



Abingdon-on-Thames Town Council

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Planning committee

Monday 14 October 2024, 7pm

Old Magistrates Court

AGENDA

Date of agenda: 9 October 2024

To: All Members of the Planning committee

Cllr Mark Giddins

Chair

Cllr Elio Astone

Vice chair

Cllr Jim Halliday

Cllr Gwyneth Lewis

Cllr Lorraine Oates

Cllr Colin Sanderson

Cllr Victoria Walker

Mayor, ex-officio

Chair of the Finance, Governance & Asset Management Committee, ex officio

To all other Members of the town council for information only

Dear Member,

You are hereby summoned to attend a meeting of the **Planning committee** to be held on **Monday 14th October 2024 at 7pm** in the **Old Magistrates Court**.

If you would like to provide written comments on any of the items in this agenda, please submit them to the town council as soon as possible so that the committee members are able to view them in advance of the meeting. If written submissions are received on the day of the meeting, they may not be read.

All planning applications can be viewed on the [Vale of White Horse District Council website](#).

Should any committee member be unable to attend and wish to appoint a substitute to the meeting, they should email enquiries@abingdon.gov.uk.

Any queries on the agenda should be directed to me.

Yours sincerely

Cherie Carruthers

Cherie Carruthers
Town Clerk/Chief Executive (signed electronically)

Abingdon-on-Thames Town Council Our Vision

To develop an inclusive community so that Abingdon is the place where everyone wants to live and where the wellbeing of residents is prioritised. In developing this community, the town will be one which is environmentally sustainable, vibrant, resilient and safe.

Our key objectives

1. To respond effectively and speedily to the climate emergency.
2. To develop a resilient, sustainable town which will provide a home for residents now and in the future.
3. To manage the Council's assets efficiently and effectively to meet for the needs of the community now and in the future.
4. To work with community partners to support those who are vulnerable and in need and to create opportunities to increase social inclusivity.

SECTION 1 - open to the public and media

1. Apologies

To receive any apologies for absence.

2. Declarations of interest

To receive any declarations of interest from committee members in relation to any items to be considered at the meeting in accordance with the Local Code of Conduct.

3. **Public participation**

To receive any statements and questions. These should be submitted in writing to the Town Clerk no later than 5pm on Friday 11th October 2024. This may either be by letter to the address above or by e-mail to jo.blackmore@abingdon.gov.uk.

4. **Minutes**

To sign as a correct record the draft minutes of the meetings of the Planning Committee of [23 September 2024](#).

5. **Planning decisions or updates from the district council**

Please note that the descriptions are as stated by the planning authority.

a. **Decisions**

To note the following planning decisions:

Application Ref	Address	Town Council Recommendation	VWHDC Decision
P24/V1796/HH	5 Manor Court Abingdon OX14 5EF	No Objections	Approved
P24/V1695/A & P24/V1753/LB	123 Ock Street Abingdon OX14 5DL	No Objections	Approved & Granted
P24/V1676/FUL	Banbury Court The Motte Abingdon OX14 3NX	No Objections	Approved
P24/V1941/LDP	33 Thames View Abingdon OX14 3ZB		Approved
P24/V1722/S19	8 Ock Street Abingdon OX14 5AP	No Objections	Approved
P24/V1528/LB	23 West St Helen Street Abingdon	No Issues	Approved
P24/V1621/HH	2 Mandeville Close Abingdon OX14 2BD	No Objection	Granted
P24/V1633/A	Hartwell Uk Drayton Road Abingdon OX14 5JU	No Objection	Granted
P24/V1622/HH	28 Welford Gardens Abingdon	No Objection	Granted
P24/V1040/HH	4 Park Crescent Abingdon OX14 1DF	No Objections	Granted

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P24/V1520/FUL	Quakers Court Vineyard Abingdon OX14 3PY	No Objections	Granted
P24/V1614/A	Abingdon County Hall Museum, Market Place, Abingdon, OX14 3HG	Abingdon-on-Thames town council in accordance with normal council processes at a meeting of the full town council agreed a flag policy based on Oxford City's flag policy. This flag policy requires planning approval at town and district level. Abingdon-on-Thames town council now leaves the final planning decision to the Vale of White Horse officers.	Consent Granted
P24/V1744/HH	45 Hendred Way Abingdon OX14 2AW	No Objections	Granted

b. **Amendments**

To note or consider the following amendments:

[P24/V2088/NM](#) – To note only.

26 Ock Street Abingdon OX14 5SW

Non material amendment to application [P23/V2324/S73](#) - to add phasing plans for the development to recognise intended phasing between Buildings 1 & 2.

