

**Abingdon-on-Thames Town Council**  
**Minutes of the Planning, Highways & Consultations Committee**  
**Held 7.00 pm on Monday 25<sup>th</sup> November 2019**  
**In the Roysse Room, the Guildhall, Abingdon-on-Thames.**

**Present**

Cllr Jeanette Halliday	Chair
Cllr Lorraine Oates	Vice-Chair
Cllr Charlie Birks	
Cllr Alex Greenaway	
Cllr Patrick Lonergan	

**Also in attendance:**

Cllr Andy Foulsham	
Nina Özdemir	PA to Town Clerk (Clerk to the meeting)
Nigel Warner	Town Clerk
3 members of the public	

**1 Apologies for Absence**

Apologies for absence were received from Cllr Samantha Bowring

**2 Declarations of Interest**

None

**3 Minutes**

**Resolved** that the minutes of the meeting held on 4<sup>th</sup> November 2019 be signed as a correct record by the Chair.

**4 Matters Arising**

**P19/V1998/RM – Land North of Dunmore Road**

At the previous meeting it was requested that provisional dates for a joint briefing with Radley Parish Council and David Wilson Homes Southern be put forward. Suggested dates and times were Monday 25<sup>th</sup> November or Monday 16<sup>th</sup> December at 6.30pm. After liaising with Ms Andrea Kellegher (on behalf of David Wilson homes Southern) and Radley Parish Council the date of Monday 16<sup>th</sup> December 2019 was agreed (before the Planning, Highways and Consultations Committee). In order to give adequate time for questions a start time of 6.00pm was requested.

It was confirmed that Cllr Priscilla Dudding from Radley Parish Council would be able to attend and is waiting to see if anyone else from Radley PC will be joining her.

**Following the meeting, the various parties were contacted and it was agreed that a joint briefing with Radley Parish Council and David Wilson Homes Southern take place at 6.00pm on Monday 16<sup>th</sup> December 2019 in the Guildhall.**

#### Albert Park Conservation Area Appraisal Working Group

The notes of the meeting of the working group of 30<sup>th</sup> October 2019 were discussed and approved. (Attached as an appendix to these minutes) The Chair, Cllr Jeanette Halliday, stated that the group had already commenced their work. In addition to the meetings which had taken place there had been a walk of the conservation area and a number of useful matters had arisen in relation to the level of detail which was likely to be considered as part of the conservation area appraisal, for example methods of pointing buildings, treatment of porches and materials. It was envisaged that the work would result in the creation of a robust planning document which would be a considerable assistance in determining planning applications within the conservation area in the future.

Members were content with the direction and progress which had been made by the Working Group.

A member queried whether there would be any expenditure in relation to this matter. The Town Clerk responded that the members of the Working Group were voluntarily giving their time, the other main expense would be that of staff time in supporting the process, with the Town Clerk attending and clerking the meetings. However it could be that there may be some requirement for a budget later in the process and if the Town Council decided to lead on a conservation area appraisal of the town centre then it was likely that professional assistance would be required. Consequently it was **recommended**, to the Finance & General Purposes Committee, that a budget of up to £5,000 be allocated for Conservation Area Appraisals, with a suggestion that this could be funded from the earmarked reserve for the Community Led Plan.

#### Application P19/V1445/FUL - Army Rowing Club, Wilsham Road, Abingdon

It was noted that the application was due for consideration by the District Council's planning committee on 4<sup>th</sup> December 2019. Cllr Alex Greenaway would be speaking to put forward the Town Council's objections to the application.

## 5 **Public Participation**

Representatives of DevComms and the Hinton Group spoke in relation to proposals being brought forward for a Travelodge hotel on the site of the old garden centre, next to the Tesco supermarket, on land off Marcham Road. The briefing document which had previously been emailed to all members was talked through, then questions were put to them regarding:

- Flood plain
- Car charging points
- Possible upgrade to access road
- Provision of cycle racks – need to be secured and sheltered
- Massing of the proposed building compared with the adjacent hotel
- There was a query regarding whether there would be accessible rooms for disabled persons within the hotel. The representatives of DevComms / Hinton Group confirmed that there would be these rooms available.

These questions were noted and would be addressed at a further date, when the registered application is being considered.

*The members of the public left the meeting at this point, it being 7.15pm*

## 6 **Radley Lakes Masterplanning Update**

Members noted that Radley Parish Council had now appointed Cranley Environmental to assist with the masterplanning of the Radley Lakes area. The contact at Cranley Environmental was Paul Dempster. Work would start at the end of November. The aim was to prepare proposals by April 2020, which would then be the subject of stakeholder consultation and public engagement before being developed into a draft masterplan in the summer.

## 7 **Oxfordshire Growth Board Survey**

The Committee noted that this survey was emailed to all members on 6<sup>th</sup> November 2019 and the closing date for comments was 26<sup>th</sup> November 2019.

## 8 **Free Parking in South Oxfordshire and Vale of White Horse in the run up to Christmas**

Members noted the dates on which drivers in South Oxfordshire and Vale of White Horse could benefit from free car parking in district council car parks (previously circulated to all members on 19<sup>th</sup> November 2019.)

9 **Temporary Traffic Regulation Orders**

Members noted the following TTROs:

- TTRO (T7098) Temporary Road Closure – Abingdon, Northcourt Road which was being made to implement a temporary road closure whilst essential gas main replacement works are carried out and would operate from 25<sup>th</sup> November 2019 up to and including 20<sup>th</sup> December 2019.
- TTRO (T7050) Temporary Road Closure – Abingdon, Stert Street, which was being made whilst sewer replacement works were carried out. These would operate on 27<sup>th</sup> November 2019 between 19:30 hrs and 23:00 hrs.

10 **Licensing Application – Loose Cannon Brewing Company Ltd**

Members noted and considered the licensing application in relation to the above. There were no objections.

11 **Certificate of Lawful Development**

Members noted the following application:

RE: Renovate the front elevation of the house  
 AT: 35 Longfellow Drive, Abingdon, OX14 5PQ  
 REF: P19/V3009/LD

12 **Vale of White Horse Planning Decisions / Updates from Officers**

Members noted the planning decisions where the Town Council's recommendation was to refuse planning permission or was contrary to the decision by the District Council is attached as necessary with the agenda.

**Decisions**

Application Ref	Address	Town Council recommendation	VWHDC / OCC Decision
P19/V1979/HH	3a Darrell Way, Abingdon	No objections	Refused
P19/V2115/FUL	The Old Boat Yard, Ferry Walk, Abingdon	Recommended refusal	Withdrawn
P19/V1322/O	Former Cricket Pitch, Abingdon	Recommended refusal	Refused
P19/V2203/FUL	Barn at Church Farm, Faringdon Rd, Abingdon	No objections	Withdrawn

### **Updates from District Council Officers**

- **P19/V1993/FUL and P19/V1994/LB – The Knowl, Stert Street, Abingdon** (Recommended for refusal by Town Council)

Members noted that the VWHDC Planning Officer had written to advise that the proposed development was considered acceptable and would be recommended for approval.

- **P18/V1837/FUL – 43 Edward Street, Abingdon, OX14 1DJ** (Recommended for refusal by Town Council)

Members noted the Planning Inspectorate decision to dismiss the above appeal.

### **Update from Cllr Andy Foulsham**

- **P19/V1835/FUL – 225 South Avenue, Abingdon** (Recommended for refusal by Town Council)

Cllr Andy Foulsham updated the Committee on the above application which had been recommended for refusal by the Town Council and had been considered at the District Council's Planning Committee on 13<sup>th</sup> November 2019. District Council officers were satisfied that there had been sufficient amendments made to the application for it to be acceptable in planning terms and the application was subsequently granted planning permission by the District Council.

## 13 **Planning Applications**

Planning Applications were received and considered from the Vale of White Horse District Council. Following consideration of the planning applications, it was **resolved** that the following comments be forwarded as the Council's recommendations on the various applications:

### **Applications for consideration:**

***Note that the description of each application is as worded in the application.***

#### **13.1 P18/V2180/FUL - Major**

**Mr Tommy Buggins, Lagan Homes Ltd, Land to the West of Wootton Road, Abingdon**

Amendment No 1 – dated 1<sup>st</sup> November 2019

Development of 61 residential dwellings and associated works including design, access, landscaping and open space. As amended on 1<sup>st</sup> November 2019.

*(ATC previously recommended refusal for this application as shown:*

- *The Council considers that a proposal to include up to 73 residential dwellings on this site represents an overdevelopment of the site. The*

*density of the proposed residential development would be too high and there is a lack of green / open space included within the proposal. There are a lack of facilities and inadequate infrastructure. Consequently the Council considers that this development is in contravention of retained policy DC1 (Quality of New Development – Design) of the VWH Local Plan 2011 and Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).*

- The Council considers that the development is likely to be adversely affected by existing sources of noise and vehicular emissions from the nearby A34, resulting in unacceptable air quality for residents in contravention of retained policy DC10 (Effect of neighbouring or previous uses on new development) of the VWH Local Plan 2011.*
- The Council considers that the road network cannot accommodate the traffic arising from the development without causing safety, congestion or environmental problems in contravention of retained policy DC5 (Access) of the VWH Local Plan 2011.)*

**Comments:**

*Recommend refusal:*

- a) The Committee considered that this proposal still represented an overdevelopment of the site, despite the number of dwellings being reduced from 72 to 61. There are a lack of facilities and inadequate infrastructure. Consequently the Council considers that this development is in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).*
- b) The Council considers that the local road network cannot accommodate the traffic arising from the development without causing safety, congestion and environmental problems. Consequently the application is in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1) and Development Policy 16 (Access) of the VWH Local Plan 2031 Part 2.*
- c) The Council considers that the development is likely to be adversely affected by noise and vehicular emissions from the adjacent A34, resulting in unacceptable living conditions, including in relation to air quality, for residents in contravention of Development Policy 24: (The Effect of Neighbouring or Previous Uses on New Developments) of the VWH Local Plan 2031 Part 2*
- d) Core Policy 37 (Design & Local Distinctiveness) requires all proposals for new developments to be of a high quality design that “is sustainable and resilient to climate change.” The policy goes on to require that energy consumption is minimized. The application does not address this requirement, and therefore the application is in contravention of this policy. In relation to the climate emergency it is important that the development is sustainable both in terms of design and also the technologies employed within the development. It is therefore recommended that all buildings should be constructed to a passive building design, built to the highest environmental standards. The Council would ask that sustainability features be included, such as (but not restricted to) solar panels on buildings, electrical charging points for vehicles (both private*

charging points for houses where possible and also public charging points potentially via street lights), ground source heat pumps, harvesting of rainwater and consideration be given to building below ground, with cellars and underground parking. The Council believes that all new developments such as this should be reviewed in the light of the climate emergency to ensure that building work meets the latest and highest standards of environmental sustainability. In this regard the Council would make reference to the Goldsmith Street Project in Norwich as an example of best practice which has also recently received RIBA awards for sustainability. It is noted that a Corporate Objective of the Town Council is “to respond effectively and speedily to the climate emergency.”

- e) *The plans for the development show the affordable / social housing as a “block”. The Council considers that social / affordable housing should be an integral part of the development and spread throughout the application site.*
- f) *Core Policy 37 (Design & Local Distinctiveness) of the Vale of White Horse Local Plan 2031 (Part 1) states that new development should secure “a high quality public realm with well managed and maintained public areas”. The Council is concerned that the application does not make any reference as to who will be responsible for the ongoing maintenance of the communal areas on the site.*

## **2 P19/V2199/FUL – Minor**

**Mr Arnold & Mrs Patricia Strange, 2 Chilton Close, Abingdon, OX14 2AP**

Amendment No. 1 - Dated 4<sup>th</sup> November 2019

Erection of a detached two-bedroom, two-storey residential dwelling. (Amended plans received 4 November 2019, reducing width and re-positioning proposed dwelling.)

*(ATC did not object to original application)*

### **Comments:**

*No objections.*

## **3 P19/V2201/HH – Other**

**Mr Jason Wake, 13 Harcourt Way, Abingdon, OX14 1NU**

Amendment No 1 – dated 7<sup>th</sup> November 2019

Amendment No 2 – dated 15<sup>th</sup> November 2019

Build a two storey side extension and single storey rear extension. Also replace existing single garage with a double garage. (As amended by revised plans received 7<sup>th</sup> November 2019 and 15<sup>th</sup> November 2019)

*(ATC did not object to original application)*

### **Comments:**

*No objections.*

**4 P19/V2573/HH – Other**

**Mr David Lynesmith, 17 Oxford Road, Abingdon, OX14 2ED**

Increase in height of boundary to 2.9m

**Comments:**

*No objections. However the committee were concerned that the last panel (nearest the main road) could pose a problem in terms of visibility and safe access so recommended that this one panel be a lower height.*

**5 P19/V2562/HH – Other**

**Mrs Jean Butler, 28 Hendred Way, Abingdon, OX14 2AW**

Proposed two storey extension to side of property, single storey extension to rear, new front porch and internal alterations. Resubmission of P18/V2126/HH

*(ATC recommended refusal for that application:*

*Members of the Committee expressed concern about access opening out onto the nearby school's driveway and the impact on privacy/ security. Consequently they felt that this application was unneighbourly, contrary to Retained Policy DC9 (Impact of Development on Neighbouring Uses) of the Vale of White Horse Local Plan 2011. )*

**Comments:**

*No objections.*

**6 P19/V2579/LB – Other**

**Miss Lindsay Priddle, 26A East St Helen Street, Abingdon, OX14 5EB**

Repair and restoration of the east-facing decorated timber windows shared between both houses 26a and 26 East St Helen Street, Abingdon. No design alterations from the existing, repairs and restoration will be on a like-for-like basis, using seasoned English Oak, lead flashings, copper fixings and bitumen based sealant. In addition, consent for replacement of a skylight to a conservation rooflight within 26 East St Helen Street (consent previously granted 06/02/2003 although not enacted and therefore permission has expired).

**Comments:**

*No objections.*

**7 P19/V2588/RM – Major**

**David Wilson Homes, Land North of Dunmore Road and Twelve Acre Drive, Abingdon.**

Reserved matters application (Appearance, landscaping, layout, scale) \_ Residential development for erection of 425 dwellings within 3 phases of the North Abingdon Development: Western Parcel Area A & B and Central Parcel Area A. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O)

It was reported that this Reserved Matters application was substantively the same as the previous application (P19/V1998/RM) which had been considered by the Committee.

Cllr Andy Foulsham updated the Committee in relation to this application. He stated that there had been some changes in relation to the distribution of affordable / social housing across the site and the developers had made a further commitment in relation to a cycle track to Radley Station. However he regretted that the implementation of the Diamond Junction at Lodge Hill had been pushed back by Oxfordshire County Council.

**Comments:**

*Recommend refusal on the same grounds as previous application P19/V1998/RM, as it appeared to be effectively the same proposal:*

**a) Use**

- The current application provides for 425 dwellings with 35% classified as affordable housing. It is noted from the Design and Access Statement (August 2019) that there have been close communications with the District Council to agree the mix and the location of the housing mix and on pages 46 and 47 of the document it shows that the proposed housing mix for the parcels of land accords with the mix as set out in the “Housing Delivery Document”. However, the Council is concerned that the application shows a significant reduction in the number of one and two bedroomed homes and a significant increase in homes of three or more bedrooms compared with the percentage required in the Strategic Housing Market Assessment (SHMA) the percentage agreed at the grant of outline planning permission. The figures are as follows:
  - 1-bed: SHMA 53.9%; agreed at outline stage: 5.5%; now proposed 1.5%
  - 2-bed: SHMA 21.7%; agreed at outline stage: 16.3%; now proposed 9.7%
  - 3-bed: SHMA 42.6%; agreed at outline stage: 43.7%; now proposed 47.5%
  - 4-bed: SHMA 29.8%; agreed at outline stage: 34.5%; now proposed 41%

The Council believes that there should be more one- and two-bedroom properties on this development in order to meet the needs of the town in the future and to make the housing provided more affordable. The Council cannot see any justification within the Design & Access Statement as to why this housing mix has changed and consequently **objects** to the application on this basis.

**b) Open Space**

It is noted that there is a total of 20.24 acres of open space provided for within the application and that according to the Design & Access Statement “the open space provision principle is straightforward; the amount, type and disposition of the natural amenity green space, natural green space (including acoustic migration areas), outdoor sports and formal play are mandatory.” As mentioned above, this is a detail which the Town Council relies upon the local planning authority to check. Usually there are Section 106 agreements in place in relation to public open space and the Town Council notes that these agreements have not always been fully implemented in the past. It is noted

that normally commuted sums, which provide for the ongoing maintenance of such areas, are paid to the District Council once areas are adopted. It is further noted that the practice adopted by different district councils varies; some district councils pass the commuted sum to the parish council subject to them taking on the land, other district councils retain the commuted sum but pass the responsibility for the land to the parish council. The Town Council's position is that it wishes to see Section 106 agreements fully implemented and the Town Council would not take responsibility for any of the open spaces unless the commuted sum was passed onto the Town Council.

It is noted that the application allows for buffer planting at the site boundary with the A34 and the construction of an earth bund to allow for acoustic screening. It is not clear within the application as to whether this bund follows the full length of the boundary and there is also concern regarding how high and therefore effective the bund is. There appears to be an ambiguity in the plans as to whether the bund is 3 metres high plus a 2-metre fence or whether it is 1 metre high plus a 2-metre fence. The Council is also concerned that if changes were made to the A34 at a future date, which may include its widening, then the bund might be removed and there would then be no acoustic screening.

### **c) Sustainability**

It is noted that in the Design & Access Statement it is stated that the site is able to offer a highly sustainable approach and that the development will promote energy efficient construction and use of resources. The Council supports the various features which are listed within the application in this regard. With the climate emergency which faces us it is important that the development is sustainable both in terms of its design and also the technologies employed within the development. It is a Corporate Objective of the Town Council "to respond effectively and speedily to the climate emergency." It is therefore recommended that all buildings be constructed to a passive building design, built to the highest environmental standards. The Council would ask that additional sustainability features be included such as (but not restricted to) solar panels on buildings, electrical charging points for vehicles (both private charging points for houses where possible and also public charging points), ground source heat pumps, harvesting of rain water and consideration being given to building below ground, with cellars and underground parking. The Council believes that this is the time to review the plans to ensure that building work meets the latest and highest standards of environmental sustainability. In this regard the Council would make reference to the Goldsmith Street Project in Norwich as an example of best practice which has also recently received RIBA awards for sustainability <https://www.architecture.com/awards-and-competitions-landing-page/awards/riba-regional-awards/riba-east-award-winners/2019/goldsmith-street>

### **d) Access**

The Council is pleased to note that according to the Design & Access Statement "special buildings and spaces are created to add interest and variety within the street scene, calm traffic at key roads and deliver a 20-mph design speed

throughout the development”. The Council believes that 20mph speed limits are essential as they improve road safety; reduce the carbon footprint; create a healthier environment through improved air quality and reduced noise pollution; and encourage more physical activity such as walking and cycling.

It is also noted that the Design & Access Statement states that “the proposed movement hierarchy allows pedestrians and cyclists to be afforded simple routes and high levels of connectivity so that sustainable movement is promoted throughout the site”. The Council welcomes the cycle storage facilities that are an integral part of the design. However, the Council, through its Traffic Advisory Committee, has previously expressed concerns regarding junction design in relation to cycling at new developments. At a meeting of that Committee in June 2019 concern was expressed that at the recent Drayton Road development there was no consideration made for cyclists and with a lack of road markings cyclists at junctions on Abingdon cycle routes generally. The provision for cyclists at the Drayton Road development was adversely compared with the layout and marking of a junction in Marston Road, Oxford. The Council would ask that careful consideration be given to cycle routes on the development, how these are properly marked, particularly at junctions and how they are maintained.

### **Ongoing concerns in relation to the development**

The Council recognises that this application is a reserved matters application and that the outline planning permission for the development has previously been approved. Nonetheless, the Council wishes to emphasise that its original concerns not only remain but are now more acute.

The Council’s overriding concern for this and all similar developments is that infrastructure needs to be delivered prior to housing units being occupied. The Council regrets there appears to be substantial delay in relation to the A34 Lodge Hill Diamond Interchange works and remains of the opinion that until these works are done then the houses should not be occupied. If the houses are occupied before the works are done then the development will significantly add to local traffic problems.

The Council also remains concerned regarding the other impacts of the development which it does not believe to be properly mitigated. In order to avoid repetition of previous points made by the Council, I attach copies of our previous comments and objections to this development which are not objections to developments per se but strongly make the point that infrastructure must be put in place ahead of housing.

On page 124 of the Design & Access Statement there is a section “Building for Life: Facilities and Services.” At part 2A it is stated “this application does not provide new facilities however as part of the wider proposal, at the heart of the development a 5.8ha Local Centre provides the primary gateway and arrival point, creating a hub of activity and range of mixed use and community facilities for both new and existing residential neighbourhoods within the locality”.

The Council strongly believes that facilities should be put into place at an early stage of the development, and is concerned that the development has commenced with a phase consisting solely of houses. The Council would therefore ask that a timescale for these facilities be provided.

The document goes on to state:

*“Proposed uses comprise:*

- *2.2 ha Primary school*
- *1.8ha mixed-use comprising all or any of the following:*
  - Retirement flats – 50 units*
- *80 bed care home*
- *Public house / restaurant*
- *Community hub*
- *Children’s nursery*
- *Doctor’s surgery*
- *Retail food*
- *Retail non-food*
- *Commercial / service*
- *Around 22 flats above / beside retail / commercial / service / community uses.”*

The Council wishes to receive clarification on the above proposed uses. There is an ambiguity arising from the phrase “all or any of the following” and the lack of a bullet point against “retirement flats.” This means that it is not clear as to whether all or some of the above facilities will be provided. Previously the Council has expressed concern regarding the pressure being placed on GP surgeries and the Council’s belief that this development requires a new GP surgery. Whilst a GP surgery is listed at part 2A, on the next page (part 2B), there is another list of what will be in the local centre and no mention is made of the GP Surgery; is this now being provided for or not?

With regard to the community hub, part 2b states that “Part of the community hub could provide a dedicated space for the local church group” but there is no further detail. Would the community hub take the form of, for example, a community centre for the local residents?

The Council believes that details on the facilities and infrastructure should be given at this stage, a stage at which is proposed that 425 dwellings are constructed.

### **Summary position of the Town Council in relation this application**

Whilst the Council welcomes some of the aspects of this development, it objects to the application for the reasons set out above.

**8 P19/V2596/FUL & P19/V2597/LB – Minor**  
**Mr D Whittle, 36 Ock Street, Abingdon, OX14 5BZ**

Extension works at the rear of the property and internal alteration works to convert the property into 5 flats at 36 Ock Street, Abingdon.

**Comments:**

*Recommend refusal. The Committee felt that this application should be refused on the following grounds:*

- 1) Members considered that the application did not respond positively to the site and its surroundings and the scale, density and massing of the application represented overdevelopment in contravention of Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1).*
- 2) The scale and massing of the development would result in a loss of daylight / sunlight to neighbouring properties in contravention of Development Policy 23 (Impact of Development on Amenity) of the VWH Local Plan 2031 (Part 2).*
- 3) The Committee considered that the proposed development would constitute unsuitable living accommodation due to there being no garden / open space and the lack of privacy for the residents of the flats.*

*Should this application be considered at a District Council Planning Committee meeting at a future date, Cllr Jeanette Halliday stated that she would attend if possible and speak as local member on behalf of the Town Council.*

**9 P19/V2657/HH – Other**

**Mrs Caroline Monaghan, 9 Curtyn Close, Abingdon, OX14 1SE**

Two storey side extension.

**Comments:**

*No objections.*

**10 P19/V2878/LB – Other**

**Mr Oliver McEwen, 17 West St Helen Street, Abingdon, OX14 5BL**

Hole in modern exterior wall for metal tube – used for fan of extraction system. (Flat kitchen)

Log store – built using concrete platform and treated CLS timber and featheredge. (Exterior courtyard)

Walk in fridge – built using concrete platform, CLS timber and PVC sheets.

This listed consent can be added to P19/V2373/FUL. (No objections to this application from ATC)

**Comments:**

*No objections.*

**11 P19/V2945/FUL – Minor**

**Waitrose Ltd, Abbey Close, Abingdon, OX14 3HL**

Alterations to the facades include increasing an area of cladding to form a larger signage zone above the entrance, formation of new external café doors along with the redecoration of shopfront canopy framework, doors and louvers. New plant in the service yard and roof top plant area, a new ATM pod and car park refurbishment works.

The car park works include some minor changes to the car park layout, re-lamping of existing lighting columns with new LEDs, installation of some new bollards and trolley shelters.

**Comments:**

*No objections. However the Committee requested that in relation to the re-lamping of existing light columns with new LEDs, a condition should be placed on the application that the lights should be designed so that they shine light downwards, in order to avoid light pollution to neighbouring properties, and that the lights should be switched off by midnight at the latest. The Committee also asked that works be limited to take place between 8am and 6pm Monday to Friday and 8am to 4pm on Saturdays.*

*The Committee requested that the applicant be reminded of an existing condition that was made at the time of opening the store and enquired when this condition would be met. The condition was that piece of artwork to be produced and displayed on the Abbey Close gable end.*

*Cllr Charlie Birks left the meeting at this point, it being 8.16pm.*

**12 P19/V2973/HH – Other**

**Mr & Mrs Hafeez, 155 Radley Road, Abingdon, OX14 3RX**

First floor addition and alterations.

**Comments:**

*No objections.*

**13 P19/V2987/HH – Other**

**Mr & Mrs T & J Robinson, 44 Picklers Hill, Abingdon, OX14 2BB**

Demolition of existing garage. Two storey side extension. Two storey rear extension. Single storey ground floor rear extension. Porch extension.

**Comments:**

*No objections.*

**14 P19/V2989/HH – Other**

**Mr Steve Soden, 19 Galley Field, Abingdon, OX14 3RU**

Two storey extension on side and small single storey extension on back.

**Comments:**

*No objections.*

**15 P19/V3013/LB – Other**

**Mr Ben French, 6 High Street, Abingdon, OX14 5AZ**

Replacement of one existing ATM sign, with one new ATM sign.

**Comments:**

*No objections.*

**16 P19/V3021/HH – Other**

**Mr & Mrs Mitchell, 7 Pytenry Close, Abingdon, OX14 2RQ**

**Comments:**

*No objections.*

Proposed rear and side extension.

**17 P19/V3038/HH – Other**

**Mr J Trotman, 34 Picklers Hill, Abingdon, OX14 2BA**

Proposed single and two storey side extension to existing dwelling with proposed basement below.

**Comments:**

*No objections.*

The meeting rose at 8:36 pm

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Chair

.....  
Date