



Abingdon-on-Thames Town Council

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Planning committee

Monday 9th June 2025, 7pm

Bear Room

MINUTES

Present:

Cllr Mark Giddins
Cllr Victoria Walker
Cllr Margaret Crick
Cllr Jim Halliday
Cllr Lorraine Oates
Cllr Colin Sanderson

Chair
Vice Chair

In attendance:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

P15/25 **Apologies**

Apologies were received from Cllr Lewis.

P16/25 **Declarations of interest**

None.

P17/25 **Public participation**

The meeting noted that Boris van der Ree was the planning representative of the Friends of Abingdon Civic Society. They want to become more involved in the planning process in Abingdon and plan to attend future meetings.

P18/25 **Minutes**

It was **proposed** by Cllr Walker, **seconded** by Cllr Sanderson and **RESOLVED** that the minutes of the meeting of the Planning committee of [19th May 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P19/25 **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
P24/V2270/HH	24 Darrell Way Abingdon	No Objections	Refused
P25/V0021/S73	Land at 2 Chilton Close Abingdon	No Objections	Granted
P25/V0446/S19	30 East St Helen Street Abingdon	No Objections	Granted
P25/V0717/HH	26 Galley Field Abingdon	No Objections	Granted
P25/V0777/LB	8 High Street Abingdon	No Objections	Granted
P25/V0714/HH	9 Ginge Close Abingdon	No Objections	Granted
P25/V0637/HH	3 St Peters Road Abingdon	No Objections	Granted
P25/V0417/HH	2 Rivy Close Abingdon	No Objections	Granted

Oxfordshire County Council

Application Ref	Address	Town Council Recommendation	Oxfordshire County Council
R3.0013/25	A34 and A4183 Lodge Hill Interchange, north of Abingdon	Abingdon-on-Thames Town Council thank you; all noted and have no objections	Approved
R3.0123/24	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
R3.0130/24	A34 and A4183 Lodge Hill Interchange, north of Abingdon	No Objections	Approved
R3.0131/24	A34 and A4183 Lodge Hill Interchange, north of Abingdon	No Objections	Approved
R3.0115/24	A34 and A4183 Lodge Hill Interchange, north of Abingdon.		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/V0945/LDP](#)

27 Bowgrave Copse Abingdon

The application is for: Demolish existing conservatory and erect single storey brick built rear extension with lantern light.

ii. **Discharge of conditions**

[P25/V0962/DIS](#)

Old Abbey House Hotel Abbey Close Abingdon

Discharge of condition 3 (Historic Report - Recording) on application P21/V3388/LB (Part demolition of rear of building, replacement extension and other internal alterations to create a hotel)

iii. **Withdrawal of Planning Application**

[P25/V0671/LDP](#)

45 St Johns Road Abingdon Oxfordshire OX14 2HA

Proposed loft conversion in accordance with permitted development.

P20/25 **Planning Consultations & Applications**

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

New Planning Applications

The new planning applications from the District Council were unable to be considered as the Vale of White Horse District Council's website was unavailable due to planned IT maintenance which hadn't been completed before the meeting.

It was **proposed** by Cllr Halliday, **seconded** by Cllr Oates and **RESOLVED** that when the Vale of White Horse's website was available again the planning committee would send their comments to the Chair of Planning and authority be delegated to the Chair and Vice Chair of Planning to submit a response.

[P25/V1053/FUL](#)

Abingdon School Park Road Abingdon

Single storey extension with associated external works.

This application has been deferred to the next meeting on 30th June 2025.

[P25/V1002/HH](#)

176 South Avenue Abingdon Oxfordshire

Single storey front extension.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1025/HH](#)

The Spot Radley Road Abingdon

Proposed rear extension and garage conversion. External and internal changes.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1043/HH](#)

42 Oxford Road Abingdon

Demolish existing conservatory. Single storey rear extension. Pitch & lean-to roof over Insulated vaulted ceiling. Roofing tiles to match existing. White through render finish 2 No. pitch rooflights. Minor internal alterations.

Abingdon-on-Thames Town Council comment: No Objections

P21/25 **Abingdon Development Updates**

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

Variation to the number of houses that can be occupied

The developers request for a variation of the section 106 agreement on the number of houses that can be occupied before the Lodge Hill junction and other works have been completed has been called into a Vale of White Horse Planning Committee meeting. The date of this meeting hasn't been confirmed however the meeting agreed that a written statement was submitted and the three minutes on the floor at the meeting was also used. The Chair of Planning volunteered. The meeting suggested that this matter was also brought to the next full Town Council meeting, unfortunately it was noted that the full Town Council meeting was on the same date as the next VWHDC planning meeting.

Oxford Road works

The Oxfordshire County (OCC) Councillors, Vale of White Horse District (VWHDC) Councillors and Abingdon Town Councillors are working closely together and contacting Oxfordshire Highways concerning the ongoing roadworks.

- Abingdon Town Council Chair of Planning sent the developer an email stating that there has been no sign of extended working hours and contractors were not on site during normal hours, work appeared behind schedule, traffic lights were not manned and there had been issues with vulnerable pedestrians, the automated traffic lights had failed to which local councillors had responded to sort. All this showed no empathy or consideration to the residents. A reply had been received saying that the extended hours hadn't been used as they had been confident that the

works timescale would be met but are now going to investigate this in the future. They had logs of the traffic lights being manned as required to which the chair of planning responded by sending photos of the traffic lights unmanned.

- The councillors were informed that the roadworks have uncovered an unexpected water pipe, not included on any of the plans and all work has stopped while consultations take place with Thames Water and a plan agreed.
- A temporary crossing was due to be installed on Friday 6th June, however it was still not in by Monday.
- Oxfordshire Highways are considering enforcement action regarding the permit contraventions. Planning meetings with the developer have been urgently requested by Highways Officers.

It was **proposed** by Cllr Halliday, **seconded** by Cllr Sanderson and **RESOLVED** that by the end of the week there must be a guarantee in place for the date of the roadworks to restart with an agreed new plan otherwise the Chair of Planning is authorised to contact the relevant OCC councillors to request the permit is cancelled.

The meeting felt that Abingdon's MP should also be updated.

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](#))

Quarterly online meetings are being held with local parish councillors by the defence infrastructure organisation.

iv. **Meeting with Buckinghamshire, Oxfordshire & West Berkshire (BOB) Integrated Care Board (BOB ICB)**

This meeting hasn't occurred with the response that they don't normally engage with parish councils and are reluctant to attend a meeting, they communicate with planning authority (District Council) directly on planning applications and are reluctant to attend a meeting.

The Dalton Barracks development is having similar problems contacting BOB ICB.

The meeting suggested contacting Abingdon's MP to help facilitate a meeting.

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

a. Flooding

- The Chair of Planning is sending a chase up letter to Emma Hardy, MP Parliamentary Under Secretary of State DEFRA as we are yet to receive a reply 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'.

This was still outstanding at the time of the meeting.

- 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.

This was still outstanding at the time of the meeting.

b. Thames Water parish council update

The Chair of Planning is due to attend the Thames Water parish council update meeting at the reservoir site.

P22/25 **Neighbourhood Plan**

Volunteers are required to help with the reviews of the latest stage of the Neighbourhood plan. The planning committee has requested that a copy of the comments be circulated to the planning committee to facilitate the arranging of this.

P23/25 **Joint Local Plan (2041) – South & Vale District Councils**

No updates.

P24/25 **Traffic Advisory Committee**

The minutes of the Traffic Advisory Committee of 4th June 2025 will come to the planning meeting on 30th June 2025.

Prominent points from the meeting were

- That there needs to be a connected view of town centre traffic and parking.
- There has been no response from OCC bridge team on the traffic survey over Abingdon Bridge and its resilience to increased traffic and weight. Lee Turner (Team Leader - Traffic & Road Safety, Central Programme Delivery, Highway Maintenance, Environment & Place, Oxfordshire County Council) is chasing this.
- An officer has been tasked to chase up all responses requested.

P25/25 **Planning Policy & Legislation changes**

The Neighbourhood plan needs to be checked to ensure that it includes HELAAs (**H**ousing and **E**conomic **L**and **A**vailability **A**ssessments) and SLAAs (**S**trategic **L**and **A**vailability **A**ssessments) and confirmed with Councillor Skinner as the liaison with the Vale of White Horse District Council on this.

P26/25 **Dates of future meetings**

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 20:05

Signed:

Date: