



Abingdon-on-Thames Town Council

Royse Court Offices, Bridge Street, Abingdon, OX14 3HU

Paula Lopez, Interim Town Clerk

Telephone: 01235 522642

Email: enquiries@abingdon.gov.uk

Website: www.abingdon.gov.uk

Planning panel Wednesday 5 April 2023 Applications considered

Present:

Cllr Lorraine Oates

Cllr Jim Halliday

Apologies: Cllr Grace Clifton

1. Applications considered

Number:

[P23/V0596/FUL](#)

Address:

23 Bridge Street, OX14 3HN

Deadline for comments:

28 April 2023

Description:

Change of use from Commercial, Business and Service (Use Class E) to 2No. Residential Dwellings (Use Class C3) and alteration to ground floor window on east elevation to create 1No. entrance door with minor internal works.

Requested by:

Cllr Jim Halliday

Reply sent 17.4.23

The town council objects to this application as the proposed development includes no parking provision, offers no amenity space and represents a negative change to the whole development which goes against the original site plans for a mixed use space in the heart of Abingdon.

The proposed development includes no parking of cycle storage provision and thus contravenes Core Policy 37(xi) of the Vale of White Horse District Council Local Plan 2031.

There is inadequate amenity space provided within the proposed development, simply access to "communal" shared space - but no detailed information is provided about size or access rights. which may be considered to contravene Core Policy 37(vi) of the Vale of White Horse District Council Local Plan 2031.

CP29 (Change of Use of Existing Employment Land and Premises) seeks to retain employment uses across the district, and where an alternative use is proposed, resulting in the loss of employment space, either a mixed-use scheme must be provided, or a case made for the site having been appropriately marketed with no interest coming forward. The planning application includes an un-dated "marketing appraisal" which notes that the three restaurant units in the Old Gaol complex were marketed between 1 June 2015 and 10 July 2018 and states " *Units 1 and 2 generated considerably more interest than unit 3. Primarily as the size of units 1 and 2 were more suited to prospective lessees. Unit 1 in particular had main road frontage and this unit (to include part of unit 2) was sold to Costa Coffee.*" (Note this planning application concerns Unit 2). The Planning Statement summarises the problems being faced by national restaurant chains but it is unclear why this is relevant to this application, as it is unlikely a national chain would be interested in the relatively small Unit 2.

The original approval for the Old Gaol conversion was given on the basis that it was to be a mixed use development including restaurants and access to the river frontage - to date this vision has been eroded by a series of subsequent planning applications - Unit 2 is the final chance to implement part of the original vision. No evidence has been submitted that, in recent years, there has been any serious attempt to market this unit (Unit 2). Moreover, the Town Council observes that in recent months several small restaurants/cafes have opened elsewhere in Abingdon (notably in Stert Street), and therefore strongly suggests that before this planning application is approved that applicants should be asked to demonstrate that a thorough marketing campaign for Unit 2 has in fact been carried out.

Withdrawn prior to determination on 31st March 2023

Number:

[P23/V0597/LB](#)

Address:

23 Bridge Street Abingdon OX14 3HN

2. Street naming

The panel consider a request for 16 to 20 street names for the latest phase of development off Twelve Acre Drive. The following names were submitted to the planning authority. One name – 'Scarist' – was amended to 'Sacrist' and three further names have been requested due to some names being already in use.

Names to be submitted in order of preference:

Planning panel 15 March 2023 - list of applications to consider

Spooner
Harris
Richardson
Russell
Abbess
Prior
Monastery
Benedictine
Exchequer
Monk
Nun
Steward
Cellarer
Almoner
Cantor
Chamberlain
Sacrist
Roundsman
Illuminator