[P24/V1699/S73](#)

8 Ock Street Abingdon OX14 5AP

Variation of condition 2 (approved drawings), 3 (WSI), 4 (Archaeological Watching Brief), 5 (Drainage), 6 (acoustic ventilation) and 13 (Obscured Glazing) on application P23/V1335/FUL to permit the phasing of the development (**Description amended 23 September 2024 to include variation of conditions 5 and 6**) (Demolition of a modern extension to the rear of the existing property and the conversion and construction of 8 new flats (class C3 use) with associated amenity, secure bicycle parking and recycling and refuse storage provisions. The proposal involves a reduction in size to the current commercial unit into a smaller commercial unit along the Ground floor frontage on Ock Street (class E use).

- Abingdon Town Council previous comment:
'The comments of the County Archaeological Officer are noted. The town council has no objection in principle to the application but it would like the planning authority to ensure that applicant adheres to the archaeological officer's comments.'
- The end date for comments on this amendment is 11 October 2024 with no extension possible. The Chair of Planning confirmed that Abingdon Town Council's comments remain the same as those dated 5th September 2024.

[P24/V1668/HH](#)

8 Burton Close Abingdon OX14 5PY

Erection of single storey front and rear extension & associated alterations to existing house. **(amended application form received 26 September 2024).**

- The town council has no objection to this application if the County Highways Officer is content that the parking provision will continue to be sufficient for the property.

[P24/V0863/FUL](#)

The Old Maltings Vineyard Abingdon OX14 3UG

Erection of two houses (Use Class C3) in the car parking area, conversion of the lower ground floor of the main building into one flat (Use Class C3), erection of new external refuse storage, external modifications to the main buildings facade and car parking and associated landscaping. **(as amended by plans received 1 August 2024 and amplified by Archaeological Evaluation received 11 September 2024).**

- Abingdon Town Council previous comment:
Abingdon Town Council objects.
 - i. Endorses the requests from a. the Waste Management officer (District Council) space to locate and move the required bins safely. b. the Drainage officer - (South & Vale) - a full surface water drainage scheme and a SUDS Compliance report.
 - ii. The number of parking bays for the flats that was agreed in planning application P23/V1215/N5D has been decreased which causes concerns to the town council.
 - iii. There have been no additional parking bays included and allocated for the new houses or flat.
 - iv. Feel that the site is being over developed. (Core Planning Policy 37 (viii) of the Vale of White Horse District Council Local Plan 2031 part 1)

c. Certificate of Lawful Development

To consider the following applications. Please note that comments may not be permitted on these applications.

From the Vale of White Horse District Council planning letter:

The applicant maintains that the proposed development can be carried out as permitted development under the allowances of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and, on that basis, can proceed without the need for a planning application to be submitted.

The certificate seeks confirmation from the Local Planning Authority that the proposed development is lawful.

[P24/V2044/LDP](#)

17A Garford Close Abingdon OX14 2BY

Proposed loft conversion & roof extension to rear, insertion of new side facing window

d. **Discharge of conditions**

To note or consider the following discharge of conditions.

[P24/V2089/DIS](#)

26 Ock Street Abingdon OX14 5SW

Discharge of condition 3(Construction Traffic Management Plan) on application P19/V0083/FUL (The conversion of Buildings 1 and 2 from office (Class B1) use and consulting rooms (Class D 1) to residential use (Class C3) and associated alterations).

Related application: [P19/V0083/FUL](#)

e. **Variation of Conditions**

To note or consider the following variation of conditions.

[P24/V2049/CM](#) – To note only

A34 Lodge Hill Interchange Abingdon OX14 1RW

Discharge of condition 7(signage) on application [R3.0148/22](#) ([P22/V2755/CM](#)). (A34 Lodge Hill Interchange improvement scheme including new grade separated dumbbell junction, an off-slip to allow northbound traffic to exit the A34 and an on-slip to allow southbound traffic to enter the A34, sustainable drainage measures, revised access, balancing ponds, lighting columns, planting/landscaping, provision of shared footway and cycleway, vehicle restraint system, bus layby extension, fencing, signalised and unsignalised crossing for active travel users and associated infrastructure works).

- Decision date 11/10/2024

[P24/V2051/CM](#) – To note only

A34& A4183 Lodge Hill Interchange Abingdon OX14 1RW

Discharge of condition 6(CTMP) on application [R3.0148/22](#) ([P22/V2755/CM](#)). (A34 Lodge Hill Interchange improvement scheme including new grade separated dumbbell junction, an off-slip to allow northbound traffic to exit the A34 and an on-slip to allow southbound traffic to enter the A34, sustainable drainage measures, revised access, balancing ponds, lighting columns, planting/landscaping, provision of shared footway and cycleway, vehicle restraint system, bus layby extension, fencing, signalised and unsignalised crossing for active travel users and associated infrastructure works).

- Decision date 11/10/2024

f. **Notifications of Appeal**

To note or consider the following appeals:

[P24/V1309/DA](#)

5 Picklers Hill Abingdon OX14 2BA

Without planning permission (i) the material change of use of land of privately owned amenity space to residential use, for the purpose of extending the garden of 5 Picklers Hill, and (ii) the erection of a fence, vegetable planters and planting to facilitate the material change of use, shown in blue on the annexed Plan 2. (VE23/229)

[P24/V0366/FUL](#)

Waveney House Radley Road Abingdon Oxfordshire OX14 3PP

Sub-division of Waveney House to form a self contained 2 bedroom dwelling. Form a new vehicle access to serve Waveney House

6. **Planning Applications**

To consider the planning applications received from the Vale of White Horse District Council (and Oxfordshire County Council). District planning applications can be [viewed online](#).

Please note that the descriptions are as stated by the planning authority

a. Applications

[P24/V2127/HH](#)

18A North Avenue Abingdon OX14 1QN

Proposed garden room structure

[P24/V1933/HH](#)

4 Park Crescent Abingdon OX14 1DF

Demolition of existing Outbuilding Single Storey Side and Rear Extension

[P24/V1996/HH](#)

The Haven Radley Road Abingdon OX14 3PP

Front porch extension

[P24/V1997/HH](#)

2 Rutherford Close Abingdon Oxfordshire OX14 2AT

Demolish existing conservatory and replace with single storey rear extension.

[P24/V2023/HH](#)

23 Blacknall Road Abingdon OX14 5HE

Single storey garage and workshop extension at the side of the property

[P24/V1993/HH](#)

40 Orpwood Way Abingdon OX14 5PX

Installation of air source heat pump

[P24/V2005/HH](#)

80 Lindsay Drive Abingdon OX14 2RT

Removal of existing 2m high brick wall currently enclosing the back garden.
Erection of new 2m high timber fence at the property boundary, directly bordering the pavement (resubmission of withdrawn application [P23/V2133/HH](#)).

[R3.0107/24](#) – Comments by 11th October

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Details pursuant to Condition 6 (CTMP) of planning permission no. ([R3.0148/22](#))

- Abingdon Town Council comments to Oxfordshire County Council is as follows;
'Abingdon Town Council thanks Oxfordshire County Council for forwarding the information relating to this planning condition. The Council notes the comprehensive level of detail from the County's contractor, Balfour Beatty, and is particularly pleased to see that the Construction Traffic Master Plan is very clear that no heavy traffic should use Abingdon Town itself, only the ring road.'

[R3.0106/24](#) – Comments by 11th October

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Details pursuant to Condition 7 (Signage) of planning permission no. ([R3.0148/22](#))

- Abingdon Town Council comments to Oxfordshire County Council is as follows;
'Abingdon Town Council thanks Oxfordshire County Council for forwarding the information relating to this planning condition. The Council notes the comprehensive level of Signage detail and placing from the County's contractor, Balfour Beatty.'

[R3.0112/24](#)

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Details pursuant to Condition 22 (surface water drainage scheme details) of planning permission no. ([R3.0148/22](#))

[R3.0114/24](#)

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Details pursuant to Condition 15 (Programme of Archaeological Evaluation and Mitigation) of planning permission no. ([R3.0148/22](#))

[R3.0148/22](#)

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Details pursuant to Condition 12 (Hard and Soft Landscape Details) of planning permission no. ([R3.0148/22](#))

[R3.0116/24](#)

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Details pursuant to Condition 5 (Drainage details) of planning permission no. ([R3.0148/22](#))

b. Withdrawal of Planning Application

[P23/V2849/FUL](#)

22 Wilsham Road Abingdon OX14 5LA

Form a self contained 2 bedroom dwelling attached to existing 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. (As amplified by email from Agent dated 8 March 2024.)

- Abingdon Town Council previous comment: '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.'

7. **Consultations / Notifications**

a. Traffic Regulation Orders (TRO)

Amendments to Oxford Road, Abingdon speed limit

- Abingdon 20mph TRO Correction – [Public Notice](#)
- Abingdon 20mph TRO Correction – [Plan](#)
- Abingdon 20mph TRO Correction – [Statement of Reasons](#)
- Abingdon Speed Limits – [Draft Order 2024](#)

b. Revised 3 Temporary Traffic Regulation Notice (TTRO) (T13934) Temporary Road Closure - Abingdon, A4183, Oxford Road.

A request has been received from National Highways for a temporary road closure to apply to a section of A4138 Oxford Road whilst essential Deck refurbishment of the bridge carrying the A1483 over the A34 working in collaboration with SGN gas works are carried out.

- The road closure is for Oxford Road (A4183) from Dunmore Road over Lodge Hill interchange to Sugworth Lane junction.
- Works are planned from 9pm Sunday 27 October until 6am on Saturday 2 November.
 - [A4183 Diversion detail](#)
 - [Notice of Temporary Traffic Order Abingdon](#), A4138 Lodge Hill prohibition of through traffic

c. TTRO S14 Road Traffic Regulation Act 1984 Temporary Road Closure – Oxford Road

In the interests of public safety; it will be necessary for Oxfordshire County Council to close the road as detailed above in order to facilitate surfacing and lining of Oxford Road as part of Lodge Hill mitigate works.

- **LOCATION:** Oxford Road (Between Bagley Wood Road and A34)
- **DURATION:** Starting on 29 November 2024 up to and including 30 November 2024.

This will operate between 19:30 and 06:00

- [Diversion Route](#)
- [Notice of Traffic Order](#)

- d. Revised 2 TTRO (T14266) Temporary Road Closure and No Waiting - Abingdon, East St Helen's Street & Lombard Street

- **LOCATION:** Road Closure: Abingdon, East St Helen Street (between Bridge Street and adjacent No. 19 East St Helen's Street; No residents parking allowed)
- **No Waiting:** Abingdon, Lombard Street (the entire length)
- **REASON:** To facilitate continuation carriageway repair works
- **DURATION:** On 25 October 2024

This will operate between 08:30 and 16:30

- [Abingdon East St Helen Street Closure map](#)
- [Notice of Traffic Regulation Order](#)

- e. Confirmation of address known to Vale of White Horse District Council as: Flat 1, Lacies Court, 74 Bath Street, ABINGDON OX14 1EB

- [Lacies Court map](#)

- f. Oxfordshire County Council Flood Update

- [Oxfordshire County Council Flood Briefing](#)

8. **North Abingdon Development Site Update**

Original applications: [P17/V1336/O](#) & [P17/V0050/O](#)

To receive any updates from councillors.

9. **Culham Development Site Update**

Original application: [P24/S1759/O](#)

To receive any updates from councillors.

10. **South East Strategic Reservoir Updates – Thames Water**

To comment on the South East Strategic Reservoir and receive any updates.

11. **Joint Local Plan (2041) – South & Vale District Councils**

To comment on the proposed Joint Local Plan and receive any updates from councillors.

The Vale of White Horse & South Oxfordshire District Councils thank everyone who shared their feedback on the Joint Local Plan Preferred Options Consultation and have reviewed and considered the comments.

- The [consultation summary report can be reviewed here](#).
 - The District Councils invite you to view and comment on the publication version. The period for responding runs **until Tuesday 12 November 2024 at 11.59pm**.
 - Please follow this link for comments: [Joint Local Plan webpage](#).
 - You can find out more about this publication stage in the [Statement of Availability and Representations Procedure document](#).

This stage of the process is a more formal and technical stage focused on ensuring that the plan meets all relevant requirements and is the last stage before the Plan is submitted to a Government Planning Inspector for independent examination.

12. **Traffic Advisory Committee**

The next meeting date is 6th November 2024.

13. **Planning Training**

Planning training is taking place on 11th November 2024.

14. **Planning Policy & Legislation changes**

To consider any changes.

National Planning Policy Framework (NPPF)

The Vale of White Horse response to the National Planning Policy Framework (NPPF) can be viewed by following this [link](#).

ONH Planning for Good (ONH is a social enterprise providing a range of planning and development services to town and parish councils, neighbourhood forums and landowners and developers)

ONH have reviewed the draft National Planning Policy Framework (NPPF) 2024 consultation and the Ministry of Housing, Communities and Local Government's (MHCLG's) questions from a specific neighbourhood planning perspective. This analysis identified six matters we consider will have the most impact on the future of local community engagement with plan-led development. Their full response can be found by following this [link](#).

15. **Dates of future meetings**

4 November 2024
25 November 2024
TUESDAY 17 December 2024
13 January 2025
3 February 2025
24 February 2025
17 March 2025
7 April 2025
28 April 2025
19 May 2025