that the increase of the mass of the property which is proposed may not be within the permitted development rules and whether the potential to overlook other properties is lawful within the rules. The Town Council notes that the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1 refers to development not being permitted if:

- A1: (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which –
(i) forms the principal elevation of the original dwellinghouse; or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

The Town Council requests that the planning authority confirms that these restrictions have not been exceeded and that the development is permitted within the relevant Order.