



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 30th June 2025, 7pm

Old Magistrates Court

MINUTES

Present:

Cllr Mark Giddins
Cllr Victoria Walker
Cllr Margaret Crick
Cllr Jim Halliday

Chair
Vice Chair

In attendance:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

P27/25 Apologies

Apologies were received from Cllr Lewis, Cllr Oates and Cllr Sanderson.

P28/25 Declarations of interest

None.

P29/25 Public participation

None.

P30/25 Minutes

It was **proposed** by Cllr Halliday, **seconded** by Cllr Walker and **RESOLVED** that the minutes of the meeting of the Planning committee of [9th June 2025](#), as amended in this meeting be confirmed as an accurate record of the meeting, to be signed by the chair.

P31/25 **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/V0702/HH	23 St Johns Road Abingdon OX14 2HA	No Objections	Granted
P25/V0927/FUL	4 Kimber Road Abingdon OX14 1SG	No Objections	Granted
P25/V1014/PDH	62 Sherwood Avenue Abingdon OX14 3NA	No Objections	Granted
P25/V0838/LDP	35 Cullerne Close Abingdon OX14 1XH	N/A	Granted
P25/V0898/LB	The Old Farm House Northcourt Lane Abingdon OX14 1PN	No Objections	Granted
P25/V0882/FUL	8 St Marys Green Abingdon Oxfordshire OX14 1HJ	No Objections	Refused

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/V1140/LDP](#)

27 Brookside Abingdon OX14 1PD

Single storey rear extension.

[P25/V0270/LDP](#)

25 Lucca Drive Abingdon OX14 5QN

Single storey rear extension.

[P25/V1147/LDE](#)

Peachcroft Farm (Unit 15) Whites Lane Radley Abingdon OX14 2HP

Certificate of Lawful Use mixed sui generis use of Unit 15 for Storage (Use Class B8) and maintenance (Use Class E(g))

ii. **Non-Material Amendment**

[P25/V1170/NM](#)

Land north of Dunmore Road and Twelve Acre Drive Abingdon

Non-material amendment on planning application P17/V0050/O - Energy and Sustainability Statement and Sustainability Plan has been updated, with reference to Condition 15. Energy Delivery Strategy: The first reserved matters application submitted in respect of any phase or subphase shall where appropriate include an Energy Delivery Strategy for that phase or sub-phase setting out methods to be used to achieve emissions reductions through the adoption and provision of renewable sources, rainwater harvesting and 10% renewable on-site energy (site-wide) in accordance with the council's Supplementary Planning Document 'Sustainable Design and Construction'. The strategy shall be submitted to and approved in writing by the local planning authority. The phase shall thereafter be implemented in accordance with the approved strategy, unless otherwise agreed in writing by the local planning authority. (Outline application (with all matters reserved except for principal means of access to the highway) for residential development of up to 900 dwellings and 50 retirement homes (use class C3), together with a local centre, (including: 2.2HA site for a 1.5fe primary school, community hub, care homes comprising up to 80 beds, children's nursery, public house/restaurant, retail and other services (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2) public open space, recreation areas and sports pitches (including sports pavilion and multi-use games area) play areas, acoustic bund with fencing, and associated infrastructure including roads, sewers and attenuation ponds)

iii. **Variation of Conditions**

[P24/V2509/S73](#)

Darcey House Drayton Road Abingdon OX14 5FU

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, and reconfiguration of parking area and landscaping to provide 7 parking bays) (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-on-Thames Town Council comments of 17/04/2024, 07/04/2025 and 14/06/2025 (as authorised by the Chair of Planning): No Objections

[P25/V0118/HH](#)

4 Mill Road Abingdon OX14 5NS

Rear extension to detached house. (Additional information received 15 April and 11 June 2025)

Abingdon-on-Thames Town Council comments of 24/02/2025, 28/04/2025 and 16/06/2025 (as authorised by the Chair of Planning):

Abingdon-on-Thames Town Council would like to restate their comments of 24th February 2025 and 28th April 2025 planning committee meetings: 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.

P32/25 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. **Amendments**

[P25/V0629/A](#)

3 High Street Abingdon OX14 5BB

This application seeks retrospective advertising consent for the installation of a video screen display. (Further supporting statement received 19th June 2025)

Abingdon Town Council comments 07/04/2025 & 30/06/2025: No Objections

b. **New Planning Applications**

The new planning applications from the District Council were considered.

[P25/V1053/FUL](#) – Carried over from the previous meeting (9th June 2025)

Abingdon School Park Road Abingdon

Single storey extension with associated external works

Abingdon-on-Thames Town Council comments: No Objections

[P25/V1015/HH](#)

18 Cherwell Close Abingdon OX14 3TD

Demolition of existing garage & side garden store. Erection of two storey front extension detached garden building and alterations to side windows.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V1185/HH](#)

44 Virginia Way Abingdon OX14 5QL

Single storey side and front extensions. Widen existing front dormer

Abingdon-on-Thames Town Council comments: No Objections

[P25/V/1108/FUL](#)

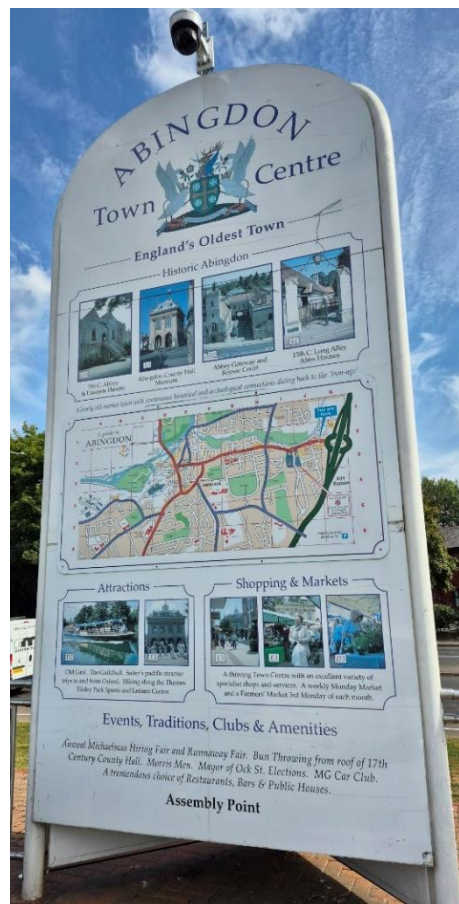
**Fairacres, Unit F3 Marcham Road
Abingdon OX14 1TP**

Redevelopment of Units F3, F4 and F5 for Class E(a) retail for sale of convenience goods, external alterations, alterations to car park and installation of new plant to rear.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council has no objections to the change of use.

Abingdon-on-Thames Town Council commend Fairacres Retail Park for the positive information about Abingdon-on-Thames included on the back of the main car park sign (see photo) by the Marcham Road, so would like to see smaller extracts of this sign incorporated in the new store design through signage and main window overlays.



[P25/V/1069/FUL](#)

21-27 Coxeter House Ock Street Abingdon OX14 5AJ

Retrospective application for the change of use of the ground floor of Coxeter House from retail/cafe to public house/sports bar

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council has no objections but are surprised that it has taken so long for the planning application to be raised.

[P25/V/1096/FUL](#)

39 Northcourt Road Abingdon OX14 1PJ

Installation of Plant Equipment and External Alterations.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V/1099/A](#)

39 Northcourt Road Abingdon OX14 1PJ

Fascia, projecting and window graphic signs.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V/1113/HH](#)

6 Ethelhelm Close Abingdon OX14 2RE

Erection of a garden room in the rear garden and a porch extension to the front entrance of the main dwelling.

Abingdon-on-Thames Town Council comments: No Objections

[P25/V1121/HH](#)

28 Larkhill Road Abingdon OX14 1BL

Proposed single storey front extension to dwelling

Abingdon-on-Thames Town Council comments: No Objections

[P25/V1120/PDH](#) – This planning application was noted (Permitted Development)

28 Larkhill Road Abingdon OX14 1BL

Proposed single storey rear extension to create additional living accommodation to the dwelling. Length: 6m Height: 3m Eaves: 3m

[P25/V1055/A](#)

Santander 23 Bury Street Abingdon OX14 3QT

Display of 1no. internally illuminated projecting hanging sign and 1no. internally illuminated fascia sign

Abingdon-on-Thames Town Council comments: No Objections

[MW.0041/23](#)

Land at Thrupp Farm, Radley, Abingdon, Oxfordshire Grid Ref: SU 51539 97065

Application for determination of the conditions to which a planning permission is to be subject (Permission numbers DD1 and DD2)

Abingdon-on-Thames Town Council would like to thank Oxfordshire County Council for informing us of this application and will defer to the officers' decisions.

P33/25 Other Consultations

Public Consultation on Part-Night Street Lighting in Oxfordshire

Oxfordshire County Councils proposal to introduce part-night lighting to improve the night-time environment for residents and wildlife, as well as energy and carbon reduction was considered.

Abingdon-on-Thames Town Council requests that it is informed of and is consulted on the areas, junctions and streets that Oxfordshire County Council are exempting from the part-night street lighting.

- Part-Night Lighting Consultation Press Information
- Proposed Part-Night Lighting Consultation Implementation Framework
- Proposed Part-Night Lighting Consultation Implementation Framework - Image
- Part-Night Lighting Consultation frequently asked questions
- Part-Night Lighting Consultation Questionnaire – To complete this questionnaire follow the [link](#).
- Please follow the [link](#) for more information from Let's Talk Oxfordshire.
- To complete the [survey](#).
- The deadline for the questionnaire/survey is **Sunday 6th July 2025**.

P34/25 **Abingdon Development Updates**

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

Oxford Road roadworks update – Permit Revoked

Following multiple breaches of permit conditions, Oxfordshire County Council (OCC) has revoked the permit for Hope & Clay's works on Oxford Road.

Key compliance failures include:

- Absence of manual traffic management
- Inadequate use of permitted working hours
- Failure to install a safe temporary pedestrian crossing
- Extended, uncommunicated site inactivity.

Additionally, the unexpected discovery of an uncharted water main has necessitated a redesign of the proposed sewer connection, in coordination with Thames Water. A revised plan must now be submitted before any further works can proceed.

Immediate Action Required: -

- The site had to be fully cleared, and Oxford Road reopened by today (23rd June), as previously instructed. Current progress suggests this deadline may not be met.
- As such, from 23 June, the contractor was advised that Section 74 overrun charges will apply:
 - £5,000 per day for the first 3 days
 - £10,000 per day thereafter

These penalties reflect the fact that Oxford Road is a Type 1 classified route—a critical corridor in the local road network. Officers will be visiting today to assess for fee charging.

While Abingdon Town Council are committed to supporting the delivery of necessary infrastructure, it must be delivered responsibly, transparently, and to standard. The project team must now return with a revised and compliant plan. The County Council will continue to monitor this closely.

Thanks go to County Councillors Nathan Ley and Tom Greenaway, Town Councillor Mark Giddins and County Highways Officers for their persistence in pushing for a better solution, and asking for the contractor to present a robust, competent and well thought through plan to complete the works on the Oxford and Dunmore Roads.

Oxfordshire County Council Highways are insisting that David Wilson Homes come back to them with a very robust plan to deliver the scheme.

- County Councillors Ley and Greenaway and Councillor Giddins want to have a controlled pedestrian crossing maintained during future works

Note: The Oxford Road was reopened very quickly when penalties started.

North Abingdon Development house occupation

The exact wording of the S106 Variation to allow up to 350 homes to be occupied prior to completion of the Highways Package, including Lodge Hill junction is to be ascertained.

- The number of new houses having been occupied in the S106 occupation restriction area needs to be confirmed with new houses still being built and sold.
The request to increase the number of houses allowed to be occupied will not be called in to the Vale of White Horse (VWHDC) Planning Committee until July at the earliest.
- The meeting agreed that one of the Planning Committee members would attend the VWHDC July Full Council meeting and raise this issue.
- Abingdon Chair of Town Planning has asked OCC Highways Officers if they could invite VWHDC Planning to attend the Highways Package redesign meeting so they fully understand why the variation shouldn't be allowed until those works are completed.

North Abingdon Development Developer meetings

- VWHDC Planning are unable to host developer forum meetings with David Wilson until September.
- Abingdon Town Council would like OCC Highways Officers to be invited to attend these meetings.

Northern District Centre

- There are no updates available due to lack of Vale Developer Forum meetings.
- Friends of Abingdon are anxious to hear what the status and timeframe of this centre is.
- Abingdon Chair of Town Planning has concern that with S106 Variation being requested while Oxford Road isn't delivered and Forum meetings not being held, the amenities/infrastructure will be delayed and variations to defer them will be requested.
- The Chair of Abingdon Planning Committee is writing a letter to the Chief Executive Officer of David Wilson Homes Southern expressing Abingdon's concern about the way this development has been managed.

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](#))

- Abingdon Chair of Planning has invitations to regular 6 weekly Teams updates from Defence Infrastructure Organisations on the plans and consultations. First meeting 8th July.
- Two series of online meetings are being held, one with the parishes most affected by the redevelopment and the other for all the local parishes. Representatives from Abingdon are attending both meetings.

iv. **South East Strategic Reservoir Option (SESRO) - Thames Water**

- The Councillor briefing was held on 25th June
 - The timescales were updated.
 - It was pointed out that people are having issues with understanding the size of the new reservoir which is 11 times the size of both Farmoor reservoirs, and it was requested that Farmoor reservoirs were put onto the maps of the South East strategic reservoir to show the scale of the new reservoir.
 - No technical questions could be answered as only Community Engagement officers present.
 - No agreements have been reached over the railway siding, with mention of overnight deliveries if timetables busy. This was not popular with the closest parishes to the mainline.
 - Parishes close to the clay compaction trials stated that they could hear the work so had concerns over the construction noise.
 - South Abingdon River Ock flooding was raised again for inclusion in environmental scoping.
 - More regular meetings will occur in the future with technical officers present.
- A High Court judicial review case is being held, commencing week of 23rd - 27th June into whether a public enquiry to assess the need of the reservoir should be held. The verdict is awaited.
- Thames Water have published their [Consultation Feedback Report](#) and [Statement of Response](#) on their proposals for the reservoir.
Also included in the Community Information Update (Summer 2025) are:
 - [Summer Project update](#)
 - [Map book](#)
- Public consultation updates start on 2nd July where Thames Water will be presenting their latest update, there will be very little opportunity for public participation
 - The events will be held at:
 - 2pm-8pm Wednesday 2nd July – Milton Hill House, Milton Hill, Steventon, Oxfordshire, OX13 6AF
 - 10am - 3pm Saturday 5th July – Sutton Courtenay Village Hall, Hobbyhorse Lane, Sutton Courtenay, Oxfordshire, OX14 4BB
 - 2pm-8pm Thursday 10th July – Marcham Centre, Barrow Close, Marcham, Oxfordshire, OX13 6TY
 - 2pm-8pm Tuesday 15th July – East Hanney Royal British Legion, Mill Orchard, East Hanney, Oxfordshire, OX12 0JH

Please follow this [link](#) for the SESRO website.

Flooding

- Department for Environment, Food & Rural Affairs (DEFRA) are being chased regarding a reply to our request that South Abingdon be included in Environmental Impact Assessments due to 2024 severe flooding and OCC Section 19 Flood Report classing it as one of the worst affected areas in Oxfordshire.
- Follow this link for a copy of the letter.
- OCC Flood Officers have received copies of our previous correspondence to DEFRA and will be included on anything else going forward.

v. **Buckinghamshire, Oxfordshire and Berkshire West Integrated Care Board (BOB ICB)**

- A meeting to raise concerns over shortcomings in Town's Healthcare provision has been requested.
- To date a face-to-face meeting has been evaded by BOB ICB who would like to hold a Teams meeting. All correspondence or changes proposed have been last minute.
- Layla Moran MP is being asked to help facilitate a proper full face to face meeting in view of current and Dalton Barracks changes, and future concerns over inadequate healthcare provision.

P35/25 **Neighbourhood Plan**

This committee has accessed the Neighbourhood plan information as has requested the managers of the Neighbourhood plan to inform the planning committee as to what they are requesting from the committee. The chair of planning committee will request this information.

It was also noted that the Albert Park Conservation Appraisal is due in September.

P36/25 **Joint Local Plan (2041) – South & Vale District Councils**

No updates.

P36/25 **Traffic Advisory Committee**

The draft minutes of the Traffic Advisory committee meetings held on 4th June 2025 were referred to the next planning meeting on 21st July 2025.

P37/25 **Planning Policy & Legislation changes**

None.

P38/25 **Dates of future meetings**

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

The meeting closed at 20:22

Signed:

Date: