



Abingdon-on-Thames Town Council

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Planning panel Thursday 23 February 2023 Applications considered

Apologies from Cllr Lorraine Oates. Cllr Grace Clifton chaired the meeting.

Number: **P23/V0331/S73**
Address: 33 Northcourt Road OX14 1PJ
Deadline for comments: 8 March 2023
Description: Variation of condition 5(Hours Restriction) on application P20/V2114/FUL to extend opening hours. (Proposed change of use of ground floor from retail to hot food takeaway/delivery and the installation of an oven air extract).
Requested by: Cllr Clifton, Cllr Halliday, Cllr Pighills
Reasons: (i) This is unacceptable in a residential area. The reasons for opposing this noise and nuisance, and character of the area. You could also add traffic generation - as there is a suggestion (if I have read it right) that the extended hours are for delivery only. This will mean extra car and moped movements after midnight. The noise management plan is inadequate- it suggests car driver deliverers should wait in their cars, but doesn't cover moped riders. The block and location plans indicate how close the premises are to private dwellings.

(ii) The current permitted hours of business are as follows: The premises shall be closed between the hours of 23.00 and 11.00. Reason: To protect the amenities of adjacent dwellings. (Policy DP23 of the adopted Local Plan). The application seeks to changed these hours : Proposed Opening Times • On a Friday, Saturday, and any day preceding a public holiday, the premises shall not be open to the public outside the hours of 11:00 and 03:00, and business will cease at 03:00. • On a Sunday to Thursday (excepting any days that precede a public holiday), the premises shall not be open to the public outside the hours of 11:00 and 01:30, and business will cease at 01:30. I have concerns that the proposed hours may cause disturbance to neighbouring houses and would welcome the input of the Local Ward Members

Reply sent 27.2.23: The town council objects to this application as the proposed change to the permission for this business would be detrimental to the local area, would generate a considerable increase in noise nuisance and would diminish the character of a conservation area. This would contravene Core Policy 37(i) of the Vale of White Horse District Local Plan 2031. The applicant offers no noise assessment to address environmental concerns and to support the application to increase business hours to such late times seven days a week. The applicant has stated that their business is experiencing financial difficulties but has provided no evidence to support this assertion.

The town council notes that an earlier application by a different business - P21/V3298/FUL – was determined by the planning committee on 31 March 2022 thus (para 5.8): 'In relation to the opening hours of the premises, it is proposed to open between the hours of 8.00am and 11.00pm, 7 days a week. These opening hours are not considered to be unusual for local retail facilities, and the ending of customer visits at 11.00pm is considered to be a reasonable compromise between the viability of the business and the amenities of local residents.' The town council considers that this determination for a similar business in a residential area within Abingdon offers a precedent against which the current application can be assessed and requests that the planning authority takes this into account. The town council notes that the determination of the planning officer for this earlier application states (para 4) that the premises should be closed between 11pm and 8am 'to protect the amenities of neighbours (policy DP23 of the adopted Local Plan)'.

Number: [P23/V0222/HH](#)
Address: **44 Park Road, OX14 1DS**
Deadline for comments: 8 March 2023
Description: **Proposed single-storey rear extension and rear in-fill link between proposed extension and existing outbuilding.**
Requested by: Cllr Halliday
Reason: Lack of clarity re access - form says "no change to access arrangements", Para 7 of the Design and Access Statement says "The existing site access from Victoria Road and Park Road will be retained and remain unaltered. ", but the para 2.6 of the same document says " The existing house is set back from Park Road and Victoria Road and is surrounded by a number of trees and hedges along its North and West boundaries majority of which are to be retained with a small number of shrubs to be removed to the North to make way for the new driveway off Park Road "
Reply sent 24.2.23: The town council objects to this application as it contains contradictory statements with regard to access. A clear statement of what is being proposed is required to make a satisfactory determination. The application form notes that there will be 'no change to access arrangements', paragraph 7 of the Design and Access Statement states that 'the existing site access from Victoria Road and Park Road will be retained and remain unaltered', yet

paragraph 2.6 of the same document states that 'the existing house is set back from Park Road and Victoria Road and is surrounded by a number of trees and hedges along its North and West boundaries majority of which are to be retained with a small number of shrubs to be removed to the North to make way for the new driveway off Park Road'. The town council requests that the planning authority seeks clarification on this matter before determining the application.