

**Abingdon-on-Thames Town Council
Draft Minutes of the Planning, Highways & Consultations Committee
Held 7.20 pm on Monday 16th December 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 Jim Halliday	
Nina Özdemir	PA to Town Clerk (Clerk to the meeting)
Nigel Warner	Town Clerk
2 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 25th November 2019 be signed as a correct record by the Chair.

4 **Matters Arising**

Licensing Application – Loose Cannon Brewing Company Ltd

Members noted that the above application was considered at the last meeting of this Committee on 25th November 2019. (There were no objections from the Town Council). However, due to an issue with advertising of the application it has been re-submitted with a new closing date of 26th December 2019. There were no further comments.

Planning Training

Members noted that the District Council's Planning Business Manager will be checking progress on the Town Council's request for planning training at their management meeting this month.

5 Public Participation

Representatives of Dev Comms 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.

They talked through the responses to the questions raised at the previous meeting of this Committee on 25th November 2019 (attached as an appendix to these minutes and previously circulated to members of this committee via email on 11th December 2019). They also responded to further questions from Members regarding:

- Flooding – in the event of flooding there would be new temporary emergency access to the A34 as requested by the Environment Agency.
- Covered and secure cycle storage – this request would be passed on for consideration.
- Trees - trees outside the development site would remain, on site they developers would keep the ones in good enough condition and replace any which were removed.
- Charging points – rapid charging would be provided.
- Could grey water be used and could there be low flow showers – this request would be passed on for consideration.
- Solar panels – there would not be solar panels, but there would be ground source heating.

The members of the public left the meeting at this point, it being 7.30pm

6 Naming / Numbering of Properties

Members noted the conversion of existing commercial building known as: 1 Stert Street to: 6 residential flats to be known as: Flats 1 to 6, 1 Stert Street, Abingdon. Also noted was the removal of the existing commercial address: TSB, 1 Stert Street, Abingdon, OX14 3JG.

7 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/V2408/HH	17 Lee Avenue	No objections	Refused
P19/V1445/FUL	Army Rowing Club, Wilsham Road	Recommended refusal	Planning permission granted
P19/V1994/LB	The Knowl, 52 Stert Street	Recommended refusal	Planning permission granted

Updates from District Council Officers

Members noted the following:

Withdrawn application:

P19/V1471/LB – 25 Stert Street, Abingdon.

Proposal: Change of use of part of the building from A1 to C3. Installation of non-loadbearing partitions to separate the A1 and C3 Uses on the ground floor. Installation of a toilet and tea station in connection with the A1 use. Installation of a shower room on the 1st floor.

Town and Country Planning Act 1990 – Appeal under Section 78

- Application P19/V1322/O – Former Cricket Pitch, Abingdon

To note that an appeal has been made to the Secretary of State against Vale of White Horse District Council's decision to refuse the above planning application. (See attached, pages 26-27)

8 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:

8.1 P19/V1947/FUL – Minor

Mr Chaudry M Yusuf, 85 Northcourt Road, Abingdon, OX14 1NN

Two storey rear extensions; subdivision of property into 4 x 1-bed flats, retaining a 1-bed dwelling.

Amendment No. 1 – dated 29th November 2019

Two storey rear extensions; subdivision of property into 4 x 1-bed flats, retaining a 1-bed dwelling (as amended by revised plans received 29th November 2019)

ATC had no objections to original application.

Comments:

No objections.

8.2 P19/V3035/LB – Other

Mr & Mrs Brian & Sibylle Rushbridge, 64 Bath Street, Abingdon, OX14 1EB

Amendment to application P16/V1041/LB to raise the window cills of the first floor windows of the west elevation to above head height (1.8 metre), an additional window in the annexe also with a cill above head height and the first floor light well glazing up to 1.8 metre is proposed to change to translucent glass on the south elevation.

Comments on original application:

ATC recommend refusal for application P16/V1041/LB due to concerns expressed by the Conservation Officer as detailed in her response shown on the website, although permission was granted by the District Council.

Comments:

No objections.

8.3 P19/V3108/HH – Other

Mr Timothy Spooner, 101 Bath Street, Abingdon, OX14 1EG

Partial demolition of existing outbuildings. Erection of two-storey flank extension (encompassing existing garage) and single-storey rear extension. New opening in existing screen wall; new sun tunnel to front elevation; new or altered fenestration to all existing elevations.

Comments:

No objections.

8.4 P19/V3114/FUL – Major

Hinton Properties, Tesco Garden Centre, Marcham Road, Abingdon, OX14 1TU

Erection of an 86 bedroom hotel (C1 use) with associated parking, infrastructure and landscaping.

Comments:

No objections, subject to the serious consideration of the provision of covered and secure cycle storage and use of grey water / low flow showers, in accordance with Core Policy 37 (Design & Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires all proposals for new development to be of a high quality design that is “sustainable and resistant to climate change”.

The representatives for Dev Comms / Hinton group confirmed that these requests would be passed on for consideration.

8.5 P19/V3145/FUL & P19/V3146/A – Other

Mr Clive Carter, 39/41 Nuffield Way, Abingdon, OX14 1RL

Erection of new extraction and filtration units to rear (south) elevation. Provision of new roller shutter door to front (north) elevation. New canopy over front (north) entrance door. New bin storage and covered cycle store in front courtyard. Amendments to siting of existing boundary fence. Display of Zirotec Signage to front (north) elevation.

Comments:

No objections.

8.6 P19/V3153/HH – Other

Mr Gordon Hawes, 34 Peachcroft Road, Abingdon, OX14 2NA

Formation of dropped kerb to create a parking space in front of house.

Comments:

No objections.

8.7 P19/V3155/FUL – Minor

Mr Noel Hendricks, 1-12 Magnette Close, Abingdon, OX14 3PU

To replace existing timber windows with white UPVC of the same fenestration and design.

Comments:

Fully support. The Committee considered that there is nothing of particular architectural merit in relation to the building and the immediate locality, despite it being in a conservation area and did not consider that new UPVC windows would be detrimental in any way. They also supported the replacement of the windows as it would more environmentally friendly in terms of heating for the properties. Noting that this is not a new development per se, this would nonetheless be in the spirit of Core Policy 37 (Design & Local Distinctiveness) of the Vale of White Horse Local Plan 2031 which requires all proposals for new development to be of a high quality design that is “sustainable and resistant to climate change”. As a climate emergency has been declared for Abingdon, and a corporate objective of the Town Council is “to respond effectively and speedily to the climate emergency”, Members felt such changes should be supported.

The meeting rose at 8:46 pm

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Chair

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Date

Subject: FW: Response to questions regarding proposals for a Travelodge Hotel on Land at Marcham Road, Abingdon

Sent: 11 December 2019 17:34

Subject: Response to questions regarding proposals for a Travelodge Hotel on Land at Marcham Road, Abingdon

Dear Councillors

I am emailing further to our address at the recent Town Council Planning, Highways & Consultations Committee on 25 November, to provide a response to the questions that you asked. Please see below an overview of the questions raised and our response to each of these.

- **What will be done to combat flooding on site?**

The hotel building itself will be located entirely within Flood Zone 1, in which new development is considered acceptable. Re-profiling works would be undertaken on site and these would result in a net gain of available flood storage, which represents a substantial environmental benefit. Only the new car park would fall within Flood Zone 2. A flood risk sequential test has been undertaken, which shows that there are no preferable sites within Abingdon more suitable to deliver hotel accommodation. There have been extensive pre-application discussions with the Environment Agency and Lead Local Flood Authority and they have confirmed the proposed approach and layout is acceptable.

- **Will there be electric vehicle charging points?**

The hotel parking areas will be installed with the infrastructure for future provision of electric vehicle charging points, albeit Hinton Group expects to review the details of the provision with officers, should planning permission be granted.

- **Will the cycle storage be secure and sheltered?**

There is provision for 20 cycle parking spaces within the current plans. These will be Sheffield Hoops that users can secure their bikes to and positioned to the east and west of the hotel for convenient use by visitors and staff. Hinton Group also expects to review cycle storage provision with Officers, should planning permission be granted.

- **The access road is not wide, will this be upgraded / widened as part of the proposals?**

The current access road is able to accommodate traffic arising from the development without causing safety, congestion or environmental problems. In order to widen the access road, a number of trees and established hedgerows would need to be removed, which is undesirable given that the current road can accommodate the proposed traffic flows associated with a hotel in this location. The access road is also not within Hinton Group's ownership or control. We will be proposing a new mini island at the entrance to the hotel and petrol filling station, to improve the legibility of the existing access/egress.

- **Will the scheme be any taller than the adjacent hotel?**

The recent extension to the Hilton Hotel is 16.1m at its highest point and the proposed Travelodge hotel is 13.7m at its highest point.

- **Will there be accessible rooms?**

Yes, there will be five accessible rooms available for guests. These are accompanied by five accessible car parking spaces.

I hope that you find this update helpful, but please do not hesitate to contact me on 01296 678320 or via return email should you have any further questions.

We understand that our application is on the agenda for your next meeting on 16 December and we intend to attend the meeting to answer any further questions.

Kind regards
Lauren

DevComms


Lauren Whipp | Senior Executive

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