



## Abingdon-on-Thames Town Council

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### Planning committee

**Monday 1<sup>st</sup> September 2025, 7pm**

**Old Magistrates Court**

### MINUTES

#### Present:

Cllr Mark Giddins  
Cllr Victoria Walker  
Cllr Margaret Crick  
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**

#### P65/25 **Apologies**

Apologies were received from Cllr Halliday and Cllr Lewis.

#### P66/25 **Declarations of interest**

None.

#### P67/25 **Public participation**

None.

#### P68/25 **Minutes**

It was **proposed** by Cllr Oates, **seconded** by Cllr Crick and **RESOLVED** that the minutes of the meeting of the Planning committee of [11<sup>th</sup> August 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P69/25 **Planning Decisions and Notifications**

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

a. The following planning decisions were noted:

| Application Ref               | Address                                               | Town Council Recommendation                                                                      | VWHDC Decision                                   |
|-------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <a href="#">P25/V1090/A</a>   | Unit 8 8 Bury Street<br>Centre Abingdon<br>OX14 3QY   | Abingdon-on-Thames Town Council has no objections but notes that there are two projecting signs. | Granted                                          |
| <a href="#">P25/V1313/S73</a> | 17 Cherwell Close<br>Oxfordshire Abingdon<br>OX14 3TD | No Objections                                                                                    | Granted                                          |
| <a href="#">P25/V1053/FUL</a> | Abingdon School<br>Park Road Abingdon<br>OX14 1DE     | No Objections                                                                                    | Granted                                          |
| <a href="#">P25/V0270/LDP</a> | 25 Lucca Drive<br>Abingdon OX14 5QN                   | N/A                                                                                              | Certificate of Lawful Use or Development Granted |
| <a href="#">P25/V0751/A</a>   | Hartwell UK Drayton<br>Road Abingdon<br>OX14 5JU      | 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/V1560/LDP](#)

**45 St Johns Road Abingdon Oxfordshire OX14 2HA**

Proposed loft conversion in accordance with permitted development

ii. **Change of Use**

[P25/V1775/N5D](#)

**22-26 The Clock House Ock Street Abingdon Oxfordshire OX14 5SW**

Change of use of the existing office building to 13 flats.

iii. **Withdrawal of Planning Application**

[P25/V1140/LDP](#)

**27 Brookside Abingdon OX14 1PD**

Single storey rear extension.

[P25/V1161/FUL](#)

**10 Darrell Way Abingdon OX14 1HG**

Change of use Family House (C3) to HMO (C4) Proposed 6 bedrooms and Double Story Rear Extension along front Porch

Abingdon-on-Thames Town Council comment 21/07/2025

Abingdon-on-Thames Town Council object to this planning application. Abingdon Town Council is concerned about:

1. Overoccupancy of the house as the bedrooms sizes indicate that the house could potentially be home to between 6 and 10 adults. Please confirm that all the bedrooms would be enforced as singles although even at an occupancy of 6 adults it is felt that the amenities particularly the two small shower rooms are not adequate and cause worries about sanitary conditions.
2. Parking in the residential area. The application states that this is a no parking development, so how is this going to be monitored and enforced especially as cars are already being parked by driving over grass verges and street open space indicating that there is already a shortage of parking spaces. It is also noted that parking issues in this area have caused it to be under consultation regarding Oxfordshire County Council's Abingdon Central North Area parking proposals. So, would residents of this property be excluded from the residents parking permits as are houses converted into flats in the Central Abingdon Residents Parking Scheme? Both ways the potential number of new cars will cause additional problems in an area already having parking problems.
3. Fire safety. Please ensure that the application is fully fire compliant.

P70/25 **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/V1377/S73](#)

**Land North West of Dunmore Road Abingdon Oxfordshire**

Variation of condition 7 on Planning Permission [P19/V0169/RM](#) (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-on-Thames Town Council comments to [P19/V0169/RM](#) 22<sup>nd</sup> June 2020

No objections. However, in determining the application the Council re-iterates all applicable comments previously made in relation to this application and in relation to P17/V1336/O and asks that these are taken in to account.

Abingdon-on-Thames Town Council comments to [P17/V1336/O](#) 19<sup>th</sup> June 2017

It was noted by the Committee that the development site was earmarked in the Vale of White Horse Local Plan 2031 for housing and that Part 1 of the Plan, which includes the strategic allocation, had now been approved. Consequently, the Committee had no objection to the application subject to:

1. Satisfactory arrangements in relation to access and highways, including compliance with any conditions which were placed on the development by the Highway Authority.
2. The comments of and compliance with the Vale of White Horse District Council Environmental Health Officer in relation to air quality.

Note that no comments could be accessed from the planning applications [P19/V0169/RM](#) and [P17/V1336/O](#).

Abingdon-on-Thames Town Council comments 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.

ii. **Amendments**

[P25/V1398/A](#)

**Abingdon County Hall Museum Market Place Abingdon OX14 3HG**

Replacement of museum signage with four weather resistant plastic mesh banners (Amended plans received 21st August 2025- Variation to the design and lettering of the new signage)

Abingdon-on-Thames Town Council comment 11/08/2025 and 01/09/2025

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

[P25/V1114/HH](#)

**14 Picklers Hill Abingdon OX14 2BA**

Single storey rear extension, front porch extension and additional drive entrance. (As clarified by Visibility splays plan received 12 August 2025)

Abingdon-on-Thames Town Council comments 21/07/2025, 18/08/2025 & 01/09/2025: No Objections

[P24/V2747/LB](#)

**Flats 1-3 Lombard Street Abingdon Oxon OX14 5DZ**

Proposed minor internal and external works to the existing residential dwellings on the first, second and third floor of the existing building including replacement windows and roof repairs (Amended and additional information received 12 August 2025 and amended description agreed 26 August)

Abingdon-on-Thames Town Council comment 03/02/2025

Abingdon-on-Thames Town Council have reservations on the over occupancy of the building (Flats 1, 2 & 3) as a whole unit as the building occupancy is potentially increasing from 6 people to 18 people in the building. Abingdon Town Council request that the development must adhere to the Vale of White Horse District Council Houses of Multiple Occupation (HMO) regulations, a plan is included for the ongoing management of the HMO and a system in place to ensure that all the regulations and conditions are adhered to. Abingdon Town Council is concerned over fire safety in the building as there is only one staircase shown on the plans serving all three flats and no other details have been included of alternative means of fire escape from the flats or other fire safety measures are included in the plans. Abingdon Town Council also request that the bicycle rack provision at the site is increased as the building occupancy is potentially increasing from 6 to 18 people.

Abingdon-on-Thames Town Council comment 01/09/2025

Abingdon-on-Thames Town Council had no objections to the listed building amendments.

**b. New Planning Applications**

The new planning applications from the District Council were considered.

[P25/V1581/HH](#)

**7 Townsend Abingdon Oxfordshire OX14 5LG**

Upgrade of existing conservatory and convert into habitable accommodation. Two storey side extension. Remodelling of existing layout to property in association with the proposed extensions.

Abingdon-on-Thames Town Council comment:

No objections subject to the Drainage Officers approval.

[P25/V1624/HH](#)

**15 Larkhill Road Abingdon OX14 1BL**

Proposed single storey rear and side extension

Abingdon-on-Thames Town Council comment: No objections

[P25/V1675/HH](#)

**13 Charney Avenue Abingdon OX14 2NZ**

Double storey side extension

Abingdon-on-Thames Town Council comment: No objections

[P25/V0771/FUL](#)

**43 Edward Street Abingdon OX14 1DJ**

Retrospective application to regularise window locations.

Abingdon-on-Thames Town Council comment: No objections

[P25/V1603/HH](#)

**Northcourt House, Northcourt Lane, Abingdon OX14 1PN**

Erection of open sided oak framed garden gazebo.

Abingdon-on-Thames Town Council comment:

No objections subject to Heritage Officers approval.

[P25/V1585/HH](#)

**1 St Michaels Avenue Abingdon OX14 1DR**

Proposed ground and first floor side extension and ground floor rear extension

Abingdon-on-Thames Town Council comment:

No objections providing that officers ensure that the application complies with all the pre-application planning advice particularly regarding the scale of the proposed development.

[P25/V1598/FUL](#) & [P25/V1710/LB](#)

**15A High Street Abingdon OX14 5BB**

Proposed second floor extension to form a self contained unit and conversion of the first floor office into a 2 bedroom self contained unit with associated internal alterations.

Abingdon-on-Thames Town Council comment:

No objections providing that officers ensure that the application complies with all the pre-application planning advice.

[P25/V1571/HH](#)

**10 Byron Close Abingdon OX14 5PA**

Installation of air source heat pump to rear of dwelling

Abingdon-on-Thames Town Council comment:

No objections as Abingdon Town Council support greener technology, providing that the noise output levels of the equipment being installed are compliant with national guidelines however the proposed equipment appears not to be.

[P25/V1474/FUL](#)

**Spring Gardens Cemetery Spring Gardens Abingdon OX14 1AZ**

Erection of polytunnel for bringing on plants for use in the cemetery and around the town of Abingdon on Thames (part retrospective).

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/V/1561/HH](#)

**43 Elizabeth Avenue Abingdon OX14 2NS**

Proposed new porch to front elevation

Abingdon-on-Thames Town Council comment: No objections

[P25/V/1525/FUL](#) – Application withdrawn on 4<sup>th</sup> September 2025

**Junction of Fairacres and Nuffield Way Abingdon OX14 1TP**

The installation of a mini-roundabout at the Junction of Fairacres and Nuffield Way

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council are supportive of measures to improve the traffic flow in and around Fairacres and Nuffield Way.

There are several benefits of converting this junction to a mini roundabout, including allowing Fairacres traffic easier access to join Nuffield Way, slowing traffic flow in Nuffield Way, giving the potential to allow cyclists better and safer entry to and exit from Fairacres,

The Town Council supports safe active travel as part of overall highways use, so has the additional comments we would like to see addressed:

- 1) Very open and clear vision on all roundabout approaches.
- 2) Further combined with slowing measures on all legs of the roundabout.
- 3) Very clear signage and road markings to ensure priority to cycle and pedestrian users as is current Highways Code and Oxfordshire County Council policy.
- 4) HGVs regularly park up on Nuffield Way including across the filter lane between Fairacres and Marcham Roads. The Town Council feels measures to prohibit this should be included as part of this scheme.
- 5) Could alternative routes to and from Fairacres / Nuffield way be considered?

**P71/25 Other Consultations**

The following was noted:

**a. Oxfordshire County Council Certificate of Adoption for:**

**Highway works at Marcham Road, Abingdon (site for Premier Inn)**

**Highways Act 1980 – Section 278 Agreement dated 18 Jul 2022**

Hinton Properties (Hotel1) Limited, The Old Council Chambers, Halford Street, Tamworth, Staffordshire, B79 7RB

The following works have been adopted by Oxfordshire County Council as highway maintainable at the public expense from 9 Jun 2023:

| PARISH   | ROAD NAME    | S278 WORKS WITHIN EXISTING HIGHWAY                                                                                                                                                                                                                           |
|----------|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Abingdon | Marcham Road | <ul style="list-style-type: none"><li>• Construction of emergency access into the Development from Marcham Road (A415)</li><li>• Plane out and resurfacing of Marcham Road (A415) with high PSV between the tangent points of the emergency access</li></ul> |

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|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  |  | <ul style="list-style-type: none"> <li>• Full reconstruction of existing footway that runs across the frontage of the new emergency access with a small additional area of new full depth footway construction</li> <li>• Installation of post and rail fencing on both sides of new emergency access road</li> <li>• Creation of embankments on both sides of new emergency access road</li> <li>• Vegetation removal and clearance to form the access and embankment</li> <li>• Topsoil and seeding to the areas of new embankment</li> <li>• Existing ditch to be culverted beneath the emergency access</li> <li>• Installation of 2 new gullies with associated connections.</li> </ul> |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

See the attached documents

- The attached 1:1250 scale [plan](#) shows the location of the completed S278 highway works.
- Completion of Works [certificate](#)
- End of [Defects](#) period

**b. OCC Decisions meeting on 4<sup>th</sup> September. Formal Consultations.**

Following consultations on several Transport Management proposals, objections & concerns have been received to the following items:

|                                                                                        |                                                                                               |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Kidlington to Banbury:</b> A4260 Corridor – Proposed Speed Limits                   | <b>Oxford:</b> A44 Woodstock Road – Proposed Bus Lanes                                        |
| <b>Oxford to Caversham:</b> A4074 Corridor – Proposed Speed Limits                     | <b>Oxford &amp; Henley-on-Thames:</b> Various locations – Proposed Parking Permit Eligibility |
| <b>Abingdon:</b> Centre North area – Proposed Residents Permit Parking                 | <b>Grove:</b> Airfield Development – Proposed 20mph Speed Limit                               |
| <b>Abingdon:</b> Ock Street area – Proposed Residents Permit Parking                   | <b>Chipping Norton:</b> Market Square – Proposed Bus Lanes                                    |
| <b>Banbury:</b> Centre South area – Proposed Residents Permit Parking                  | <b>Gosford:</b> Water Eaton Lane – Proposed Parking Restrictions                              |
| <b>Bicester:</b> Charlotte Avenue – Proposed Bus Link, 20mph Speed Limit & Loading Bay | <b>Oxford:</b> Railway Lane – Proposed 20mph Speed Limit & Traffic Calming                    |
| <b>Oxford:</b> Market Street – Proposed Permanent Pedestrian & Pedal Cycle Zone        |                                                                                               |

Please follow this [link](#) for more details of the proposed scheme.

At the Oxfordshire County Council's Delegated Decision Meeting by Cabinet Member for Transport Management on Thursday 4<sup>th</sup> September 2025 the following was approved.

i. Abingdon Centre North – Proposed Permit Parking Area

The Cabinet Member is RECOMMENDED to approve the following measures:

- a) The introduction of dual purpose bays for paid parking and permit holder (AN prefix) in Withington Court (as advertised) and to retain the existing single yellow line restrictions.
- b) The introduction of double yellow lines sections of Thesiger Road and Abbott Road and Oxford Road as shown on plans in Annex 6.

The Cabinet Member APPROVED that all other proposals were WITHDRAWN.

ii. Ock Street area Abingdon – Proposed Permit Parking Area

The Cabinet Member is RECOMMENDED to approve the following measures:

- a) The introduction of double yellow lines in Victoria Road and Exbourne Road (as advertised).
- b) The introduction of double yellow lines at the crossroads of Bostock Road and Mullard Way / Saint Michael's Avenue as shown on plan in Annex 7.

The Cabinet Member APPROVED that all other proposals were WITHDRAWN.

Please follow the links below for the documents

- [Printed decisions](#)
- [Public reports](#) pack

Abingdon-on-Thames Town Council expects that there is an extremely small budget for the enforcement officers to enforce the road markings and that any parking issues in these areas will not be reviewed again in the foreseeable future.

## P72/25 **Abingdon Development Updates**

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

Developer forum meetings have been arranged.

- 8<sup>th</sup> September – Bellway Homes
- 10<sup>th</sup> September- David Wilson Homes

### **Oxford Road**

- The roadworks have been suspended again due to more pipes being found with no one claiming ownership of them.
- The Chair of Planning has sent a formal complaint on the inability to implement Highways Package 5 of the S106 agreement and a reminder of the S278 Agreement Terms and Conditions to the CEO of David Wilson

Homes Southern and copied it to Abingdon's MP – Layla Moran, OCC Cabinet Member for Planning Development - Cllr Emily Smith, OCC Cabinet Member for Transport Management – Cllr Andrew Gant and the VWHDC Head of Planning – Adrian Duffield.

- [Letter](#) to David Wilson Homes
- Abingdon Land North of Dunmore Road Package 5 s278 52596 [highlighted obligations](#)
- [P17/V0050/O Decision Notice](#)
- S106 [Highways schedule](#) highlighted Highways Package 5

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

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

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

From the latest meeting of the inner parishes

- There has been a delay to the planning date due to scoping work overrun.
- The next steps, consultatory workshops will be starting in October.
- Currently there is very little overlap with the SESRO work and no plans for joint traffic schemes, but this is continually being reviewed.

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

(Link for the SESRO [website](#)).

- There is a Councillor briefing meeting on 17<sup>th</sup> September which the Chair and Vice-chair of Planning will be attending. Specialist focus is on flooding concerns, implications and modelling.
- The Chair of Planning is trying to contact the SESRO project team responsible for traffic planning regarding the traffic surveys performed in Abingdon. However currently the PR team are responding whenever enquiries are sent directly to the project team.
- The Chair of Planning has written to Thames Water to request that South Abingdon is included in the Environmental Impact Assessment for the new reservoir.
  - [Letter](#) to Thames Water
  - [SESRO EIA Boundaries](#) showing ATC request
  - Abingdon Nash Drive area S19 [report](#)
  - DEFRA EIA Scoping [reply](#)

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

Now the summer holidays and Parliamentary recess have finished Abingdon Town Council will be arranging a meeting with Abingdon's MP's office to get additional help to progress this meeting.

P73/25 **Albert Park Conservation Appraisal**

This has been deferred to the next meeting.

**P74/25 Neighbourhood Plan**

- A catch-up meeting with the project manager has occurred.
- The updating is going well.
  - 'Access issues' section has been delayed slightly and is currently under review.
  - 'Culture' section requires more help with the review.
- The aim is to complete this ready for consultant checking by the end of September followed by a review from VWHDC.

**P75/25 Joint Local Plan (2041) – South & Vale District Councils**

This is still under consultation. The EIP has been completed (Consideration of public views on the draft structure plan and proposed changes, held before an independent reporter).

**P76/25 Traffic Advisory Committee**

The next meeting of the Traffic Advisory Committee is 29<sup>th</sup> October 2025.

**P77/25 Planning Policy & Legislation changes**

None.

**P78/25 Dates of future meetings**

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 20:20

Signed: .....

Date: .....