



Abingdon-on-Thames Town Council

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Planning panel Wednesday 31 January 2024 Applications to consider

1. Applications to consider

- Number: [P24/V0112/A](#) and [P23/V2831/LB](#)
Address: **22 Stert Street, OX14 3JP**
Deadline for comments: 14 February 2024
Description: Installation of new and replacement fascia signage - RETROSPECTIVE
Requested by: Cllr Halliday, Cllr Lewis, Cllr Sanderson
Reasons:
- To consider if this signage is appropriate for a site within the Town Centre Conservation area.
- I would be grateful if you could bring this to the planning committee's attention asap as it relates to the new barbers and vape shop in Stert street which is illuminated with flashing or rotating neon lights 24/7 in a conservation area. I would like us to be able to respond appropriately please.
- The impact of the lighting on the street is much better than it was to begin with, but at night-time the fluorescent pink window lights are still wrong for the context.
- Number: [P23/V2861/O](#)
Address: **Land north of Copenhagen Drive Abingdon OX14 1RF**
Deadline for comments: 7 February 2024
Description: Outline application with all matters reserved except access and layout for up to 40 dwellings, open space, associated car parking, green infrastructure landscaping and; full planning permission for the erection of a Day Nursery (Class E) and Care Home (C2) with associated access, car parking, landscaping and drainage
Requested by: Cllr Giddins
Reasons: Having reviewed application, resident comments posted and Planning Officer's guidance to applicants I would like to flag this on the basis of traffic impact, environmental suitability of site for purposes intended (proximity to A34), concerns over surface and foul water drainage provisions / possible over development.

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- Number: [**P24/V0017/N5D**](#)
Address: 25 West St Helen Street, OX14 5BL
Deadline for comments: 2 February 2024
Description: Change of use from Class E to C. Commercial shop to private dwelling. Conversion and refurbishment of existing shop to form one studio flat with separate bathroom.

Requested by: Cllr Giddins
Reasons: Plans won't download from site so need for comment - concern over parking and how being converted (residents permit area street)
- Number: [**P24/V0025/FUL**](#)
Address: Selleck Dance Studio, Swinburne Road, OX14 2HF
Deadline for comments: 7 February 2024
Description: Demolition of existing dance studio and erection of two five bedroom detached family dwellings and a double garage. Reference of outline planning application number P21/V1777/O

Requested by: Cllr Giddins
Reasons: Scale of properties / possible overlooking - traffic including construction
- Number: [**P24/V0043/FUL**](#)
Address: 11 Nuffield Way Abingdon OX14 1RL
Deadline for comments: 7 February 2024
Description: Change of use from Class B8 to flexible use in Class B8 or Class B2 or Class E(g)(i,ii,iii)

Requested by: Cllr Sanderson
Reasons: Covering letter includes this: Oxfordshire County Council's 'Parking Standards for New Developments' document, outlines that for Class E uses a maximum of 1 space per 30sqm should be provided. For a site of 800sqm, this equates to a maximum provision of c.26 car parking spaces. The existing provision of 10-12 spaces is, therefore, in accordance with standards.
- Number: [**P24/V0098/HH**](#)
Address: **18 Beagle Close, OX14 2NU**
Deadline for comments: 2024
Description: Two storey side and single storey rear extensions
Requested by: Cllr Halliday, Cllr Sanderson
Reasons: - To consider if the exiting parking provision (2 spaces to the front of the building) will be adequate given the increase in the number of bedrooms from 3 to 4.
- Proposal involves expansion from 3 to 4 bedrooms. The text of the application does refer to improved provision for parking in front of the house, but there is no indication of this on the plans.

Number:	<u>P24/V0049/DIS</u> – Land North of Dunmore Road OX14 1PU
Description:	Discharge of condition 25(Compensatory flood plain storage scheme) on application P17/V0050/O. (Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds).
Number:	<u>P24/V0131/DIS</u>
Description:	Discharge of condition 26 (Radley Park Ditch buffer zone and bridges to be agreed) on application P17/V0050/O Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds.
Number:	<u>P24/V0133/DIS</u>
Description:	Discharge of condition 8 (Landscaping (S38 and S278 works) on application P22/V0680/RM Reserved Matters Application (Appearance, Landscaping, Layout and Scale) - Residential development for erection of 371 dwellings, pavilion and sports pitches within 2 phases of the North Abingdon Development: Eastern Parcel Areas A and B. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O). Discharge of Conditions 9 (Lighting Details), 10 (Watercourse Buffer Zone Scheme), 11 (Landscape RMAs Maintenance Schedule), 12 (Biodiversity Enhancement Plan), 13 (Landscape and Ecology Management Plan), 15 (Energy Delivery Strategy), 17 (Housing Delivery Document), 21 (Tree Protection), 23 (Woodland Management Plan) and 39 (Construction Environmental Management Plan) as attached to the outline planning permission (Ref: P17/V0050/O).
Number:	<u>P24/V0134/DIS</u>
Description:	Discharge of condition 25 (Scheme for Compensatory Flood Plain Storage) on planning application P17/V0050/O Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including:2.2HA site for a 1.5fe primary school, community

hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds.

Deadline for comments:

n/a

Requested by:

Cllr Giddins

Reasons:

All relate to Northern Strategic sites, state non public consultation as technical discharges but cover conditions currently causing concerns (drainage, environment and biodiversity) so wish to brief panel and agree course of action

2. Matters arising from previous meetings

Number:

P24/V0006/HH

Address:

2 Hart Close, OX14 3XN

Description:

Proposed front porch and rear single storey extension

Response sent 16.1.24:

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.

Response from planning authority 30.1.24:

Thank you for submitting the consultation response of Abingdon on Thames Town Council in respect to planning application P24/V0006/HH (copy attached).

Could I please seek clarification on a couple of points raised?

- In terms of the loss of amenity space referred to, could you explain why it is felt the remaining garden space is not of sufficient size for the property?
- Does the town council have local knowledge of drainage issues in this locality?

Reply sent by the town council on 30.1.24:

The comment on drainage may not have been worded clearly, for which my apologies. This referred to the proposal to reduce the size of the garden significantly and thus to reduce the permeability of the surface at the site which may be a problem for future periods of heavy rainfall. The property is on an estate so there may be a problem with the run-off of rainwater and thus a risk of damage to this and neighbouring properties by a reduction of permeable surfaces. The comment about the reduction in the size of the garden amenity space was the opinion of the meeting. I will

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refer this back to the panel which meets tomorrow and, if okay with you, I will respond on this on Thursday 1 February 2024.

The panel is asked to consider the query about amenity land and to advise on a response to the planning authority.