



Abingdon-on-Thames Town Council

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Planning panel

Wednesday 10 January 2024

Applications to consider

Present online:

Cllr Lorraine Oates
Cllr Elio Astone
Cllr Mark Giddins
Cllr Jim Halliday
Cllr Pat Lonergan
Cllr Oliver Sanderson

Chair

Apologies: Cllr Margaret Crick

Number:

P23/V2269/HH

Address:

7 Appleford Drive, OX14 2DB

Deadline for comments:

18 January 2024

Description:

Front & rear single storey extensions. (Red line around site amended and ground floor side window changed 14 December 2023)

Requested by:

Cllr Giddins

Reasons:

Neighbours comments are fair and reasonable. ATC should comment on parking limitations at property as it appears to add downstairs bedroom. There is also a beauty business showing registered on Google so parking comment should be made in case downstairs were actually a treatment room, although we will never know.

Response sent 12.1.24:

The town council is concerned about parking at the site if the planning application is approved. The town council asks the planning authority to confirm the parking requirements at the site with the county council to ensure that there will be no impact on safety or amenity on the local area which could contravene Core Policy 37(xi) of the Vale of White Horse District Council Local Plan 2031.

Planning panel
10 January 2024 - list of applications to consider

Number: **P23/V2794/LB**
Address: **22 Stert Street, OX14 3JP**
Deadline for comments: 31 January 2024
Description: Alteration, extension and change of use in order to create a mixed development comprising a retail unit and 9 flats (noting that the retail unit and one flat are pre-existing)

Requested by: Cllr Giddins
Reasons: Thought this had been discussed as part of the Queen St application before - concern on over development / parking, visual impact

10.1.24: Officers were asked to refer to previous comments made on the proposed development at this property (P23/V2152/FUL) and to review whether they related to listed building consent. There were none so no comment was submitted.

Number: **P23/V2804/LB**
Address: **46 East St Helen Street, OX14 5EB**
Deadline for comments: 31 January 2024
Description: Remove all existing roof tiles and repair damage to roof timbers. Replace existing roof tiles with new hand made red clay tiles.

Requested by: Cllr Sanderson
Reasons: The proposed tiles look very red to me. Officials should check that they are OK as this is a very sensitive site on the corner of the street by the church.

Response sent 12.1.24: The planning authority is asked to check the colour of tiles as this is in a high-profile area.

Number: **P23/V2848/O**
Address: **Land between 15 and 17 Withington Court, OX14 3QA**
Deadline for comments: 20 January 2024
Description: Construction of a self-build residential unit
Requested by: Cllr Giddins, Cllr Oates, Cllr Sanderson
Reasons: - Flower beds Stratton Way I believed still under review so not clear why proceeding at this stage?
- Question over who owns land.
- Earlier applications in 1998 and 1999 (I think) were turned down. 3 objections from neighbours, 2 re loss of benefits of a bench on Stratton Way for elderly to rest on, and loss of green space. The applicant seeks no provision for car parking; they say one motorbike only, but can such a condition be upheld for a new owner? One respondent says that there is no mechanism for ensuring that the owners do not apply for parking permits. Is this true? There are no elevation drawings in the submission. I think that if this is not turned down on other grounds, the Vale should insist on these.

Response sent 16.1.24: The town council objects to this application as it concerns a public open space which the town council has maintained for the benefit of residents for 47 years. The town council notes that the site has been the subject of previous applications, most notably an application which was refused at the application and appeal stage

in 2002 (ref. ABG/15211/2-X). The town council notes that at this stage it was recommended that the site be designated as public open space and asks the planning authority to investigate whether this was done. The loss of public open space such as this would be detrimental to residents and would contravene Core Policy 37(i) and (x) of the Vale of White Horse District Council Local Plan 2031. The town council notes also that the proposed development does not include any identified area for parking, which would contravene Core Policy 37(xi) of the Vale of White Horse District Council Local Plan 2031.

Number: **P23/V2849/FUL**
Address: **22 Wilsham Road, OX14 5LA**
Deadline for comments: 25 January 2024
Description: Form a self contained 2 bedroom dwelling attached to exiting dwelling C3 use . Extend existing dwelling by creating a two storey extension at the rear. New front first floor window. Adjust rear boundary fence and existing car parking arrangement to suit dwellings.

Requested by: Cllr Sanderson
Reasons: Flood zone 3a. Proposal is for a 'more vulnerable' occupant, which can be allowed with an Exception. But with a 'highly vulnerable' occupant it would not be permitted. What happens if the 'more vulnerable' person becomes 'highly vulnerable'?

Response sent 16.1.24: The town council is concerned about the safety and utility of the property if the needs of the residents increase given the riverside location. In circumstances of risk, such as flooding, the property may be unsafe if the occupants' support needs grow. The proposed development may also lack sufficient car parking provision and may consequently contravene Core Policy 37(xi) of the Vale of White Horse District Council Local Plan 2031.

Number: **P23/V2852/S73**
Address: **Aldi Stores Ltd Wootton Road, OX14 1FE**
Deadline for comments: 31 January 2024
Description: Variation of condition 1(Approved plans), 3 (TOUCAN crossing) and 4(Surface Water Drainage in accordance with approved details) in application P23/V0101/S73 s73 application to vary conditions 2(approved plans) & 5(surface water drainage) on application P21/V0024/FUL to allow an alternative drainage system to be installed.

Requested by: Cllr Giddins
Reasons: Looked at the variations on behalf of Dunmore Colleagues yesterday as surface water drainage was mentioned. All are technical / legal variations to allow for David Wilson not having transferred land to OCC that should happen to enable all to be as per original planning. David Wilson have enabled Licences to allow works to proceed so Toucan crossing should be able to proceed and all drainage permissions are now as they should be.

Response sent 16.1.24:	<p>This comment is to reassure nothing is changing that will add detrimental impacts in my opinion above what is already in place. The town council is concerned that the application does not properly address the agreed conditions of the original permission granted to the applicant which would have ensured appropriate priority for pedestrians and cyclists at the entrance to the supermarket. As a minimum condition to improve the safety of these road users, the town council requests that additional signage is installed at the entrance to the site to alert motor vehicles to pedestrians and cyclists.</p>
Number:	<u>P24/V0003/S73</u>
Address:	Long Furlong Medic Centre, 45 Loyd Close, OX14 1XR
Deadline for comments:	26 January 2024
Description:	Variation of condition 2 (approved plans) to planning application P23/V0938/FUL-to add a single storey extension to the western side. (Single storey extension to Long Furlong Medical Centre to provide 3 additional consultation rooms and 1 admin/records room).
Requested by:	Cllr Giddins, Cllr Sanderson
Reasons:	<ul style="list-style-type: none">- Rationale for variation is accepted but ATC should comment regards parking and that patients need to use Vale parking at end of Boulter Drive, not impact local residential streets when centre car park is full- Currently 17 parking spaces, would go down to 11. Is there enough overflow parking nearby? How many spots taken up by staff? (But I think this may also have been the case for the previous submission, which was accepted.)
Response sent 16.1.24:	<p>The town council objects to this application as it will have a considerable impact on the availability of parking at the site. The application does not include a parking provision document and the town council asks that the planning authority requests this from the medical centre to identify where staff and patients will be able to park if the application is approved. The town council suggests that the applicant be asked to advise clients of the availability of parking at Long Furlong Community Centre and to avoid parking on residential streets if possible.</p>
Number:	<u>P24/V0006/HH</u>
Address:	2 Hart Close, OX14 3XN
Deadline for comments:	26 January 2024
Description:	Proposed front porch and rear single storey extension
Requested by:	Cllr Sanderson
Reasons:	Loss of at least half the lawn. Is the new terrace permeable?
Response sent 16.1.24:	<p>The town council objects to this application due to the impact of a significant loss of amenity space behind the property and the possible environmental impact of the removal of green space, in particular with regard to drainage. The town council considers that this would contravene Core Policy 37(viii) and (xii) of the Vale of White Horse District Council Local Plan 2031.</p>

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Number:	<u>P24/V0037/LB</u>
Address:	12 High Street, OX14 5SB
Deadline for comments:	31 January 2024
Description:	Replace 1no. projecting signage with new 600mm. Retain existing brackets. Replace 1no. grey fascia panel with new blue fascia & Lozenge logo with new 490mm logo height Replace 1no. ATM surround and decals with new.
Requested by:	Cllr Sanderson
Reasons:	New shop sign lettering is much bigger and more intrusive than the existing. I think it should be toned down/made smaller. I don't mind the projecting/hanging sign.
Response sent 16.1.24:	The town council objects to this application as the size of the proposed sign is too big for the site and out of keeping with the historic town centre. The new sign would contravene Core Policy 37 (i) and (ii) of the Vale of White Horse District Council Local Plan 2031.