



# ABINGDON-ON-THAMES TOWN COUNCIL

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## **Planning, Highways & Consultations Committee** **Monday 1 February 2021** **MINUTES**

### **Present**

Cllr Lorraine Oates	Chair
Cllr Alex Greenaway	Vice-Chair
Cllr Charlie Birks	
Cllr Cheryl Briggs	
Cllr Grace Clifton	
Cllr Jim Halliday	
Cllr Patrick Lonergan	
Cllr Margaret Crick	

### **In attendance**

Andy Crick	Committee Clerk (Clerk to the meeting)
Nigel Warner	Town Clerk

Three members of the public: Theo Dennison (Account Manager, MPC) Alan Williams (Associate Director, Planning Potential) and Lee McCandless (Property Director, Aldi)

Cllr Greenaway chaired the meeting

### **1 Apologies for Absence**

None

## 2 **Declarations of Interests**

Cllr Grace Clifton re item 16.12 ([P21/V0024/FUL](#), *Land to the West of Wootton Road, erection of a Class E discount foodstore with associated access, parking and servicing areas, landscaping, and associated works*) – conflict of interest as a family member works in retail in Abingdon.

Cllr Cheryl Briggs is a Vale of White Horse District Councillor. The Vale of White Horse DC is the local planning authority.

## 3 **Minutes**

It was **RESOLVED** that the minutes of the meeting held on 11 January 2021, as amended, be signed as a correct record by the Chair.

## 4 **Matters Arising**

None

## 5 **Public participation**

Lee McCandless, Property Director from Aldi and Alan Williams, Associate Director, Planning Potential planning consultants, presented details of an application for a new supermarket at Wootton Road. The application was considered under item 16.12, below.

Cllr Oates joined the meeting at 7.15pm.

## 6 **Committee Actions and Forward Plan**

There were no outstanding actions.

## 7 **Neighbourhood Plan**

Cllr Clifton updated the committee. The notes of the first meeting of the steering group were provided. The steering group would meet on Wednesday 3 February, after which meetings would be held fortnightly. The steering group intends to look at existing networks in terms of the communications plan and to identify any gaps in the place assessment which has been conducted.

Simon Hills will act as Chair as the steering group is established. A decision has not been made on how the steering group is chaired in future.

**8 Vale Community Infrastructure consultation**

The meeting considered the consultation invitation from the Vale of White Horse District Council (the Vale). Councillors noted that the deadline for responses was 8 February 2021, which would make it difficult for a considered response to be provided. It was also noted that it was difficult to find the relevant information to inform the consultation.

The Town Council has prepared a draft Community Infrastructure Levy strategy which is expected to be considered by full council on 24 February 2021. The draft strategy could be shared with the Vale. It was noted that the Vale consultation did not appear to raise any issues which the Town Council might find concerning.

**Cllr Lonergan proposed sending a letter to the Vale to advise them of the Town Council's draft strategy once it had been agreed by full council. This was seconded by Cllr Clifton and was agreed.**

**9 Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984. Temporary Road Closure and “No Waiting” restriction at Radley, Kennington Road**

This item was noted.

**10 Change of property name**

This item was noted.

**11 Consultation on Community Infrastructure Levy – deadline 8 February 2021**

This item was noted.

**12 Temporary Traffic Regulation Notice – S14 Road Traffic Regulation Act 1984. Temporary Road Closure at Abingdon, Welford Gardens**

This item was noted.

**13 S106 contributions received re P17/V1336/O – Land north west of Abingdon**

This item was noted.

14 **Traffic Regulation Notice – Abingdon Bath Street Closure CANCELLED**

This item was noted.

15 **Vale of White Horse Planning Decisions / Updates from VWHDC Officers**

- **Decisions**

This item was noted.

- **Withdrawn Application**

This item was noted.

- **Certificate of lawful development**

This item was noted.

- **Discharge of conditions**

This item was noted.

Cllr Greenaway asked the meeting to note that he had requested permission to speak at the Vale on a planning application but he was asked to provide a written comment to the meeting instead of being invited to speak. The comments of the Town Council on the particular application were not agreed by the meeting.

16 **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:

1 **[P20/V0390/RM](#)**

**Land to the north west of Radley**

Deadline for comments: 10 February 2021

Reserved Matters application for appearance, landscaping, layout and scale for the erection of 240 dwellings, internal access arrangements, formation of public open space and ancillary infrastructure pursuant to outline planning permission ref. P17/V1894/O (as amended by plans and documents submitted 1 October

2020, amended by plans received 27 November 2020 and amended plans and application form received 15 January 2021).

*The application was previously considered on 26 October 2020. There had been no objections but the Committee did request that wildlife friendly adaptations were implemented in gardens and appropriate green spaces, e.g. "Hedgehog Highways" to enable hedgehogs to pass freely through gardens; swift boxes and other similar initiatives.*

*The amended application had taken into account many of the comments made but not those of the Town Council. It was noted that the application was in Radley parish but Radley Parish Council had advised that they welcomed the input of Abingdon Town Council on this and any matters of shared interest to both parishes. Radley Parish Council had not offered any objections to the current application.*

***The meeting agreed to resubmit the original comments of the Town Council.***

## **2 [P20/V2808/RM](#)**

### **Units D, E, F & G Fairacres Retail Park Marcham Road, OX14 1TP**

Deadline for comments: no amended deadline provided

Revised reserved matters covering appearance, scale and landscaping in relation to planning permission P19/V3301/FUL to allow alterations to the layout of permitted Units F3, F4 & F5, the enclosure of part of the permitted southern end of the service yard with a four metre high fence/wall to create an open garden centre and improvements to the permitted landscaping scheme. (amended landscaping details received 13 January 2021). Variation of Conditions 3 and 10 of application P19/V0299/FUL to allow permitted Unit F2 to be subdivided and used for Class D2 and Class A3/A5 use. Variation of conditions 3 & 7 of application P17/V3413/FUL for amendments to the internal layout. Variation of conditions 3, 6, 7, 8, 9 & 10 of planning permission P15/V1063/O to allow the sale of food from proposed new unit F1, reconfigure permitted units and reduce the number of permitted new units from seven to five. Outline application (access and layout only) for the demolition of Units D, E, F & G and erection of a new terrace of seven retail warehouse units and associated parking, servicing & landscaping (Option 2)

*The meeting expressed concerns over road safety at the junction with Marcham Road if the fence was erected but agreed to review the comments of the highways authority on this matter. It was agreed that if the highways authority was content that the application did not affect safety at the junction then the Town Council would not object.*

*This was checked and confirmed after the meeting so no objection would be offered*

**3**      [P20/V2809/FUL](#)

**Units D, E, F & G Fairacres Retail Park Marcham Road, OX14 1TP**

Deadline for comments: no amended deadline provided

Variation of Conditions 2 (Approved plans), 4 (Car parking), 5(Servicing) and 14 (Hard and soft landscaping) on application ref P19/V3301/FUL to allow alterations to the layout of permitted Units F3, F4 & F5, the enclosure of part of the permitted southern end of the service yard with a four metre high fence/wall to create an open garden centre and improvements to the permitted landscaping scheme.(Description amended as per email from Agent dated 6 November 2020 and amended landscaping details received 13 January 2021). Variation of Conditions 3 and 10 of application P19/V0299/FUL to allow permitted Unit F2 to be subdivided and used for Class D2 and Class A3/A5 use. Variation of conditions 3 & 7 of application P17/V3413/FUL for amendments to the internal layout. Variation of conditions 3, 6, 7, 8, 9 & 10 of planning permission P15/V1063/O to allow the sale of food from proposed new unit F1, reconfigure permitted units and reduce the number of permitted new units from seven to five. Outline application (access and layout only) for the demolition of Units D, E, F & G and erection of a new terrace of seven retail warehouse units and associated parking, servicing & landscaping (Option 2)

*No objections*

**4**      [P20/V2944/LB](#)

**The Knowl 52 Stert Street Abingdon OX14 3JU**

Deadline for comments: no amended deadline provided

Window repairs, flat roof replacement, loft alterations, damp treatment behind timber panelling and reinstatement of opening at first floor. (Amended plans received 4 January 2021) (Additional window details received 22 January 2021)

*Previous decision(s): no objections*

*No objections*

**5**      [P20/V3008/FUL](#)

**32 Caldecott Road, OX14 5HB**

Deadline for comments: no amended deadline provided

External alterations including replacing and raising the garage roof, conversion of existing dwelling and garage into 3 one bed units together with parking and amenity areas

*The Town Council had previously (21.12.20) objected as follows: Councillors objected to this application as it represents overdevelopment of the site, which puts the development in conflict with Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031 (Part 1). Councillors also objected as there would be a lack of adequate parking, contrary to Core Policy 37 (Design & Local Distinctiveness) of the VWH Local Plan 2031, p132*

*There have been no clear changes to the application. The amended application states that site plans had been superseded but there are no new plans on the planning website. It is therefore not possible to make a judgement.*

*The Town Council will re-state its objection to the application due to overdevelopment. The Town Council will also note that it is not possible to comment on the parking aspect of the application as the information is not available in the application.*

**6**      [P20/V3098/HH](#)

**2 Baker Road, OX14 5LW**

Deadline for comments: 16 February 2021

Single storey rear and two storey side extensions

*No objections*

**7**      [P20/V3326/HH](#)

**36 Evelin Road, OX14 1JR**

Deadline for comments: 30 January 2021

Proposed single storey rear extension and cladding to existing first floor element.

*No objections*

**8**      [P20/V3340/N5D](#)

**Unit 3, Peachcroft Shopping Centre, Peachcroft Road, OX14 2QA**

Deadline for comments: 29 January 2021

Change of use from A1 (retail) to A3 (cafe).

*The Town Council has no objection in principle to the application but would like to note that it is very limited in detail and thus it is difficult to offer a clear determination based on what has been provided by the applicant.*

**9**      [P20/V3367/HH](#)

**8 Longfellow Drive, OX14 5NU**

Deadline for comments: 3 February 2021

Two storey side extension and enlargement of front porch - resubmission.

*No objections*

**10**     [P21/V0013/FUL](#)

**13 Stevenson Drive, OX14 1SN**

Deadline for comments: 11 February 2021

Repositioning of fence to the property boundary line, resulting in the change of use of land from amenity space to residential garden.

*No objections*

**11**     [P21/V0018/A](#)

**Units D, E, F & G Fairacres Retail Park Marcham Road, OX14 1BY**

Deadline for comments: 10 February 2021

Installation of three fascia signs within the approved signage zone on the Phase 2 development.

*No objections*

**12**     [P21/V0024/FUL](#)

**Land to the West of Wootton Road**

Deadline for comments: 11 February 2021

The erection of a Class E discount foodstore with associated access, parking and servicing areas, landscaping, and associated works

*The Town Council objects to this application on the grounds of road safety and cycle safety with particular regard to the proposed entrance and surrounding roads. The Town Council is not confident that the transport assessment undertaken by the applicant reflects the reality of the conditions at the site. The Town Council notes that when the supermarket and the adjacent development are completed there will be two entrances very close to each other on opposite sides of the road. This would represent a hazard and would be in contravention of Core Policy 33(i) and (vi) of the Vale of White Horse District Local Plan 2031, (Promoting Sustainable Transport and Accessibility) given the likely negative impact on the safety of road users.*

*The new development and the supermarket will also result in a significant increase in traffic in the area which will need to be safely managed.*

*The Town Council notes that cycling provision does not appear to have been taken into account at all in the design of the entrance to the supermarket site and surrounding roads, including the roundabout between Wootton Road and Dunmore Road. The application includes a transport assessment in which it is noted that Oxfordshire County Council has offered pre-application advice which notes that improvement works at the roundabout should be considered.*

*The proposal to develop the supermarket on the site is in contravention of Core Policy 33 of the Vale of White Horse District Local Plan 2031 (Promoting Sustainable Transport and Accessibility) as it does not improve the transport network. The application is also in contravention of Core Policy 33(ii) and Core Policy 35 (i) and (iv) of the Vale of White Horse District Local Plan 2031 (Promoting Sustainable Transport and Accessibility) as the proposed supermarket entrance will hinder the provision of sustainable transport measures by discouraging pedestrians and cyclists from using the road.*

*The proposed development would increase traffic and hazards to motorists, pedestrians and cyclists by increasing traffic in the area without seeking to address the safety of road users in the design of the entrance in particular.*



*The proposed entrance is also in contravention of the Oxfordshire Cycling Design Standards, 3.3.1 which states: 'The needs of cycle users should be incorporated into the designs of all junctions. The needs of cycle users should be considered for all possible movements.'*

*The Town Council supports the principle of development at the site but would like to see the many issues around safe transport at and near the site properly addressed by the applicant, the planning authority and the highways authority.*

*Cllr Birks was nominated to speak on behalf of the Town Council should this application be taken to District Council Committee.*

**13**     [P21/V0045/HH](#)

**94 Spring Road, OX14 1AX**

Deadline for comments: 5 February 2021

Demolition of existing single storey extension Full width single storey ground floor extension Half width second storey extension Loft conversion Minor internal alterations to suit new layout No change to off-road parking - 3 spaces

*See below*

**14**     [P21/V0047/HH](#)

**92 Spring Road, OX14 1AX**

Deadline for comments: 17 February 2021

Demolition of existing single storey extension Full width single storey ground floor extension Half width second storey extension Loft conversion Minor internal alterations to suit new layout No change to off-road parking - 3 spaces

*Items 13 and 14 taken together*

*No objections*

**15**     [P21/V0062/HH](#)

**66 Alexander Close, OX14 1XB**

Deadline for comments: 11 February 2021

Remove existing conservatory to rear elevation & replace with a single storey extension. Convert existing garage into new utility/study area.

*No objections*

**16**     [P21/V0082/HH](#)

**8 Ethelhelm Close, OX14 2RE**

Deadline for comments: 13 February 2021

Remove existing conservatory & construct single storey rear extension. Construct small single storey front extension. Replace living room front window & infill side kitchen window opening.

*No objections*

**17**     [P21/V0086/HH](#)

**14 Farm Road, OX14 1LZ**

Deadline for comments: 13 February 2021

Dormer window & extension to front elevation. First floor extension to rear.

*No objections*

**18**     [P21/V0090/FUL](#)

**Units D, E, F & G Fairacres Retail Park Marcham Road, OX14 1TP**

Deadline for comments: 13 February 2021

Variation of Conditions 2 (Approved Plans) and 14 (Landscaping) of planning application P19/V3301/FUL to allow revised hard and soft landscaping scheme on the north eastern section of the boundary to the application site fronting Nuffield Way. Variation of Conditions 3 and 10 of application P19/V0299/FUL to allow permitted Unit F2 to be subdivided and used for Class D2 and Class A3/A5 use. Variation of conditions 3 & 7 of application P17/V4313/FUL for amendments to the internal layout. Variation of conditions 3, 6, 7, 8, 9 & 10 of Planning Permission P15/V1063/O to allow the sale of food from proposed new unit F1, reconfigure permitted units and reduce number of permitted new units from seven to five. Outline application (access and layout only) for the demolition of Units D, E, F & G and erection of a new terrace of seven retail warehouse units and associated parking, servicing & landscaping (Option 2)

*No objections*

**19**     [P21/V0105/A](#)

**Proposed Retail Unit Fairacres Retail Park, OX14 1TP**

Deadline for comments: 17 February 2021

1 x illuminated feature entrance logo sign (B1) 1 x non-illuminated face fixed logo sign (B2) 1 x non-illuminated face fixed logo sign (B3) 1 x illuminated face fixed logo sign (B4)

*No objections*

The meeting rose at 8.27 pm