



Abingdon-on-Thames Town Council

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Planning committee

Monday 7 April 2025, 7pm

Bear Room

MINUTES

Present:

Cllr Mark Giddins

Chair

Cllr Jim Halliday

Cllr Gwyneth Lewis

Cllr Colin Sanderson

In attendance:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

P179/24 Apologies

Apologies were received from Cllr Astone and Cllr Oates.

P180/24 Declarations of interest

Cllr Halliday, Cllr Lewis and Cllr Sanderson declared that they are neighbours of the Abbey Buildings, application P25/V0578/LB.

P181/24 Public participation

None.

P182/24 Minutes

It was **proposed** by Cllr Giddins, **seconded** by Cllr Halliday and **RESOLVED** that the minutes of the meeting of the Planning committee of [17th March 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P183/24 **Planning Decisions and Notifications**

District planning applications can be [viewed online](#)

a. The following planning decisions were noted:

Vale of White Horse District Council

Application Ref	Address	Town Council Recommendation	VWHDC Decision
P25/V0573/T28	Opp 17-18 Thornhill Walk Abingdon Oxfordshire OX14 1JH	N/A	Granted
P24/V2323/FUL	221 South Avenue Abingdon OX14 1QT	<u>25/11/2024 & 03/02/25 comments</u> Abingdon-on-Thames Town Council does not object subject to approval being granted to the applicant only and should ownership of the property change a new planning application will be required for any business on the property to continue.	Granted Biodiversity net gain notice issued
P24/V2536/LDP	123C Ock Street Abingdon OX14 5DL	No Objections	Granted
P25/V0078/FUL	St Edmunds Lodge 1A Oxford Road Abingdon OX14 2EA	No Objections	Granted
P25/V0205/LDP	13 & 15 Sellwood Road Abingdon OX14 1PE	N/A	Certificate of Lawful Use or Development - Granted
P24/V1761/FUL	5 Ock Street Abingdon OX14 5AL	No Objections	Granted
P24/V1762/LB	5 Ock Street Abingdon OX14 5AL	<u>04/11/24 & 30/01/25 comments</u> Abingdon-on-Thames Town Council have no objections subject to the material be agreed by the Vale of White Horse officer. <u>24/02/2025 comment</u> As the Heritage Officers are now satisfied, Abingdon Town Council have no objections to the necessary and in keeping window replacement.	Granted
P25/V0140/LDP	24 Berry Croft Abingdon OX14 1JL	No Objections	Granted

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P24/V2742/HH	22 Wilsham Road Abingdon OX14 5LA	Abingdon-on-Thames Town Council would like it noted that previous applications were withdrawn (P23/V2849/FUL & P22/V2398/FUL) due to objections from the Environment Agency because of concern over flood risk and object to this application until all the previous concerns of the Environment Agency have been addressed and the Environment Agency are happy with this application.	Granted
P25/V0216/LDP	39 Abbott Road Abingdon OX14 2DT	Overall, the new application and lawful development creates a 4 larger bedroom house compared to the smaller style of that period 3-bedroom house. 'Abingdon-on-Thames Town Council has no objection subject to officers being satisfied that on conversion of the garage, the off-road parking will meet Oxfordshire County Council standards for this size of 4 bed property'	Certificate of Lawful Development - Granted
P25/V0218/HH	39 Abbott Road Abingdon OX14 2DT	There have been three surface / ground water flood events since January 2024 in areas close to this property. Abingdon-on-Thames Town Council will have no objections providing the Drainage Officer is satisfied with: 1) The provided Flood Risk Assessment 2) Agrees that this application will not increase the flooding risk. 3) Or can suggest suitable mitigation measures in addition to the surface water drainage connection if considered necessary for this application.	Granted
P25/V0254/HH	9 Stevenson Drive Abingdon OX14 1SN	No Objections	Granted

Oxfordshire County Council

Application Ref	Address	Town Council Recommendation	Oxfordshire County Council
R3.0116/24	A34 and A4183 Lodge Hill Interchange, north of Abingdon.	No Objections	Granted
R3.0112/24	A34 and A4183 Lodge Hill Interchange, north of Abingdon.	No Objections	Granted

b. The following planning applications were noted:

i. **Certificate of Lawful Development**

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.

[P25/V0543/LDP](#)

250 Saxton Road Abingdon OX14 5HL

Formation of habitable rooms in roof space with rear dormer and front velux rooflights.

ii. **Discharge of conditions**

[P25/V0610/DIS](#)

Lloyds Bank House 8 Ock Street Abingdon OX14 5AW

Discharge of conditions 3 (External materials), 4 (Joinery details), 5 (External ducts and flues), 6 (Rainwater goods) and 7 (making good rear of site between phases) on application - [P24/V1722/S19](#)

iii. **Non-Material Amendment**

[P25/V0561/CM](#)

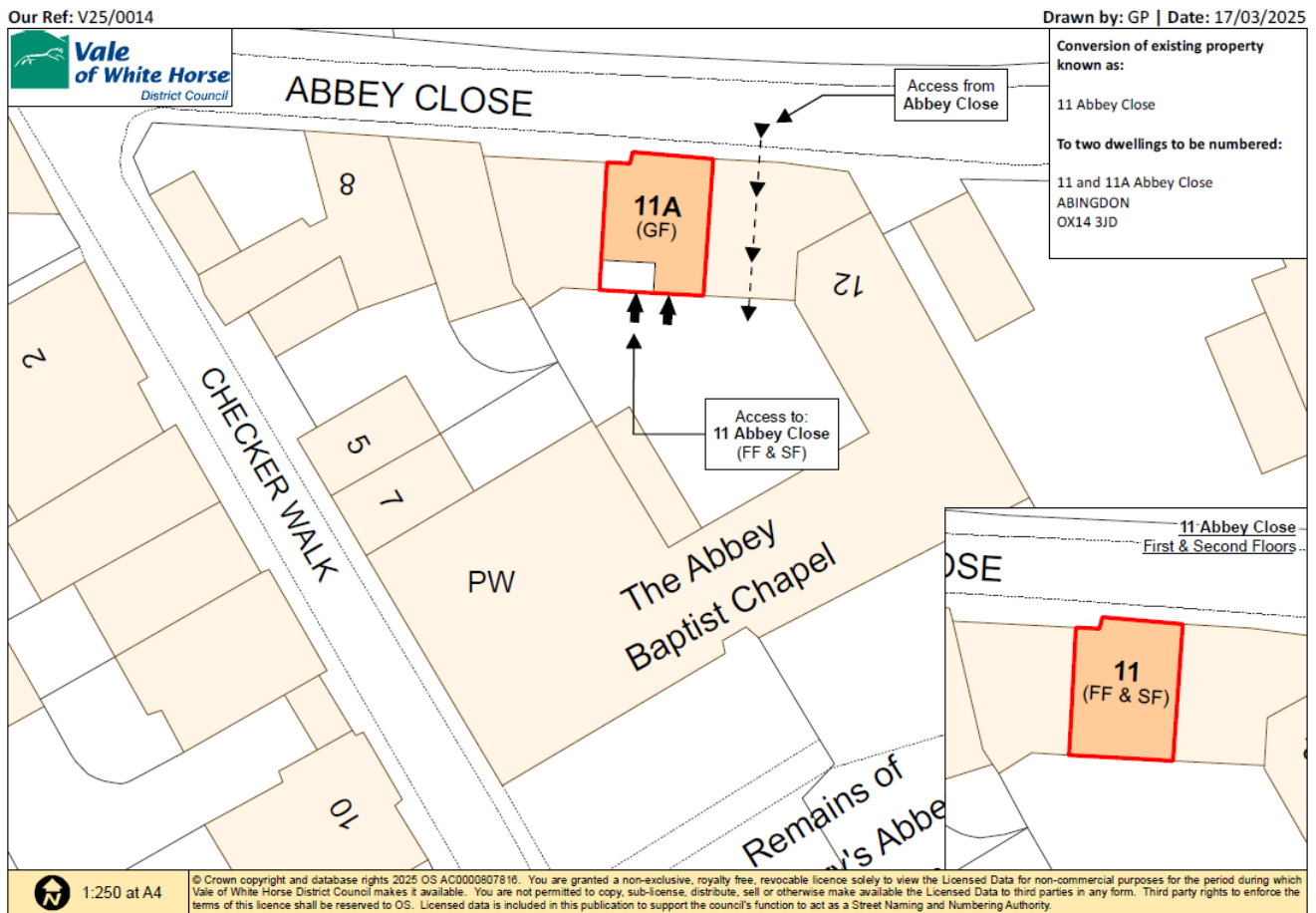
A34 and A4183 Lodge Hill Interchange North of Abingdon

Non material amendment to permission [R3.0148/22](#) (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) to amend condition 20 to change the precise layout of the on-site Biodiversity Net Gain provision

iv. **Planning Application Notifications**

- a. Conversion of existing property known as: 11 Abbey Close, to two dwellings to be numbered 11 and 11A Abbey Close, ABINGDON OX14 3JD



b. Certificate of Adoption

**Highway works at Land north of Dunmore Road, Abingdon
Highways Act 1980 – Section 278 Agreement dated 22 Oct 2021**

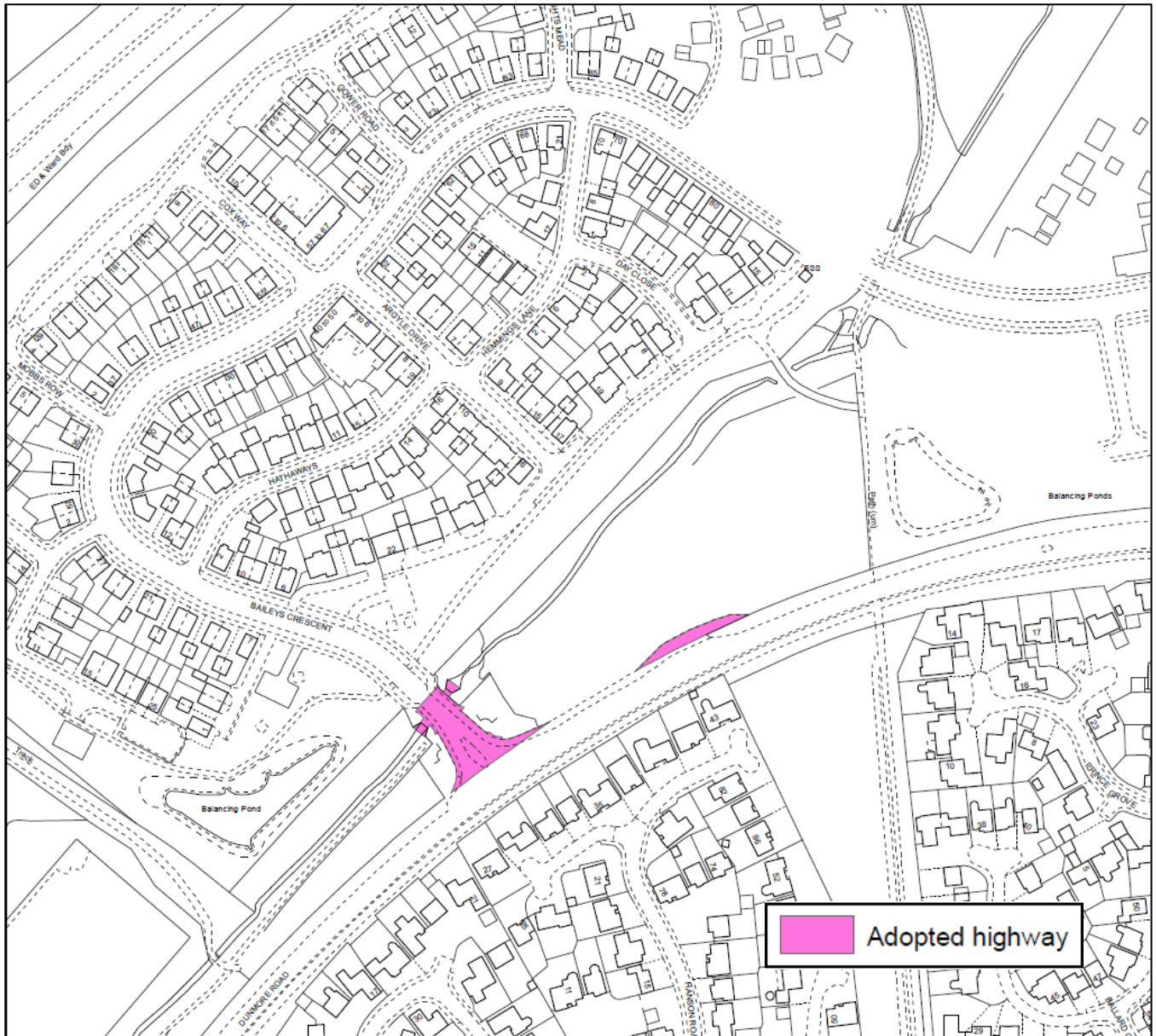
The following works have been adopted by Oxfordshire County Council as highway maintainable at the public expense from 13 Mar 2025:

PARISH	ROAD NAME	ADOPTED HIGHWAY
Abingdon	Baileys Crescent Dunmore Road	As shown on the plan below.

PARISH	ROAD NAME	S278 WORKS
Abingdon	Dunmore Road	- Construction of a new priority T-Junction with a ghost right turn lane on the northern kerbline of Dunmore Road approximately 150m west of Boulter Drive including an informal pedestrian crossing within the site entrance - A 2m footway from the site access to a refuge island on Dunmore Road approximately 175m west of Boulter Drive giving access to a new westbound bus stop. Dropped kerbing and tactile paving provided along with appropriate ducting for future RTI infrastructure installation. - A new eastbound bus stop layby with carriageway bus stop markings, a hard standing area with appropriate ducting for future RTI infrastructure installation provided within the bus shelter - A new 3m wide cycle/footway provided from the new site access to the new eastbound bus layby and location of the new Pegasus Crossing approximately 60m west of Boulter Drive - Installation of a new Pegasus Crossing.

The areas adopted are coloured in the plan below.

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P184/24 **Planning Consultations & Applications**

District planning applications can be [viewed online](#).

- a. The following **Planning Consultations** and **Amendments** from the District and County Councils were considered.

i. **Change of Use**

[P25/V0672/N5D](#)

Hair Studio 58 Hadland Road Abingdon OX14 3YH

Change of use and conversion of hairdressers to a single ground floor two-bedroom flat.

Abingdon-on-Thames Town Council Objects due to

- The pre-application advice given is to maintain some business use on the site, policy CP29.
- The lack of amenity space.
- The lack of any car parking and assumption that the public parking area can be used so reducing the available public element.

ii. **Amendments**

[P24/V2270/HH](#)

24 Darrell Way Abingdon OX14 1HG

Rear ground and first floor extension. Demolition of garden store room. (As amended by information received 25 February and 26 March 2025.)

Abingdon Town Council comment 17/12/2024 & 07/04/2025 – No Objections

[P24/V2509/S73](#)

Darcey House Drayton Road Abingdon OX14 5FU (OX14 5HX)

Variation of conditions 1 (Approved plans), 3 (Access, Park & Turn), 7 (Bicycle Parking), 8 (Boundary Details) and 10 (Refuse Storage) on application P22/V0214/FUL for alterations to the parking layout and reduction from 7 to 6, re-siting cycle parking and increasing spaces, door opening on south elevation altered to window opening, alterations to bin storage (as amended by plan reconfiguring cycle parking and bin store and landscaping received 31 March 2025) (Demolition of existing buildings and front boundary wall. Erection of a 3-storey building containing 4no. x 1-bedroom and 2no. x 2-bedroom apartments with provision of access and parking for 7 cars with cycle and bin storage on the ground floor.)

Abingdon Town Council comment 17/12/2024 & 07/04/2025 – No Objections

[P23/V1560/MPO](#)

Land North of Dunmore Road Twelve Acre Drive Abingdon

Modification of Planning Obligation under Section 106 Agreement dated 30th October 2017 in relation to outline planning permission no. [P17/V0050/O](#) (as amended by a Supplemental Agreement dated 31st October 2018 and drainage information received 16 August 2023 and as amended by information received 13 February 2025).

Abingdon Town Council OBJECTS

‘It was proposed by Cllr Halliday and seconded by Cllr Sanderson and **RESOLVED** that Abingdon-on-Thames Town Council **OBJECTS** to this application as the traffic report (Glanville) being used to support this amendment contains insufficient and outdated data.

The report collected the data based on only one late November Tuesday in 2022. There have been almost two and a half years of further new home occupations across all the Northern Development sites since generating increased traffic flows so a new survey should be undertaken prior to any decision as a minimum requirement.

Lodge Hill slip road work is commencing on site this month which risks significant traffic disruption in this area of North Abingdon.

Abingdon-on-Thames Town Council believes even with new traffic data, further new home occupations should be held at current levels until both Highways Package 5 and Lodge Hill Slips have been successfully completed’

[P25/V0021/S73](#)

Land at 2 Chilton Close Abingdon OX14 2AP

Variation of condition 2 (approved plans) on application P19/V2199/FUL for minor changes to the layout (including associated changes to fenestrations) to make it more usable internally and an increase of the ground floor footprint to include a porch similar to many in the area. This increase in footprint will provide suitable living spaces. (Amended application form received 12 March 2025; Amended application form received 14 March 2025) (Erection of a detached two-bedroom two-storey residential dwelling).

Abingdon Town Council Comments on 03/02/2025 and 14/03/2025:

No Objections (14/03/2025 comment by authority of the Chair of Planning)

[R3.0013/25](#)

A34 and A4183 Lodge Hill Interchange, north of Abingdon

Non-material amendment to permission R3.0148/22 (A34 Lodge Hill Interchange improvement scheme including new grade separated dumbbell junction, an offslip 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) to amend condition 20 to change the precise layout of the on-site Biodiversity Net Gain provision.

Abingdon Town Council Comments: No Objections
(comment by authority of the Chair of Planning)

[P24/V2589/FUL](#)

58A Hadland Road Abingdon OX14 3YH

Remove roof structure, increase eaves height and add two dormer windows to allow sufficient headroom for additional habitable space on the first floor. Change of use of office space from Class E to Class C3 to provide 1no two-bedroom residential unit (as amended by plans received 27 March 2025 and revised description agreed 1 April).

Abingdon Town Council Comments: No Objections
(comment by authority of the Chair of Planning)

iii. Consultations

Missing Bean have requested a pavement licence to site table and chairs outside their café in Stert Street. Please follow this [link](#) for the application.

Abingdon Town Council Comment: No Objections

b. New Planning Applications

The new planning applications from the District Council were considered.

[P25/V0512/HH](#)

1 Ruskin Avenue Abingdon OX14 5JR

New single storey side extension and conversion/upgrade of existing conservatory.

Abingdon Town Council Comment: No Objections

[P25/V0580/HH](#)

35 Fieldside Abingdon OX14 1JT

Single storey side and rear extension to create additional living space

Abingdon Town Council Comment: No Objections

[P25/V0578/LB](#)

Abbey Buildings Checker Walk Abingdon OX14 3JB

This submission supports the approved planning permission ([P24/V1831/FUL](#)) and Scheduled Monument Consent (REF S00246344), both sought in August, for a scheme designed to secure the financial sustainability of the Abbey buildings while maintaining their current use. It includes essential repairs, a complete renewal of services, and an inclusive, level-access design for public areas. These interventions are intended to ensure the long-term viability of the site for community, social, educational, and performing arts purposes, with all modifications to existing structures, Unicorn Garden, and North Garden approved in the aforementioned Scheduled Monument Consent, as agreed with Historic England.

Abingdon Town Council Comment: No Objections

[P25/V0585/A](#)

Hartwell Uk Drayton Road Abingdon OX14 5JU

Sign 1: Black ACM Fascia with Built Up Illuminated Letters. Sign 2: Built Up Illuminated Dealer Letters (retrospective).

Abingdon Town Council Comment: No Objections

[P25/V0502/FUL](#)

The White Horse Leisure And Tennis Centre Audlett Drive Abingdon OX14 3PJ

The installation of Air Source Heat Pumps with fencing to compound, Solar PV to roof, substation and new ship ladder to roof

Abingdon Town Council Comment: No Objections

[P25/V0531/HH](#)

52 Farm Road Abingdon OX14 1LZ

Garage conversion, front porch roof and ground floor refurbishment.

Abingdon Town Council Comment: No Objections

[P25/V0236/FUL](#)

Land at Bury Street Abingdon

Erection of two kiosks following demolition of existing, change of use of land to create seating area for cafe (class e use), installation of new benches and planters, installation of plinth sculpture, public art x2, installation of new facias and associated works.

Abingdon-on-Thames Town Council comments

Abingdon-on-Thames Town Council

- Would like to express its concern over the removal of one of the two trees.
- Otherwise, approves of the application subject to consultations with the town centre PCSO's on the detailed design specifications to enhance the opportunities to make this area a welcoming and safe place.

[P25/V0629/A](#)

3 High Street Abingdon OX14 5BB

This application seeks retrospective advertising consent for the installation of a video screen display.

Abingdon Town Council Comment: No Objections

[P25/V0417/HH](#)

2 Rivy Close Abingdon OX14 3XT

Single story extension at the back of the house to replace conservatory of similar size.

Abingdon Town Council Comment: No Objections

[P25/V0637/HH](#)

3 St Peters Road Abingdon OX14 3SJ

Two storey side and single storey rear extension. Addition of ground floor bay window.

Abingdon Town Council Comment: No Objections

P185/24 Other Consultations

Timpson's request to install a pod on the Market Place was considered and after discussions with officers has had to be refused due to the 'Abingdon Market Place Act 1978'.

For details of Timpson's request, please follow this [link](#).

P186/24 Abingdon Development Updates

- i. **North Abingdon Development** (Original applications: [P17/V1336/O](#) & [P17/V0050/O](#))

Twelve Acre Drive and Peachcroft Road

This work has made good progress and was finished ahead of time.

Oxford Road Roundabout

- Formal county council discussions are still ongoing to ensure the least traffic disruption for residents, including no complete road closures, manually controlled traffic lights (between 7am and 8pm) and as short a work period as possible especially as Lodge Hill works will shortly commence.
- Waiting for paperwork to be issued.

Kingsgate Estate

- The Tilsley cycle/footbridge over the River Stort giving safe active travel from Kings Gate to Tilsley Park and Abbey Fields has been completed. Currently it is unusable behind fencing. The chair of planning has written to the developer

for an explanation of why it isn't open and encouraging the developer to open it as soon as possible.

Radley Reach

- There has been an issue with developer rubbish blowing onto public footpaths. The developer has cleared the majority of the rubbish, and the issue is being looked into.

ii. **Culham Development** (Original application: [P24/S1759/O](#))

There is no further news yet on the Culham No 1 site development.

iii. **Dalton Barracks Development** (Link to Dalton Barrack Gardon Village [website](#))

At the Dalton Barracks development the results of the Stage 1 Public Consultation are being reviewed by Defence Infrastructure, and we await the next consultation round.

iv. **South-East Strategic Reservoir Updates** – Thames Water

- The clay compaction trials have been rescheduled for some time in May.
- The Chair of Planning has responded to the letter received from Emma Hardy, MP Parliamentary Under Secretary of State DEFRA thanking her for her reply and highlighting Oxfordshire County Council, the lead local flood agency's S19 Flood Investigation Report and the expected rise in ground water levels.
 - Please follow this [link](#) to the response (April) to Emma Hardy from the Chair of Planning.

Earlier letters for reference

- Please follow this [link](#) to the response (6th March) from Emma Hardy, MP Parliamentary Under Secretary of State DEFRA
- Please follow this [link](#) to the letter (7th February) from the Chair of Planning to Steve Reed OBE Secretary of State DEFRA

P187/24 Joint Local Plan (2041) – South & Vale District Councils

No updates.

P188/24 Traffic Advisory Committee

The meeting noted that Traffic Advisory Committee has requested Oxfordshire County Council for an update on the traffic survey over Abingdon Bridge before any work on the Culham developments starts. Also, what the structural load capacity of Abingdon Bridge is to prevent any more issues with Abingdon Bridge.

The next meeting of the Traffic Advisory Committee is 4th June 2025.

P189/24 Planning Policy & Legislation changes

None.

P190/24 **Dates of future meetings**

28 April 2025 Cllr Lewis & Cllr Sanderson gave their apologies in advance.
19 May 2025

The meeting closed at 20:17

Signed:

Date: