



# ABINGDON-ON-THAMES TOWN COUNCIL

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Bridge Street,  
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OX14 3HU

## Planning panel Monday 13 December 2021 Applications to consider

Date: 10 December 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.

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.**

Yours sincerely

*Nigel Warner*

Town Clerk

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

### **P21/V3109/FUL**

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

Deadline for comments: 16 December 2021

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.

### **P21/V3193/HH**

#### **176 Oxford Road OX14 2AE**

Deadline for comments: 13 December 2021 – extension requested

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 ?

### **P21/V3298/FUL**

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

Deadline for comments: 20 December 2021

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 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.

**P21/V3300/A**

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

Deadline for comments: 20 December 2021

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

Requested by Cllr Halliday

Reasons: 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 so that an odour & noise assessment is carried out should the type of take-away change.

**P21/V3333/DIS**

**Land North West of Dunmore Road**

Deadline for comments: n/a

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.

**P21/V3334/DIS**

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

Deadline for comments: n/a

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.