



## Abingdon-on-Thames Town Council

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

Paula Lopez, Town Clerk (Interim)

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### Planning panel

**Wednesday 1 November 2023**

### Applications considered

Present:

Cllr Elio Astone  
Cllr Mark Giddins  
Cllr Pat Lonergan

Apologies: Cllr Jim Halliday, Cllr Leo Midwinter, Cllr Lorraine Oates, Cllr Colin Sanderson

Number:

**P23/V1989/FUL**

Address:

**28 High Street, OX14 5AX**

Deadline for comments:

**8 November 2023**

Description:

Conversion of old grain store building that is currently a part of the existing public house to provide three flats to act as letting flats for guest accommodation. Alteration of the managers flat to provide additional seating space for the public house and reinstatement of a previously removed staircase to provide access from the ground floor of the pub area. Demolition of the existing 1970/80s single and two storey extension that links the public house and managers office to the grain store at the rear of the public house and provision of a new single storey extension to provide WC and storage for the public house. Relocation of the existing bar area of the public house.

Requested by:

**Cllr Halliday**

Reasons:

Given the proximity of the 3 flats to an operating public house, it is suggested that a condition be applied so that they are let on a very short term basis to guests to ensure long term lets do not take place

Reply submitted 2.11.23:

The town council notes the pre-planning advice given by the planning officer with regard to the location of the proposed flats and their proximity to the pub, pub garden and access between them. The pre-planning advice notes that the proposed flats should consequently remain as part of the pub and be used for short-term lets related to the pub. The town council supports this

advice and recommends that, if approved, a condition is added to the planning permission to require this use.

Number: **P23/V2133/HH**  
Address: **80 Lindsay Drive, OX14 2RT**  
Deadline for comments: 14 November 2023  
Description: Removal of 2m high brick wall currently enclosing the back garden. Erection of 2m high wooden fence at the property boundary directly bordering the pavement, composed of 15cm gravel board, 1.8m fence panels and a 5cm capping rail.  
Requested by: Cllr Halliday  
Reasons: Concerns about a) possible impact on highways safety, b) that this is an un-neighbourly development that is out of character with the open layout of the estate.  
Reply submitted 2.11.23: The town council objects to this application as the proposed new fence will extend the existing boundary and will make it taller. The proposal would be out of keeping with the open layout of the area and may contravene the deed for the property. It would contravene Core Policy 37(i) and(viii) of the Vale of White Horse District Council Local Plan 2031.

Number: **P23/V2348/HH**  
Address: **28 Swinburne Road, OX14 2HD**  
Deadline for comments: 14 November 2023  
Description: Demolition of existing building and erection of a detached garden studio and store. (Description amended 27 October 2023)  
Requested by: Cllr Halliday  
Reasons: Concern that building a two storey garden room and store in this location is un-neighbourly.  
Reply submitted 2.11.23: The town council objects to the proposed development which is excessive for the site, would overlook neighbours and is out of keeping with the character of the area. It would contravene Core Policy 37(i),(ii) and(viii) of the Vale of White Horse District Council Local Plan 2031.

Number: **P23/V2152/FUL**  
Address: **20 Queen Street, OX14 3LN**  
Deadline for comments: 2 November 2023  
Description: Construction of 1x 1bed and 1x 2bed flats at 2nd floor (rooftop) level  
Requested by: Town Clerk  
Reasons: Added to the list as a significant development requiring review by the town council  
Reply submitted 2.11.23: The town council objects to the application which does not address the requirements of a conservation area: the proposed height is excessive for the location and is out of character. If approved, the development would result in a loss of privacy for neighbouring properties and would represent overdevelopment.

This would contravene Core Policy 37(i) and (viii) of the Vale of White Horse District Council Local Plan 2031. The application would increase the number of flats at the location to 11 including those dwellings for which approval has already been given. This may impact the requirement for affordable housing in accordance with Core Policy 24 of the Vale of White Horse District Council Local Plan 2031.

Meeting closed at 6.50pm