



# ABINGDON-ON-THAMES TOWN COUNCIL

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## **Planning panel Monday 13 December 2021 Applications considered**

Present:

Cllr Lorraine Oates Chair  
Cllr Pat Lonergan  
Cllr Jim Halliday

### **1. Planning Applications requested for consideration by Councillors**

#### **[P21/V3109/FUL](#)**

#### **50 Francis Little Drive OX14 5PN**

Description: Change of use of the existing small House in Multiple Occupation (HMO) (Use Class C4) to a large, seven-bedroom HMO (Sui Generis) with erection of two storey side extension (as approved under P21/V0454/HH)

Requested by Cllr Clifton

Reasons: continuing concerns (raised in previous meetings about this) about parking arrangements for this property. In addition, permission was granted in October for a change of use to an SMO for 6 people. This new application is for 7 occupants although the bedrooms are double rooms therefore occupancy is likely to be higher. I do not feel that this is in keeping with the scale/nature of Francis Little Drive which is a residential street of small family homes.

Reply sent 13.12.21

The Town Council objects to this application as it is not clear that sufficient parking has been provided at the property. This may result in an increased nuisance to neighbouring properties and it may negatively affect road safety if more vehicles are parked on the highway as a result. This is in contravention of Core Policies 35(vii) and 37(xi) of the Vale of White Horse District Council Local Plan 2031. The Town Council notes the comments of the Oxfordshire County Council Highways Liaison Officer with regard to there being insufficient information to enable a determination to be made.

The Town Council also notes that the proposed extension of the property will be a significant change which would be out of keeping with the local area, a residential street. This is in contravention of Core Policy 37(i) and (ii) of the Vale of White Horse District Council Local Plan 2031.

**P21/V3193/HH**

**176 Oxford Road OX14 2AE**

Description: Variation of conditions 2 (Approved plans) & 3 (Matching Materials) in application P21/V0323/HH Two storey rear and side extension, single storey side extension and new bay window.

Requested by Cllr Halliday

Reason: No details of the existing elevations are given so how can we judge if it "fits in" with the existing design?

Reply sent 13.12.21

The Town Council objects to this application as there is insufficient information on the proposed new elevations to enable a decision to be made. The plans submitted are for elevations from the west and east but they do not show the existing situation to enable an informed decision to be taken on this application, taking into account the impact on neighbouring properties and the local area..

**P21/V3298/FUL**

**65 St Johns Road OX14 2HA**

Description: Change of use of retail (E use class) into restaurant (E use class) and takeaway (Sui Generis) including installation of extraction flue system to side and new signs

Requested by Cllr Birks, Cllr Halliday and Cllr Pighills

Reasons:

Cllr Birks: There is insufficient evidence on traffic management. I have concerns for road safety .

Cllr Pighills: I have no objections to the change of use in principle - but have serious concerns about parking, waste and traffic management. If you read the Design & Access statement, the applicant seems to think there is plenty of parking on St Johns Road. Residents are concerned that vehicles will park on the pavement - and rejoin the road in a dangerous manner close to the junction.

They also think that the bin lorry can access waste bins at the rear via the "service road at the side". This is NOT a service road - it is the EXIT from Tesco's car park and is marked NO ENTRY.

There are currently no commercial waste bins at the rear - only domestic bins for the flats above the shops, and I am guessing that the waste operatives access these on foot.

Cllr Halliday: The cited use is as Pizza Takeaway (as used in the odour calculations - they are low odour) but the permission will be for any takeaway so needs to be conditioned that an odour & noise assessment is carried out should the type of take-away change.

Reply sent 13.12.21

The Town Council does not object to the application in principle but has concerns over the nature of the takeaway. The Town Council is concerned that if the nature of the takeaway changes, there may be an increase in odour and thus nuisance to neighbouring properties. The Town Council therefore requests that the planning team adds an 'informative' if permission is granted which would require further approval should the nature of the takeaway change in future.

**P21/V3300/A**

**65 St Johns Road Abingdon OX14 2HA**

Description: Installation of 1 x illuminated fascia and 1 x illuminated projecting/hanging sign

13.12.21

No objections.

**P21/V3333/DIS**

**Land North West of Dunmore Road**

Description: Discharge of Condition 3 (Electric vehicle charging points) on planning application P19/V0169/RM Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and bio diversities enhancements.

Requested by Cllr Halliday

Reasons: concern that some plots will not have Electric Vehicle Charging point - no reason given - suspect in future this will cause considerable expense/inconvenience to occupier.

Reply sent 13.12.21

The Town Council considered these two applications at its Planning Panel meeting yesterday and Councillors raised concerns that proposals for the installation of EV charging points do not cover all the properties on the development. The Town Council would like to ensure that the infrastructure for charging points is provided to every property and would request that the planning authority addresses this when determining these applications.

**P21/V3334/DIS**

**Land north west of Abingdon-on-Thames Land bound by Wootton Road, Dunmore Road and the A34**

Description: Discharge of condition 6 (EVCP for each house) on planning application P21/V0333/RM Reserved Matters application following outline application P17/V1336/O

relating to appearance, landscaping, layout and scale for 140 dwellings including details of footpath through public open space.

Requested by Cllr Halliday

Reasons: Concern that quite a number of plots (17 out of 140) have been designated as not being suitable for the installation of electric vehicle charging points - no reason given - suspect in future this will cause considerable expense/inconvenience to occupier.

Reply sent 13.12.21

See above.

The meeting ended at 7.21pm