



Abingdon-on-Thames Town Council

Royse Court Offices, Bridge Street, Abingdon, OX14 3HU

Cherie Carruthers, Town Clerk/Chief Executive

Telephone: 01235 522642

Email: enquiries@abingdon.gov.uk

Website: www.abingdon.gov.uk

Planning committee

Monday 28th April 2025, 7pm

Bear Room

MINUTES

Present:

Cllr Mark Giddins

Cllr Elio Astone

Cllr Jim Halliday

Cllr Lorraine Oates

Cllr Victoria Walker

Chair

Vice chair

In attendance:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

P191/24 **Apologies**

Apologies were received from Cllr Lewis and Cllr Sanderson.

P192/24 **Declarations of interest**

None.

P193/24 **Public participation**

None.

P194/24 **Minutes**

It was **proposed** by Cllr Halliday, **seconded** by Cllr Giddins and **RESOLVED** that the minutes of the meeting of the Planning committee of [7th April 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P195/24 **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/V0442/TPO - (00V01)	Spring Road Cemetery, Spring Road, Abingdon, OX14 1AZ	i)	Refused
P25/V0224/HH	38B Sellwood Road Abingdon OX14 1PF	Abingdon-on-Thames Town Council have no objections but note that it is sad to see the loss of trees and would like to see any trees lost by the planning application were replaced elsewhere on the site.	Granted
P25/V0411/HH	60 Spring Road Abingdon OX14 1AN	No Objections	Granted
P25/V0380/HH	6 Aston Close Abingdon OX14 1EP	No Objections	Granted

i) Abingdon-on-Thames Town Council's response

Abingdon on Thames Town Council has a 2 yearly tree condition audit by its appointed arboriculturist.

- This identifies works on the basis of safety and tree health
- These works will be worked through on a highest priority first basis, within each financial year

Abingdon on Thames Town Council has an active tree management policy in place, and therefore we object to this application on the basis that any necessary works will be undertaken when deemed necessary for these protected trees.

Oxfordshire County Council

Application Ref	Address	Town Council Recommendation	Oxfordshire County Council
R3.0124/24	A34 and A4183 Lodge Hill Interchange, north of Abingdon	Abingdon-on-Thames Town Council thanks for consultation and agrees and supports Officers for the detailed and thorough approach.	Approved

- 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/V0671/LDP](#)

45 St Johns Road Abingdon Oxfordshire OX14 2HA

Proposed loft conversion in accordance with permitted development.

ii. **Discharge of conditions**

[P25/V0659/DIS](#)

Lloyds Bank House 8 Ock Street Abingdon OX14 5AW

Discharge of condition 6. acoustic ventilation details on application [P24/V1699/S73](#). (Phase 1 development of the former Lloyds Bank Branch to convert into a commercial unit and 4 one bed flats)

iii. **Non-Material Amendment**

[P25/V0706/NM](#)

13 Eason Drive Abingdon OX14 3YD

Non material amendment on application [P20/V3147/HH](#) to remove rear two storey extension. Rear ground floor dining room extension to become single storey with mono pitch. Roof to match existing roof over kitchen adjacent. (Two storey side extension completed) (Demolition of existing conservatory, proposed 2 storey side extension to provide a new garden room and master bedroom. Part conversion of garage to create new utility room and rear extension to extend to existing bedrooms and dining room)

[P25/V0745/NM](#)

2 Chilton Close Abingdon OX14 2AP

Non material amendment on application [P19/V2199/FUL](#) to amend the Decision Notice list of conditions. This application seeks to add the condition relating to approved plans to the decision notice. (Erection of a detached two-bedroom two-storey residential dwelling.)

iv. **Change of Use**

[P25/V0781/N5C](#)

8 High Street Abingdon OX14 5DZ

Change of use of the entire site from commercial, business and service or betting office or pay day loan shop to mixed use.

Please follow this [link](#) to see letter from the Vale of White Horse District Council.

v. **Withdrawal of Planning Application**

[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-on-Thames comment of 07/04/2025: No Objections

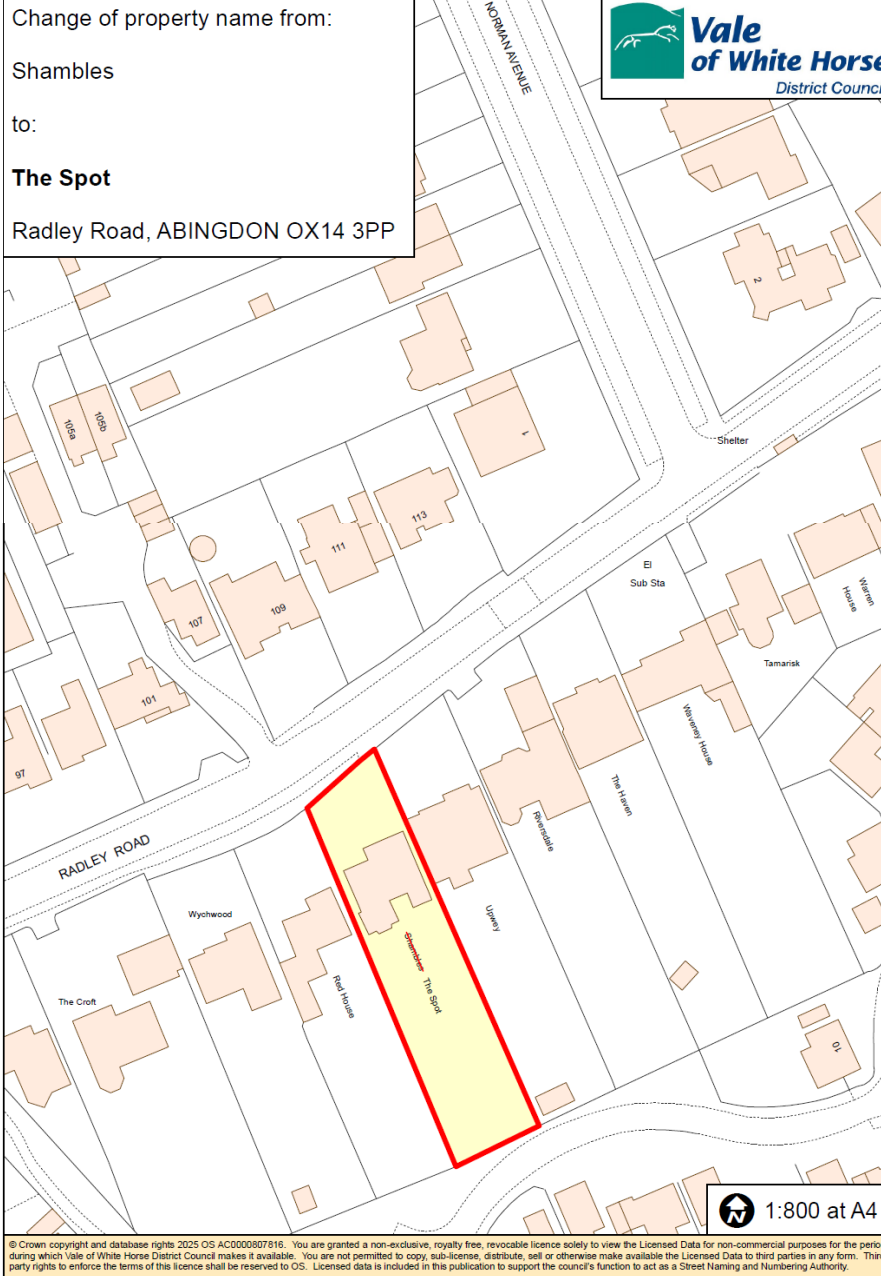
Planning committee, 28 April 2025
MINUTES

vi. **Planning Application Notifications**

Change of property name from: Shambles to: The Spot, Radley Road, Abingdon
OX14 3PP

Our Ref: V25/0019

Drawn by: NAH | Date: 03/04/2025



P196/24 **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. **Variation of Conditions**

[P25/V0712/S19](#)

The Clock House 28 Ock Street Abingdon OX14 5SW

Variation of conditions 2(approved plans) on application [P23/V2290/LB](#) for proposed layout alterations. (Internal alterations to existing buildings associated with the conversion of buildings 1 and 2 to residential use to create 11 units).

Abingdon-on-Thames Town Council comments

Abingdon-on-Thames Town Council would like to see that this application adheres to the Heritage Officer's comments and affordable housing comments.

[P25/V0665/S73](#)

The Clock House 28 Ock Street Abingdon OX14 5SW

Variation of conditions 2(approved plans) and condition 11 (housing mix) and the removal of condition 4 (mechanical ventilation) on application [P23/V2324/S73](#) for proposed layout alterations. (The conversion of Buildings 1 and 2 from office (Class B1) use and consulting rooms (Class D1) to residential use (Class C3) and associated alterations).

Abingdon-on-Thames Town Council comments

Abingdon-on-Thames Town Council would like to see that this application adheres to the Heritage Officer's comments and affordable housing comments.

ii. **Amendments**

[P25/V0446/S19](#)

30 East St Helen Street Abingdon OX14 5EB (St. Ethelwold's)

Amendment to listed building application [P23/V2868/LB](#) With the gable and first floor structures originally being lath and plaster - (unknown at the time of the removal of the cement pebbledash) - we now need to re-instate the lead work at the base of the lath and plaster section at its junction between the timber frame and the stonework. (Removal of pebbledash rendering on south facing wall and inspect exposed brickwork. If brickwork is in good enough condition, then replace damaged bricks and re-point where necessary, then re-render with a smooth lime-mortar finish.)

Abingdon-on-Thames Town Council comments: No Objections

[P25/V0118/HH](#)

4 Mill Road Abingdon OX14 5NS

Rear extension to detached house. (Additional information received 15 April 2025).

Abingdon-on-Thames Town Council comments

Abingdon-on-Thames Town Council note the Drainage Officer's comments and would like to re-instate our comments of 24th February 2025 planning committee meeting:

Comment:

'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:

- The provided Flood Risk Assessment.
- Agrees that this application will not increase the flooding risk.
- Or can suggest suitable mitigation measures in addition to the surface water drainage connection if considered necessary for this application.

b. New Planning Applications

The new planning applications from the District Council were considered.

[P25/V0549/LDE](#)

Spring Gardens Cemetery Spring Gardens Abingdon OX14 1AZ

Proposed use of polytunnel used for bringing on plants for planting in the cemetery: 14.98m L x 5.16m W x 2.42M H.

Abingdon-on-Thames Town Council comment

As the applicant in this matter Abingdon-on-Thames Town Council will await the Planning Officer's decision in due course.

[P25/V0714/HH](#)

9 Ginge Close Abingdon OX14 2PY

Change of existing cladding to frontage of property.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V0717/HH](#)

26 Galley Field Abingdon OX14 3RT

Proposed two-storey side extension, in place of existing garage, with associated internal and external alterations. Removal of chimney stack. Removal, relocation and replacement of existing windows and doors. New rooflights. Recladding of existing dormer window.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V0702/HH](#)

23 St Johns Road Abingdon OX14 2HA

Single storey rear extension with part pitch roof and part flat roof over extension including 3 pitch rooflights and 3 flat rooflights. Loft conversion with L-shaped dormer roof including 2 flat rooflights and 2 pitch rooflights to front elevation. Minor alterations to the existing layout.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V0532/HH](#)

Lock View Swinburne Road Abingdon OX14 2HD

Part two storey, part first floor side extension.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V0777/LB](#)

8 High Street Abingdon OX14 5DZ

This listed building consent seeks to provide consent for minor internal works to accompany the Class G application submitted to convert the first floor to x2 self contained flats, creating a mixed use building. The heritage statement and plans submitted with this application details the internal works proposed.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V0832/T28](#)

**Colwell Drive LP, Lane to NNE of Roundabout Colwell Drive Abingdon
Buiseness Park Abingdon OX14 1UJ**

Replacement of 1 no. cabinet

Abingdon-on-Thames Town Council comments: No Objections

P197/24 Abingdon Development Updates

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

North Abingdon occupancy and Lodge Hill junction

David Wison Homes are requesting to vary the trigger point, on the number of houses that can be occupied before the Lodge Hill junction has been completed, increasing the number by 200 to 350.

David Wilson Homes have publicised in the Oxford Mail how well their sales are going and have almost reached this new occupancy limit and are continuing to build and sell. Currently it appears they have breached the existing occupancy limit and sales to date are just over 300 properties. So, although occupancy levels will be slightly lower to allow for sales in progress, even the 350 level is very close to being met.

District Councillors for Dunmore and Peachcroft Wards have requested that this is called into the Vale of White Horse's planning committee. If this is confirmed the Chair of Planning will attend on behalf of Abingdon Town Council.

Oxford Road roundabout

The permits have now been raised for the work to install a new foul water sewer, there have been two permits raised:

- a. Dunmore Road
 - Running between 22nd April and 17th September 2025
 - This will only have minimal incursion into the carriage way
- b. Oxford Road
 - Running between 22nd April and 24th August 2025
 - Traffic control will be in operation, two-way traffic lights.

These works are for longer than the 11 to 13 weeks that Oxfordshire County Council Highways had previously advised the Chair of Planning and County Councillors. The Chair of Planning has requested urgent clarity on the increase in length of time for these works. Unfortunately, Oxfordshire County Council seems to be treating this period as election purdah and is not being quite as communicative as the Town Council would like.

Developer meetings

The Vale of White Horse District Councillors for the Northern Wards and the Chair of Planning are attempting to re-instate these meetings as a matter of some urgency.

ii. NHS Integrated Care Board meeting

The NHS Integrated Care Board (ICB) was invited to attend and speak at the full Town Council meeting of 25th June to explain the difference between the response they submitted on the North Abingdon Care Home application and the responses that were received from the local suppliers of the care and explain their rationale for health care in Abingdon.

Unfortunately, the relevant representative from the ICB is unable to attend the full Town Council meeting and has requested an alternative date.

The Planning Committee resolved that a meeting date will be arranged with the Chairs of all the committees, the Mayor and the Town Clerk and the ICB. Once the date has been set all councillors will be invited to attend.

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

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

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

Online councillor update and engagement meetings are being arranged.

v. South-East Strategic Reservoir Updates – Thames Water

- The clay compaction trials are happening next week, 5th-9th May.
- GARD, Group Against Reservoir Development are arranging online meetings. Please see the link below for their website:

<https://abingdonreservoir.org.uk/index.html>

Flooding

- The Environment Agency are holding a flood resilience open event on the 6th May in the Roysse Room between 1pm and 5pm.
- The Chair of Planning is waiting for a reply from Emma Hardy, MP Parliamentary Under Secretary of State DEFRA regarding including South Abingdon in the environmental impact scoping for Thames Water South-East Strategic Reservoir following the local flood agency's S19 Flood Investigation Report and the expected rise in ground water levels the reservoir is expected to cause'.

P198/24 Joint Local Plan (2041) – South & Vale District Councils

The dates for the start of the public hearings for the South & Vale Joint Local Plan have been announced. These are:

- **Tuesday 3 June 2025:** Matter 1 – Procedural and Legal Requirements followed by Matter 2 – The Duty to Co-operate
- **Wednesday 4 June 2025:** Matter 3 – The Housing Target/Requirement
- **Thursday 5 June 2025:** Matter 4 – The Employment Land Requirement

Abingdon Town Council made no representations seeking changes to the local plan at the Publication stage in autumn 2024 and so are unable to speak at the event. All the hearing sessions can be watched online.

All the hearing sessions will be held at Bee House on Milton Park, OX14 4SB. The hearing sessions will be held in public, and anyone can attend in person to watch (subject to capacity at the venue). The sessions will also be available to watch online via a livestream from Bee House.

For more information, please follow this [link](#).

P199/24 Traffic Advisory Committee

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

P200/24 Planning Policy & Legislation changes

None.

P201/24 Dates of future meetings

19 May 2025

The committee offered their thanks to Cllr Astone for his work on this committee.

The meeting closed at 19:51

Signed:

Date: