



ABINGDON-ON-THAMES TOWN COUNCIL

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Royse Court,
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OX14 3HU

Planning panel Thursday 6 January 2022 Applications considered

Present:

Cllr Lorraine Oates	Chair
Cllr Jim Halliday	
Cllr Pat Lonergan	
Andy Crick	Committee Clerk (clerk to the meeting)

1. Planning applications requested for consideration by Councillors

P21/V3040/HH

6 Kent Close, OX14 3XJ

Description: Convert existing garage and replace the garage door with a window, insulate the room as required.

Requested by: Cllr Halliday

Reason: concern about parking provision as illustrated

Reply sent 14.1.22: The Town Council objects to this application as it is not clear that there would be sufficient parking at the property, given that the proposed development would replace the garage with a living space. The plans provided indicate that there is very limited parking space at the property and the two vehicles shown are very tightly parked within the area provided. The proposed additional room may lead to further demand for parking at the property. The planned development is considered by the Town Council to contravene Core Policy 37(xi) of the Vale of White Horse District Council Local Plan 2031.

P21/V3351/FUL

Abingdon Baptist Scout Group 35 Ock Street, OX14 5AG

Deadline for comments: 2 February 2022

Description: Construction of a temporary hut for the 30th Abingdon (Baptist) Scout Group.
Requested by: Cllr Halliday
Reason: Unclear definition of the phrase "temporary".
Reply sent 17.1.22: The Town Council does not object to this application but notes that it is for a temporary structure and would request that the period of time for which the permission is granted be stated.

P21/V3388/LB

Old Abbey House Abbey Close, OX14 3JD

Description: Part demolition of rear of building, replacement extension and other internal alterations to create a hotel
Requested by: Cllr Clifton, Cllr Halliday
Reasons: the proposed demolition of the wall in the NE corner of the house. The historic assessment describes this as being of substantial harm to the building with the subsequent loss of the Garden Room.
This is an important building in the centre of Abingdon and so any plans should be fully reviewed.

Reply sent 14.1.22: The Town Council is concerned that the proposed demolition impacts on the listed element of the building and will do substantial harm. The Town Council would refer to the Historic Building Impact Assessment provided as part of the application which notes (page 18) re the proposed work on the rear of the building and the demolition of the rear wall that 'the level of harm could be considered substantial, as this affects the demolition of stone and brick walls of a quarter of the current structure', along with internal aspects of the building which are mentioned. The document further notes: 'As there is significant loss of original material (without it being reused elsewhere) then this level of loss cannot be downgraded in accordance with Historic England's guidance.' The Town Council asks the planning authority to clarify how the proposal complies with the listing of the building and to determine the application accordingly.

Cllr Halliday declared an interest in this application as he is in a neighbouring property.

P21/V3435/FUL

14 Market Place, OX14 3HA

Deadline for comments: 24 January 2022
Description: The retention of a Class E unit at Ground Floor The creation of 5 No self-contained apartments (on upper floors) Minor external alterations Associated cycle and refuse storage
Requested by: Cllr Birks
Reasons: 1b1p 39m2 - I am concerned that 39m2 does not provide adequate accommodation.

Design and Access Statement - 8.4/ parking On the back of the good transport links within the vicinity, it is proposed to have a car-free scheme to promote more sustainable forms of transport in line with policy - There is not enough information on how any scheme would operate or in fact it's viability.

8.1/ connection The site is located on the Northern side of Market Place and is within close proximity to good public transport links by way of Train and Bus Routes. The site lies in a highly sustainable location given its central location nearby shops and services. By virtue of this, a car-free scheme is proposed, encouraging the use of other modes of transport. Dedicated secure cycle storage for 5 cycles is, however, to be provided for residents - I consider the cycle storage not to be suitable for the application both in scale and security.

Reply sent 17.1.22:

The Town Council objects to this application as it represents overdevelopment of the site and the proposed size of the properties is inadequate for decent living spaces. This contravenes Core Policy 37(vi) and (viii) of the Vale of White Horse District Council Local Plan 2031. The application also mentions that the development would include a car-free scheme to promote more sustainable forms of transport but there is insufficient information in the application to explain how this would operate. The proposed cycle storage is inadequate in scale and security for the proposed development, in contravention of Core Policy 37(xi) of the Vale of White Horse District Council Local Plan 2031. The Town Council proposes that the development be amended to comprise four flats rather than five to address this. This would also enable the application to include adequate cycle storage.

P21/V3436/LB

14 Market Place, OX14 3HA

Deadline for comments: 24 January 2022

Description: The retention of a Class E unit at Ground Floor The creation of 5 No self-contained apartments (on upper floors) Minor external alterations Associated cycle and refuse storage

Requested by: Cllr Clifton

Reason: Concerns about the number of apartments (overdevelopment) of that site with no parking.

Reply sent 17.1.22: See above

P21/V3420/HH

16 Caldecott Road, OX14 5HB

Deadline for comments: 23 January 2022

Description: Single storey side and rear extension.

Requested by: Cllr Halliday
Reason: concern about possible inaccuracy of plans

17.1.22: The application was checked against a satellite image and it was confirmed that the plans accord with the building at the site. Therefore, no comment was submitted to the planning authority

P21/V3424/HH

17 Stevenson Drive Abingdon OX14 1SN

Deadline for comments: 17 January 2022

Description: Proposed first floor side extension and loft conversion.

Requested by: Cllr Halliday

Reason: Over-development and in-neighbourly

Reply sent 17.1.22: The Town Council objects to the application as the proposed increased roof area and dormers would result in overdevelopment of the site and would be out of keeping with the area. This would contravene Core Policy 37(i)(ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.

P21/V3515/HH

20 Galley Field Abingdon OX14 3RT

Deadline for comments: 23 January 2022

Description: PPA2109 New two storey and single storey rear extension, front extensions and internal alterations to 20 Galley Field, Abingdon

Requested by: Cllr Halliday

Reason: Concern about possible overlooking of neighbouring property est 20m away

Reply sent 17.1.22: The Town Council objects to this application as several of the proposed windows would overlook the neighbouring property, causing a loss of privacy. This may contravene Core Policy 37(ii) and (viii) of the Vale of White Horse District Council Local Plan 2031.