



Abingdon-on-Thames Town Council

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Planning committee

Monday 11th August 2025, 7pm

Old Magistrates Court

MINUTES

Present:

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

P52/25 **Apologies**

Apologies were received from Cllr Lewis as she would be late.

P53/25 **Declarations of interest**

None.

P54/25 **Public participation**

None.

P55/25 **Minutes**

It was **proposed** by Cllr Oates, **seconded** by Cllr Crick and **RESOLVED** that the minutes of the meeting of the Planning committee of [21st July 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P56/25 **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/V1121/HH	28 Larkhill Road Abingdon OX14 1BL	No Objections	Granted
P25/V1099/A	39 Northcourt Road Abingdon OX14 1PJ	No Objections	Granted
P24/V2741/FUL	Abingdon Rugby Football Club Lambrick Way Abingdon OX14 5TJ	No Objections	Granted - Subject to biodiversity net gain (BNG)
P25/V1185/HH	44 Virginia Way Abingdon OX14 5QL	No Objections	Granted
P25/V1069/FUL	21-27 Coxeter House Ock Street Abingdon OX14 5AJ	Abingdon-on-Thames Town Council has no objections but are surprised that it has taken so long for the planning application to be raised.	Granted
P25/V0945/LDP	27 Bowgrave Copse Abingdon OX14 2NL	Noted	Granted
P25/V1160/LB	5-7 Stert Street Abingdon OX14 3JF	Abingdon-on-Thames Town Council found this a confused application, is for an aerial or for a window. If it is for an attachment to an existing aerial, please could a photo of the existing aerial be included in the application	Granted
P25/V1228/HH	Andersey View Wilsham Road Abingdon OX14 5HP	Abingdon-on-Thames Town Council has no objections to this planning application providing that the Vale of White Horse Drainage officers are satisfied that all sustainable drainage and flood prevention conditions (suds and floods) are met.	Granted
P25/V1222/HH	Maple House 107 Swinburne Road Abingdon OX14 2HF	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/V1463/LDE](#)

Firststone Cemetery Road Abingdon OX14 1AS

A large 8 person HMO with 8 letting rooms.

ii. **Discharge of conditions**

[P25/V1602/DIS](#)

11 Sympson Close Abingdon OX14 5RB

Discharge of condition 4 (Drainage Details (Surface Water)) on application P24/V2697/HH (Partial two storey and single storey infill extension between existing house and garage.)

iii. **Change of Use**

[P25/V1403/LDP](#)

42 Edward Street Abingdon OX14 1DL

Change of use from a residential dwelling (Class C3) to a 6 person house in Multiple Occupation (HMO Class C4)

Abingdon-on-Thames Town Council has emailed Oxfordshire County Council regarding HMOs and flats and their eligibility for applying for Residents Parking Permits, to which we were informed that OCC would require the planning authority to notify them of a property to be removed from eligibility in the scheme. Following this information Abingdon Town Council has emailed the planning authority, the Vale of White Horse District Council on how we can inform them to notify OCC that that these properties should be made ineligible to join the appropriate Residents Parking Scheme. Also, in other areas the conversion of a family home is to have parking restrictions imposed on the planning application as the property is in an area with existing parking issues.

iv. **Withdrawal of Planning Application**

[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-on-Thames Town Council's comments 07/04/2025 and 30/06/2025: No Objections.

P57/25 **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/V1313/S73](#)

17 Cherwell Close Oxfordshire Abingdon OX14 3TD

Variation of condition 2 (Approved plans) for a change to the external wall material on application P24/V1654/HH (Two storey front and side extensions)

Abingdon-on-Thames Town Council comment: No objections

ii. **Amendments**

[P25/V0236/FUL](#)

Land at Bury Street Abingdon

Erection of two kiosks following demolition of existing, change of use of land to create seating area for cafe (class e use), installation of new benches and planters, installation of plinth sculpture, public art x2, installation of new facias and associated works (as amended by plans and additional information received 28 July 2025).

Abingdon-on-Thames Town Council comments of 11/08/2025 (as authorised by the Chair of Planning):

'Abingdon on Thames Town Council previously stated and maintains its objection over the removal of one of the two trees, which has been echoed by the Tree Officer.

The proposed public art installation does include some planting, but it would be preferable to have a suitable tree replacement as well as increasing other planting surrounding the key installation to increase the appeal of the street scene further. The trellis work is quite a quirky installation which will / does not necessarily appeal to all residents or to be clear what it is and how it relates to the area.

The feature installation also needs to be well lit, lifting the night-time street scene and making the area safer and far more welcoming than it currently is.

The Town Council has been working alongside the Vale's Public Art Officer and some ideas for murals have previously been discussed, so it would be good if the developer could engage with us to explore options.

Abingdon-on-Thames Town Council approves the overall aim to redevelop this area but had and still wish to see further liaison with Thames Valley Police and the town centre PCSOs on the detailed design specifications to enhance making this area a welcoming and safe place. This echoes comments made by Designing out Officer'

Additional Comments from the 11/08/2025 planning meeting

In addition to our previous comments Abingdon-on-Thames Town Council would like to add that it has strong concerns over ongoing maintenance of the green areas especially in conditions like those we're experiencing this summer. The application recognises that this whole area deserves a much needed improvement, so a strong ongoing maintenance regime to maintain the improved area once complete, would be a welcome change compared to previous management's light touch approach.

b. New Planning Applications

The new planning applications from the District Council were considered.

[P25/V/1398/A](#)

Abingdon County Hall Museum Market Place Abingdon OX14 3HG

Replacement of museum signage with four weather resistant plastic mesh banners

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/1440/FUL](#)

11 Market Place Abingdon OX14 3HH

Removal of all external manifestation/artwork/branding/signs. To remove ATM and Night Safe; make good and infill with appropriate materials, i.e. stone, brick to suit facade.

Abingdon-on-Thames Town Council comment

Abingdon-on-Thames Town Council have no objections in principle and rely on the Heritage officer's conditions being adhered to.

[P25/V`1404/HH](#)

4 Alexander Close Abingdon OX14 1XA

Proposed single storey rear extension to provide new open plan kitchen. Conversion of existing garage storage into larger home office removal of existing 1st floor rear bay window and replace with new casement window.

Abingdon-on-Thames Town Council comment: No objections

[P25/V1439/LB](#)

8 Crown Mews Abingdon OX14 5DS

Replacement of front entrance door.

Abingdon-on-Thames Town Council comment: No objections

[P25/V1504/T28](#)

O/S Sugnell Cottage Lodge Hill Abingdon OX14 2JD

Installation of 1 x 9m light wooden pole

Abingdon-on-Thames Town Council comment: No objections

[P25/V1454/FUL](#)

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.

Abingdon-on-Thames Town Council comment:

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.

[P25/V1455/LB](#)

8 High Street Abingdon OX14 5DZ

Listed building consent 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.

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- 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.

[P25/V1437/HH](#) & [P25/V1438/LB](#)

51 Bath Street Abingdon OX14 1EA

The regularisation of unapproved internal changes and the replacement of an unapproved conservatory with a new ground floor extension.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council have no objections in principle and rely on the Heritage officer's conditions being adhered to.

[P25/V1466/HH](#)

22 Darrell Way Abingdon Oxfordshire OX14 1HG

Demolition of brick built garage and erection of larger timber frame garage

Abingdon-on-Thames Town Council comment: No objections

[P25/V1484/HH](#)

43 Whitelock Road Abingdon OX14 1PA

Conservatory to rear elevation.

Abingdon-on-Thames Town Council comment: No objections

[P25/V1487/HH](#)

Des Joachims 79 Appleford Drive Abingdon OX14 2BT

Proposed two storey side & two storey and single storey rear extension & internal alterations, proposed new replacement front porch and new replacement windows & doors.

Abingdon-on-Thames Town Council comment: No objections

[P25/V1515/FUL](#) & [P25/V1516/LB](#)

28 High Street Abingdon OX14 5AX

Conversion of old grain store building to provide three flats to act as letting flats for guest accommodation and reinstatement of an internal staircase to provide access to the current managers flat of the public house.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council agree to this planning application subject to the Heritage, Archaeology and Planning Officers' conditions being adhered to.

[P25/V1518/LB](#)

Christ Church Northcourt Road Abingdon OX14 1PL

Increasing the width of two external doors into a modern building within the curtilage of a listed building.

Abingdon-on-Thames Town Council comment: No objections

P58/25 Other Consultations

The following was considered:

The pre-planning application consultation for a proposed upgrade of existing electronic communications apparatus at 2519.

Location: Land at the Boundary House public house, 69 Oxford Road, Abingdon, OX14 2AQ (NGR: E450369, N198415)

- Planning Consultation [Letter](#)
- Planning [Drawings](#)
- Additional Supporting [Information](#) – 5G

Abingdon-on-Thames Town Council comment: No objections.

P59/25 Abingdon Development Updates

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

North Abingdon Development

- The Leader of the Council reported that the minutes of the Full Council meeting of the Vale of White Horse District Council (VWHDC) had not yet been published but his comments would be forwarded to the planning

department who would answer him direct. Update 01/09/2025 – Minutes now released:

- Draft minutes of Vale of White Horse District Council, 16th July 2025
- There have been no meetings with the developer since October 2024 due to planning authority staffing issues and no other liaison with the developers.
- The next stage of the development is starting, and people are continuing to move into the houses despite the conditions placed on the granting of planning permission for the development.
- There is no news on the Northern District Centre, local shop, pub/café and over 55s retirement housing.
- Oxfordshire County Council have put the building of the primary school on hold due to the falling roll in primary schools.
- Vale of White Horse planning do not appear to be enforcing planning conditions on large developers.
- Kings Gate and Abbey Fields housing is now finished.
- Highways package for Twelve Acre Drive is late but as only a certain number of road works can occur at the same time it is waiting until the Oxford Road roundabout work is completed.

Oxford Road roadworks

- The permit for the work is due to finish on 22nd August 2025.
- The number of gangs working on the road works doesn't appear to match what was agreed in the roadworks permit package.
- The lack of speed of the roadworks, there is still a large trench in the road and the amount left to complete the works has been highlighted to Oxfordshire County Council Highways department and Abingdon's County Council councillors. OCC Highways have responded that they will visit the site to review.
- Once OCC Highways response has been received the Chair of Planning will contact the developer direct.

Lodge Hill

The works compound has been built, and work is due to start in September.

- ii. **Culham Development** (Original application: [P24/S1759/O](#))
Signage is starting to go up on the Culham No 1 site development.
- iii. **Dalton Barracks Development** (Link to Dalton Barrack Gardon Village [website](#))
There is an online meeting for all the local parishes on Friday 15th August.
- iv. **South East Strategic Reservoir Option (SESRO) - Thames Water**
(Link for the SESRO [website](#)).

Environmental Impact Assessment and South Abingdon

Abingdon sent a letter to the Department for Environment, Food & Rural Affairs (DEFRA) where we requested that South Abingdon be included in Environmental Impact Assessments (EIA) due to 2024 severe flooding and OCC Section 19 Flood Report classing it as one of the worst affected areas in Oxfordshire.

In response DEFRA replied stating that 'the government has been informed by the Environment Agency (EA) that Thames Water is responsible for undertaking the assessments of impacts on flood risk and any concerns regarding the scope of the assessment should be raised with them'. The Chair of Planning is to write to Thames Water to request that South Abingdon is included in the Environmental Impact Assessment for the new reservoir.

Ladygrove/Ock Meadow / Chaunterell Park Survey

Thames Water have approached the Vale of White Horse District Council (VWHDC) regarding survey rights in Ladygrove/Ock Meadow / Chaunterell Park. As this land is owned by VWHDC but managed by Abingdon Town Council VWHDC have suggested that we work with them and create a tripartite agreement with Thames Water.

Regarding the survey more information needs to be established.

- Why are Thames Water interested in surveying this land as it falls within South Abingdon.
- What is being surveyed.
- Will any areas be closed off.
- Any legal fees will fall to Thames Water to pay.

Traffic Surveys near Abingdon Bridge

Oxfordshire County Council has informed us that

- SESRO placed Cables/tubes across the road in various places in Abingdon from 26th June to 13th July 2025. The Chair of Planning is writing to the company who performed the surveys to establish
 - The location where the surveys were carried out
 - To point out that the surveys were carried out in the run up to and during the school summer holidays so this survey would not have shown an accurate level of traffic in Abingdon and strongly suggest that the surveys are re-run in late September to mid-October.
- Traffic cameras were placed to record the queue length from the pedestrian crossing near Thames Street on 10th and 12th July.

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

Abingdon Town Council are in touch with Abingdon MP's office to see what can be arranged with BOB ICB.

P60/25 Neighbourhood Plan

Work is proceeding, more detail is expected in September

P61/25 Joint Local Plan (2041) – South & Vale District Councils

No updates, this is still being scrutinised.

P62/25 **Traffic Advisory Committee**

The Traffic Advisory Committee minutes from [4th June 2025](#) were noted.

The next meeting of the Traffic Advisory Committee is 29th October 2025.

P63/25 **Planning Policy & Legislation changes**

None.

P64/25 **Dates of future meetings**

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 20:25

Signed:

Date: