



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

Report to	Planning Committee
Meeting date	22 nd September 2025
Report author	
Agenda item	6a
Report subject	Planning Consultations & Planning Amendments

Please note that the descriptions are as stated by the planning authority.

To consider the following planning applications

1. **Variation of Conditions**

[P25/V1377/S73](#)

Land North West of Dunmore Road Abingdon Oxfordshire

Variation of condition 7 on Planning Permission P19/V0169/RM. Changes to the amenity space: the removal of acoustic fence and 1.5m retaining wall, increase to area of wildflower grass mix. Amendments to seating area in northwest, including removal of walls and insertion of hedge planting (amended description). (Reserved Matters application following Outline Approval P17/V1336/O for residential development for 200 dwellings, together with associated access, landscaping and public open space, infrastructure (utilities) and biodiversity enhancements.)

Abingdon Town Council comment 01/09/2025

Abingdon-on-Thames strongly object. Abingdon Town Council agree that the planting can be altered but NOT the removal of the acoustic fence and all sound proofing methods, these must be retained. It is noted that the landscaping on the A34 verges has been cut back reducing the natural barrier. Abingdon Town Council request that the dwarf walls are retained but have no objections to planting in addition to the walls, but plants require ongoing maintenance particularly in the current conditions.

2. **Amendments**

[P25/V1108/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 (Additional information received 2 September 2025).

Abingdon Town Council comment 30/06/2025

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 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/V1214/FUL](#)

81 Oxford Road Abingdon OX14 2AB

Demolition of existing dwelling and erection of building comprising 5no. two bedroom flats and associated bin and bike storage, parking and amenity space (As amended by plans reconfiguring roof, roof openings and layout of second floor received 19 August 2025).

Abingdon Town Council comment 21/07/2025

Abingdon-on-Thames Town Council object to this planning application. Abingdon Town Council is concerned about: 1. The development being out of proportion for the area. 2. Parking. Accepts that the development meets the Oxfordshire minimum parking standards with 5 spaces provided. However, the potential number of cars the development is likely to generate with five 2 bed up to 4 person sized flats will at least be double that. The site access is on to a primary critical transport corridor in and out of Abingdon, and very close to a major junction and busy bus stops the potential for additional off site car parking required by this development is likely to cause problems. 3. For the reasons mentioned above the additional car movements are also likely to cause extra safety concerns and disruption on this section of road. 4. The refuse provision is for Euro wheelie bins so there is concern that with the refuse lorry not being able to service the bins by driving onto site, this will add further traffic disruption. Due to the road concerns and conditions mentioned above this obstruction of the Oxford Road will cause further safety concerns in this busiest section of the road. 5. The impact that this development will have on the neighbouring properties. Being overlooked with the resulting loss of privacy in their homes and gardens and loss of light.

[P25/V1726/FUL](#)

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

The installation of a new Sub Station and 2 no. GRP units to the roof (Amended block plan received 01st September 2025- Amending the red line).

[P25/V1454/FUL](#) & [P25/V1455/LB](#)

8 High Street Abingdon OX14 5DZ

Full planning permission for the conversion of the existing office space (Class E) to residential (Class C3) and the erection of a single storey roof extension including the insertion of 3no. front dormer windows, ground floor infill extension, first floor infill to lightwell and new skylights to existing flat roof to provide x4 self-contained flats with associated cycle parking and refuse arrangements. (as amended by plans received 2 September).

Abingdon Town Council comment 11/08/2025

Abingdon-on-Thames Town Council objects on the following points:

Waste bin access - With the car parking space blocking access to the bin store, the residents bins cannot be moved for collection.

Parking - As a car free planning application please could the planning decision state that none of the residents of the property are eligible for parking permits in the Central Abingdon Parking Scheme and Oxfordshire County Council parking is notified of this condition.

Parking space - How are the other residents going to be stopped from parking in the car parking space. The 3-bedroom unit should also be ineligible for parking permits in the Central Abingdon Parking Scheme and Oxfordshire County Council parking is notified of this condition.

Street scene - The increased height of the proposed building will dominate the existing building to the right on Lombard Street, keep the proposed building at its current height.

Abingdon-on-Thames Town Council agrees to the principle of converting this area to flats.