



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 19th May 2025, 7pm

Bear Room

MINUTES

Present:

Cllr Mark Giddins

Cllr Victoria Walker

Cllr Jim Halliday

Cllr Gwyneth Lewis

Cllr Colin Sanderson

Chair

Vice Chair

In attendance:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

P1/25 **Apologies**

Apologies were received from Cllr Oates.

P2/25 **Declarations of interest**

None

P3/25 **Terms of reference**

The terms of reference for the planning committee were noted.

The terms of reference for this committee can be viewed [here](#).

P4/25 **Public participation**

None.

P5/25 **Minutes**

It was **proposed** by Cllr Walker, **seconded** by Cllr Halliday and **RESOLVED** that the minutes of the meeting of the Planning committee of [28th April 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P6/25 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/V0532/HH	Lock View Swinburne Road Abingdon OX14 2HD	No Objections	Granted
P25/V0580/HH	35 Fieldside Abingdon OX14 1JT	No Objections	Granted
P25/V0512/HH	1 Ruskin Avenue Abingdon OX14 5JR	No Objections	Granted
P25/V0543/LDP	250 Saxton Road Abingdon OX14 5HL	N/A	Granted
P25/V0917/T28	Drayton Road Freestanding Land Opp Preston Road/Drayton Road Caldecott Abingdon OX14 5PJ	N/A	Granted
P24/V2589/FUL	58A Hadland Road Abingdon OX14 3YH	No Objections	Granted
P25/V0412/HH	29 Bostock Road Abingdon OX14 1DP	No Comment	Granted
P25/V0488/HH	24 Berry Croft Abingdon OX14 1JL	No Objections	Granted
P25/V0502/FUL	The White Horse Leisure And Tennis Centre Audlett Drive Abingdon OX14 3PJ	No Objections	Granted
P25/V0531/HH	52 Farm Road Abingdon OX14 1LZ	No Objections	Granted
P25/V0585/A	Hartwell Uk Drayton Road Abingdon OX14 5JU	No Objections	Granted
P25/V0294/LDP	38 Buscot Drive Abingdon OX14 2BL	N/A	Granted
P25/V0832/T28	Colwell Drive LP, Lane to NNE of Roundabout Colwell Drive Abingdon Buiseness Park Abingdon OX14 1UJ	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/V0997/LDP](#)

50 Thesiger Road Abingdon OX14 2DX

Removal of small section of brick wall and pier to enable better vehicle access, creation of new drop kerb and installation of permeable standard gravel system for driveway surface.

[P25/V0838/LDP](#)

35 Cullerne Close Abingdon OX14 1XH

Replace the existing conservatory with a single story rear extension of a similar size.

ii. Discharge of conditions

[P25/V0913/DIS](#)

Land North of Dunmore Road & Twelve Acre Drive Abingdon

Discharge of condition 2 (Details of the Public Rights of Way) on planning application [P22/V0680/RM](#) Application proposal, including any amendments : Reserved Matters Application (Appearance, Landscaping, Layout and Scale) - Residential development for erection of 371 dwellings, pavilion and sports pitches within 2 phases of the North Abingdon Development: Eastern Parcel Areas A and B. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: [P17/V0050/O](#)) (As amended by plans and information received 29 July 2022, 3 August 2022, 20 September 2022, 2 & 23 November 2022, 9 & 19 December 2022, 9 & 17 January 2023). Discharge of Conditions 9 (Lighting Details), 10 (Watercourse Buffer Zone Scheme), 11 (Landscape RMAs Maintenance Schedule), 12 (Biodiversity Enhancement Plan), 13 (Landscape and Ecology Management Plan), 15 (Energy Delivery Strategy), 17 (Housing Delivery Document), 21 (Tree Protection), 23 (Woodland Management Plan) and 39 (Construction Environmental Management Plan) as attached to the outline planning permission (Ref: [P17/V0050/O](#)).

iii. Non-Material Amendment

[P25/V0900/NM](#)

17 Cherwell Close Abingdon OX14 3TD

Non-material amendment on planning application P24/V1654/HH - change of wall material from brickwork to render (Two storey front and side extensions)

iv. **Variation of Conditions**

[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-on-Thames Town Council comments of 03/02/2025, 14/03/2025 and 14/05/2025 (as authorised by the Chair of Planning): No Objections

P7/25 **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/V0975/S19](#)

8 Ock Street Abingdon OX14 5AP

Variation of conditions 2 (Approved Drawings), 3 (Materials), 4 (Joinery), 5 (External Ductwork), 6 (Rainwater Goods), 7 (Details of Making Good) on application [P24/V1722/S19](#) (Variation of condition 2 (approved drawings on application [P23/V1336/LB](#) to permit the phasing of the development (Demolition of a modern extension to the rear of the existing property and the conversion and construction of 8 new flats (class C3 use) with associated amenity, secure bicycle parking and recycling and refuse storage provisions. The proposal involves a reduction in size to the current commercial unit into a smaller commercial unit along the Ground floor frontage on Ock Street (class E use).

Abingdon-on-Thames Town Council comment: No Objections

[P25/V0861/S73](#)

8 Ock Street Abingdon OX14 5AP

Variation of conditions 2 (Approved Drawings) showing AOV and revised new entrance door position, 3 (WSI), 5 (Drainage), 6 (Acoustic Ventilation), 7 (Materials), 8 (Joinery), 9 (External Ductwork), 10 (Rainwater Goods), 13 (Obscure Glazing) & 17 (Rear Treatment) on application [P24/V1699/S73](#) (Variation of condition 2 (Approved Drawings), 3 (WSI), 4 (Archaeological Watching Brief), 5 (Drainage), 6 (Acoustic Ventilation) and 13 (Obscured Glazing) on application [P23/V1335/FUL](#) to permit the phasing of the development (Demolition of a modern extension to the rear of the existing property and the conversion and construction of 8 new flats (class C3 use) with associated amenity, secure bicycle parking and recycling and refuse storage provisions. The proposal involves a reduction in size to the current commercial

unit into a smaller commercial unit along the Ground floor frontage on Ock Street (class E use).

Abingdon-on-Thames Town Council comment: No Objections

ii. **Change of Use**

[P25/V0882/FUL](#)

8 St Marys Green Abingdon Oxfordshire OX14 1HJ

Change of use from one dwelling to two flats, 2 different main entrances proposed, ground floor to side gate whilst first floor via existing main entrance, proposed ground and first floor rear extensions.

Abingdon-on-Thames Town Council comment: No Objections

b. **New Planning Applications**

The new planning applications from the District Council were considered.

[P25/V0968/HH](#)

3 Bostock Road Abingdon OX14 1DP

Removal of detached garage, conservatory and lean to single storey extension. Construction of single storey side and rear extension.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V0820/FUL](#)

8 High Street Abingdon OX14 5DZ

Conversion of three self-contained flats (Use Class C3) into two houses in multiple occupation (HMOs) (Sui Generis) with associated cycle parking and refuse arrangements.

Abingdon-on-Thames Town Council objects.

Abingdon Town Council is concerned over fire safety

- As there are no methods of escape shown on or described on the plans.
- There is no mention of a fire risk assessment having been completed for within the property and for how this will affect adjacent properties.

Abingdon Town Council request that the development must adhere to the Vale of White Horse District Council Houses of Multiple Occupation (HMO) regulations,

- particularly referencing fire regulations and safety and as it is an old building how will this conversion affect the safety of the adjacent properties.
- A plan is included for the ongoing management of the HMO.
- A system in place to ensure that all the regulations and conditions are adhered to.

[P25/V0898/LB](#)

The Old Farm House Northcourt Lane Abingdon OX14 1PN

Installation of conservation rooflight to hidden valley as an amendment to existing approval [P23/V1542/LB](#)

Abingdon-on-Thames Town Council comment: No Objections

[P25/V0906/NM](#) – This application was noted

The Old Farm House Northcourt Lane Abingdon OX14 1PN

Non-material amendment on planning application [P23/V1541/HH](#) - addition of a conservation rooflight (Internal re-ordering to remove inappropriate 1970s (and some 19th century) sub-divisions and additions to restore original 16th century room sizes and provide a new staircase. Glazing of rear lean-to structure to provide new circulation space. Formation of new porch roof over proposed backdoor and conversion of existing back door to window. Addition of new traditional style dormer to rear (to match existing) to form en-suite bathroom).

[P25/V0927/FUL](#)

4 Kimber Road Abingdon OX14 1SG

Replacement of existing asbestos cement roof panels and guttering.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1014/PDH](#)

62 Sherwood Avenue Abingdon OX14 3NA

Single-storey brick extension with tiled lean-to roof. (Demolition of existing uninsulated sun room addition). Depth - 3.38m Height - 3.58m Height at Eaves - 2.69m

Abingdon-on-Thames Town Council comment: No Objections

P8/25 **Other Consultations**

It was noted that the following buildings have been given [Grade II listing](#).

- Roman Catholic Church of Our Lady and St Edmund
- Former Schoolhouse, 1 Oxford Road, Abingdon
- The presbytery and Cloister, 1 Radley Road

P9/25 **Abingdon Development Updates**

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

1) Land North of Dunmore Road & Twelve Acre Drive Abingdon

The planning permission to allow the drainage ditch between the entrances to Bellway Homes Radley Reach has been granted. This moves the ditch inside the development to enable ongoing maintenance to be conducted on a regular basis more easily.

2) North Abingdon Development

a. Variation to the number of houses that can be occupied

- Oxfordshire County Council Highways Planning have responded that a traffic survey lasting one day from November 2022 is current and valid to base a decision on.
- The relevant ward councillors, County, District and Town plus the chair of planning are involved in a meeting to determine a course of action.
- The current presumption on planning is in favour of the developer but there is no mention of disregarding any previous agreements imposed on the development.

b. Developer meetings

- These meetings haven't happened yet.
- Pressure is being applied to have an urgent meeting with David Wilson Homes to discuss the Oxford Road roadworks.

c. Oxford Road and roundabout roadworks

- Councillor Ley, Councillor Greenaway and Councillor Giddins have been on site with the Oxfordshire Highways officer and found that
 - The work is already behind schedule
 - The signage was wrong
 - The temporary dropped kerbs were incorrect
- The chair of planning will
 - Notify Oxfordshire County Council Highways that there is no sign of extended working hours.
 - Send an email to the technical director of David Wilson homes to state that the current rate of work on the Oxford Road is not good enough.
- In future the Town Council will request that, if possible, permits are issued for the work in stages to try and maintain work rates.

d. Developments

- Kingsgate
The last few (half dozen approx.) are being built and final paths / cycleways laid.
- Abbey Fields
David Wilson Homes sold out and completed. Barratt look to be on last dozen houses currently.
- Radley Reach
Believe 50 – 60 properties built
- CEG Land
There is no update on the district centre or the retail package.

3) Lodge Hill junction

- The project has slipped due to planning procedures.
- Vegetation clearance and works compound construction is due to start in the next couple of weeks.
- The main work will start at the end of summer/start of autumn 2025
- The completion date is planned for the end of 2026.

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](#))

- a. There has been no progress with NHS in the decisions on whether the current base medical centre can be adopted by them. It appears this is being left for a later stage in the process. Councillors have advised this needs to be addressed urgently due to existing services not having capacity.
- b. The development is organising parishes as inner and outer in their planning. Abingdon has applied and been successful in being included in the inner group of parishes due to Abingdon being the centre for all or most of the services.

- c. The development is speaking to Thames Water to see if a joint transport plan with the South East Strategic Reservoir Option (SESRO) should be undertaken.

iv. **South East Strategic Reservoir Option Update**

a. Clay Compaction trials

Currently trials are sampling clay and ensuring that when they lay the clay in layers the separate layers do not slip off each other. So far, they have reached a height of three meters and are digging into this to ensure that the different layers have merged into each other. If the clay is not suitable the assumption is that they will import clay. By 2029 they expect their trials to have reached 10 meters.

b. Flooding

- 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'.
 - A reply hasn't been received and if one doesn't arrive by the end of the week the chair of planning will send a reminder.
- Oxfordshire County Council as Lead Local Flood Authority have requested that we forward everything that we have sent to DEFRA regarding South Abingdon on to them as they are Oxfordshire's flood authority and may be able to help us with our request.

P10/25 **Neighbourhood Plan**

- All comments are in.
- A report is being requested from Working Party for the next meeting.

P11/25 **Joint Local Plan (2041) – South & Vale District Councils**

No updates.

P12/25 **Traffic Advisory Committee**

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

P13/25 **Planning Policy & Legislation changes**

This was deferred to the next meeting.

ONH Planning for Good (ONH is a social enterprise providing a range of planning and development services to town and parish councils, neighbourhood forums and landowners and developers)

ONH have issued the following planning updates for town and parish councils

- Pressure to prosperity: how to harness growth, '[Settlement Spatial Plan](#)'
- (Green) fade to grey? [Grey Belt](#)
- Client success! Rural parish wins appeal [using NPPF Paragraph 14](#)
- What is a [HELAA or SLAA](#)?
HELAAs (**H**ousing and **E**conomic **L**and **A**vailability **A**ssessments) and

Planning committee, 19 May 2025
MINUTES

SLAAs (**S**trategic **L**and **A**vailability **A**ssessments) – Allocating land in
Neighbourhood plans.

P14/25 **Dates of future meetings**

9 June
30 June
21 July
11 August
1 September
22 September
13 October
3 November
24 November
15 December
12 January
2 February
23 February
16 March
13 April
11 May

The meeting closed at 19:58

Signed:

Date: