



Abingdon-on-Thames Town Council

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Planning committee

Monday 13th October 2025, 7pm

Old Magistrates Court

DRAFT MINUTES

Present:

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

Chair
Vice Chair

In attendance:

Andy Crick

Democratic Services Officer - clerk to the meeting

Four members of the public

SECTION 1 - open to the public and media

P93/25 **Apologies**

Cllr Lorraine Oates

P94/25 **Declarations of interest**

There were no disclosable interests in relation to items on the agenda.

P95/25 **Public participation**

Four residents attended and a representative spoke on application [P25/V1993/PIP](#), **Riversdale, Radley Road, OX14 3PP**. A petition was submitted by residents of the Warren, and three main reasons for opposition to the application were stated:

1. Safety – the proposed development is at the far end of The Warren, with no pavement and close to access to St Edmund's School. If the proposed development was approved, this would set a precedent for a possible seven new dwellings. Sitelines are not good at the proposed site, with a high wall on the road around number 10.
2. Loss of amenity and environment: the proposal shows access via a driveway from The Warren. A proposal for an easement over the relevant site was rejected by the planning authority in 2024.
3. Character: The Warren is a very uniform development of 3-4 bed houses. The application relates to Radley Road but will be on the Warren and will not be in keeping with other properties.

The Chair thanked the residents for attending the meeting and noted the strong opposition among residents registered on planning portal. The committee considered the application while the residents were in the meeting. The committee noted that:

- the key criterion is the comment from Oxfordshire Highways that until access is available from the Warren the development cannot proceed. No easement has been granted so the development cannot go ahead;
- one objection mentioned a previous application in 1997 at a different property which was refused and went to appeal. The Planning Inspectorate upheld the refusal due to access issues;
- sitelines of the development are dangerous and are reason enough to recommend refusal;
- there are problems with scale on the plans and a query over the amount of amenity land for the proposed development. Permitted development rights may cause future issues if the development is approved as further expansion at the site may be proposed.

It was **proposed** by Cllr Halliday, **seconded** by the Chair, Cllr Giddins and **RESOLVED** that the town council objects to the application as it shares the concerns of the Oxfordshire Highways Officer. The proposed development would also represent overdevelopment. The town council noted the previous planning inspectorate refusal (APG/14530/2) which noted that the proposed development at that time was not an appropriate way to develop properties in the Warren.

P96/25 **Minutes**

It was **proposed** by Cllr Lewis, **seconded** by Cllr Walker and **RESOLVED** that the minutes of the meeting of the Planning committee of 22 September 2025 be confirmed as an accurate record of the meeting, to be signed by the chair.

Photos in the minutes were welcomed and added to the record of the meeting for future reference.

P97/25 **Planning Decisions and Notifications**

- a. The following planning decisions were noted:

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Application Ref	Address	Town Council Recommendation	VWHDC Decision
P25/V0469/FUL	9 Bath Street Abingdon OX14 3QH	Abingdon-on-Thames Town Council has no objections to this planning application subject to the Heritage and Archaeology officers conditions being adhered to with a view to improve the overall building and its safety.	Refused
P25/V1253/HH	8 Swinburne Road Abingdon OX14 2HD	Abingdon-on-Thames Town Council are concerned due to the lack of clarity on the use of the new building and on how the loss of the parking space will be replaced. Providing that the building is for non-residential use Abingdon Town Council will have no objections.	Granted
P25/V1292/LB	9 Bath Street Abingdon OX14 3QH	Abingdon-on-Thames Town Council has no objections to this planning application subject to the Heritage and Archaeology officers conditions being adhered to with a view to improve the overall building and its safety.	Refused
P25/V1440/FUL	11 Market Place Abingdon OX14 3HH	Abingdon-on-Thames Town Council have no objections in principle and rely on the Heritage officer s conditions being adhered to.	Granted
P25/V1466/HH	22 Darrell Way Abingdon OX14 1HG	No Objections	Granted
P25/V1474/FUL	Spring Gardens Cemetery Spring Gardens Abingdon OX14 1AZ	As the applicant in this matter Abingdon-on-Thames Town Council will await the Planning Officer's decision in due course.	Granted
P25/V1518/LB	Christ Church Northcourt Road Abingdon OX14 1PL	No Objections	Granted
P25/V1560/LDP	45 St Johns Road Abingdon OX14 2HA	N/A	Permitted Development Granted
P25/V1561/HH	43 Elizabeth Avenue Abingdon OX14 2NS	No Objections	Granted
P25/V1571/HH	10 Byron Close Abingdon OX14 5PA	Abingdon-on-Thames Town Council have No objections as Abingdon Town Council support greener technology, providing	Granted

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		that the noise output levels of the equipment being installed are compliant with national guidelines however the proposed equipment appears not to be.	
P25/V1585/HH	1 St Michaels Avenue Abingdon OX14 1DR	Abingdon-on-Thames Town Council have 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.	Granted
P25/V1726/FUL	The White Horse Leisure And Tennis Centre Audlett Drive Abingdon OX14 3PJ	No Objections	Granted
P25/V1727/HH	10 West Avenue Abingdon OX14 1QP	No Objections	Granted
P25/V1970/LDP	1 Kensington Close Abingdon OX14 5QQ	N/A	Certificate of Lawful Use or Development

b. The following planning applications were noted:

i. **Certificate of Lawful Development**

[P25/V1970/LDP](#)

1 Kensington Close Abingdon Oxon OX14 5QQ

Proposal to brick up over the existing cladding to the front of the property using a brick of similar appearance.

[P25/V2021/LDP](#)

2 Ashenden Close Abingdon OX14 1QE

Formation of habitable room in roofspace with rear dormers and front velux rooflights

ii. **Discharge of conditions**

[P25/V1822/DIS](#)

Land north of Dunmore Road and Twelve Acre Drive Abingdon

Discharge of condition 25 (compensatory flood plain storage scheme) on application ref. P17/V0050/O For the Western and Central Parcel Areas of the Site Plots 1-425 submission of Appendix A Calculation Record & TN01 (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 (As amended by drawings and information accompanying agent's letter dated 2 May 2017).

[P25/V1903/DIS](#)

22 Wilsham Road Abingdon OX14 5LA

Discharge of condition 3 (Drainage Details (Surface Water)(Full)) on application P24/V2742/HH (Two-storey side and rear extensions).

[P25/V1983/DIS](#)

Ock Mill Marcham Road Abingdon OX14 1AD

Discharge of condition 9(Travel Plans) on application ref. P23/V2593/FUL. The change of use from Hotel (Use Class C1) and Commercial, Business and Service (Use Class E(b)) to Local Community and Learning (Use Class F1(a)) and alterations to the curtilage surrounding the building.

iii. **Non-Material Amendment**

[P25/V1516/LB](#)

28 High Street Abingdon OX14 5AX (The Grapes)

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: 11th August 2025

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

Comment received from planning authority re extension request 7.10.25:

I'm not sure why you have received another consultation on this application. I have a response from you dated 13/08 raising no objection subject to the Heritage Officer being satisfied. I had requested the Heritage Officer be re-consulted internally on a submission of further information submitted in response to their consultation response, and I wonder if the Town Council has been re-consulted in error, although it is not showing a consultation having been sent out on the system I can see.

Just for clarity, if you look at the Council's website, you will see that some drawings have been removed, as these were included in error by the applicant, and had caused some confusion. The proposals remain the same, but should now be more easily read from the submitted plans.

iv. **Withdrawal of Planning Application**

[P25/V1985/A](#)

7-9 High Street Abingdon OX14 5BB

Installation of two internal digital screens (retrospective).

P98/25 **Planning Consultations & Applications**

- a. The following **Planning Consultations** and **Amendments** from the district and county councils were considered.

i. **Certificate of Lawful Development**

None

ii. **Variation of Conditions**

[P25/V2068/S73](#) – Radley but Abingdon Town Council are being consulted.

Land to the North of West Radley Radley

Variation of condition 2 (Approved Plans) of Planning Application P22/V1422/FUL for amendments to LEAP design and change in Plot 134 house type. Variation of condition 1 (Approved Plans) in application P20/V0390/RM. (Reserved Matters application for appearance, landscaping, layout and scale for the erection of 240 dwellings, internal access arrangements, formation of public open space and ancillary infrastructure pursuant to outline planning permission ref. P17/V1894/O)

iii. **Amendments**

[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, and as amended by updated BNG assessment and metric, and details of swept path analysis received 22 September 2025).

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. 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.

Abingdon-on-Thames Town Council comment 22/09/2025

Abingdon-on-Thames Town Council object to this planning application. Abingdon Town Council note that this amendment has satisfied the overall height of the development, but the Town Council is still 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 beds 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. Abingdon Town Council rely on Officers to ensure that the new plans address the neighbours' issues on this point.

13.10.25

The amended plans appear to include improved access to facilitate waste bin collection. It was noted that there was no comment on waste collections from the district council at present.

Comment submitted: 'The revised plan appears to show that there may be the ability for a refuse collection within site, however the other objections of the town council still stand and the town council awaits the comments of the waste officer regarding these changes.'

[P25/V1515/FUL](#)

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 13/8/25

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

The committee agreed to re-submit the earlier comment.

[P25/V1581/HH](#)

7 Townsend Abingdon 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. (Additional information received 3 October 2025)

Abingdon-on-Thames Town Council comment 3/9/25

Abingdon-on-Thames Town Council have No objections subject to the Drainage Officers approval.

The committee agreed to re-submit the earlier comment.

b. New Planning Applications

The new planning applications from the District Council were considered.

[P25/V1949/HH](#)

27 Nash Drive Abingdon OX14 5PT

Garage conversion into habitable space and changes to the fenestration.

Town council comment: no objections

[P25/V1952/FUL](#)

Abingdon School Park Road Abingdon OX14 1DE

Erection of a multi-use games area including fencing.

Town council comment: no objections in principle subject to daytime use and no lighting to be added due to the potential impact on wildlife as outlined in the bat survey and the possible impact on nearby residential properties.

[P25/V1992/HH](#)

17 Stevenson Drive Abingdon OX14 1SN

First floor side extension over garage and kitchen, two storey part width rear extension with pitch roof over, roofing tiles to match existing with minor internal alterations. Works to include changes to the fenestration and the installation of an external flue to serve a wood burning stove.

Town council comment: no objection.

[P25/V2023/A](#)

1 The Chambers Vineyard Abingdon OX14 3PX

Replacement signage, including; 1no. internally illuminated projecting sign, 1no. internally illuminated fascia, and front window displays.

Town council comment: no objections provided that the illuminated sign is lit only from 7am to 10pm.

[P25/V2085/HH](#)

25 Ballard Chase Abingdon OX14 1XQ

Single-storey rear infill extension, minor internal alterations incorporating new patio doors, enlargement of the existing patio doors, and rooflights

Town council comment: no objection.

PIP – Permission in Principle

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

[P25/V1993/PIP](#)

Riversdale Radley Road Abingdon Oxfordshire OX14 3PP

Proposed new single storey dwelling on land to the rear of Riversdale, to be separately accessed via new access off The Warren.

It was **proposed** by Cllr Halliday, **seconded** by the Chair, Cllr Giddins and **RESOLVED** that the town council objects to the application as it shares the concerns of the Oxfordshire Highways Officer. The proposed development would also represent overdevelopment. The town council noted the previous planning inspectorate refusal for a development at the site (APG/14530/2) which noted that the proposed development at that time was not an appropriate way to develop properties in the Warren.

P99/25 **Other Consultations**

None.

P100/25 **Abingdon Development Updates**

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

The committee approved the request of the Chair that he contact the county council to confirm the town council's approval for working on the road over Christmas from 7am to 7pm, with the exception of Christmas Day.

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

Plan for joint residential and commercial development. The developer has advised of plans to move ahead with the commercial development before residential. It is proposed that the A415 be upgraded to accommodate the new development but the developer has noted that there is no need to proceed with the North Abingdon cycle and pedestrian access until the residential development commences. The developer has advised that once the Lodge Hill slip roads are completed there will be no development vehicles driving through the town centre but it is not clear why this would be the case. It is also not clear whether National Cycle Route 5 improvements on Bridge Street will be included.

It was agreed that the Chair would object in view of concerns about Abingdon Town Centre traffic management plans. Better data is needed before the development is able to proceed.

The following comment was submitted to South Oxfordshire District Council:

'Having read through the revised traffic assessments, Abingdon Town Council objects to the application on the basis that:

1. 'Abingdon Town Council agree with and support the many concerns raised by OCC Highways regarding the impacts on traffic flows and congestion in both Abingdon town centre and the approach and ring roads irrespective of the traffic modelling provided by Glanville consultants.
2. 'The standalone business expansion proposed, as opposed from the housing and business expansion originally envisaged, means that all employment generated will add additional journeys which could have been partially mitigated by the joint phased housing and business approach.
3. 'The joint phased approach would have also added housing capacity for other expansions of the Culham Campus area, including repurposing of JET, which have already been announced. Employment that attracts people to our area is to be welcomed but with no housing provision they will settle in the surrounding area and will be less likely to move once they and family are settled, losing one of the original main aims of the main Science Village plan to have local employment reducing travel.

4. 'Traffic modelling states that Didcot methodologies should not be used as Abingdon not having equivalent housing density. Abingdon Town Council disputes the housing statement. We already have multiple housing development in and immediately on Abingdon's borders, including current northern developments, Church Farm Radley, Dalton Barracks and SESRO traffic concerns
5. 'The modelling states that once provided the Lodge Hill slips will take traffic away from Abingdon town. Abingdon is basically a medieval town centre road network with a single bridge crossing the Thames. The Lodge Hill slips will reduce round the perimeter traffic but any travel to Culham No 1 site from any of the listed developments, and villages like Marcham, Wootton or Radley will still have to come through the town to cross the Thames, adding to congestion levels.
6. 'The active travel mitigations of the North Abingdon / Radley cycle and footway with its river bridge have been removed, stating that the housing is needed to be built to enable delivery. Abingdon Town Council strongly object to this omission as it is an essential mitigation to avoid increasing through town centre congestion. This should not be negotiable.
7. 'A415 to Abingdon cycleway upgrades will be essential all the way through from Abingdon to Culham. These improvements should be a priority and happen prior to any occupations on the site if permission were to be granted.
8. 'Although the reports are stated to be updated, there is still much reference to 2022 data which the Council believes should be fully updated due to the many changes ongoing. For instance, National Cycleway 5 current upgrades linking North and South Abingdon that don't address or mitigate vehicle travel to this site does not appear to have been included.

'For these multiple reasons, Abingdon Town Council strongly objects to this application as it undoes a lot of the effects of the current traffic improvement works being completed around the town.

'The council does support increased employment and economic activity in the Science Vale area but it has to be on a balanced, well planned basis that does not adversely impact existing residents and their quality of life.'

iii. **Dalton Barracks Development** (Link to Dalton Barracks Garden Village [website](#))

The town council is still awaiting further information and a further meeting is planned to consider traffic plans. The developer plans to hold consultations on traffic around the site. Subject to confirmation from the Town Clerk that it can be used, the data from town council speed indicator signs may be shared with the developer to inform their work.

- iv. **South East Strategic Reservoir Option (SESRO) - Thames Water**
(Link for the SESRO [website](#)).

The MP for Oxford West and Abingdon, Layla Moran, has taken an interest in this proposed development and the town council plans to organise a meeting to which Thames Water has expressed an interest in attending. The MP will investigate information held in House of Commons library and share it with the town council if authorised to do so, as information held there may be confidential.

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

The MP is involved in arranging a meeting and an update will follow.

P101/25 Albert Park Conservation Appraisal

Cllr Halliday advised the meeting that he is in contact with the working party over the draft plan being prepared by volunteers.

P102/25 Neighbourhood Plan

Work continues on the draft plan. The Chair met with the Town Clerk to set out tasks to complete and the steering group Chair, Simon Hills, is confident about progress. The Friends of Abingdon Civic Society have offered input and this will be reviewed. Fera Consultants are also providing updates which need to be reviewed. The Chair and the Town Clerk will contact the district council to arrange to establish a process for the Neighbourhood Plan (NP).

The Chair was asked about Our Lady's Abingdon, a private school which has recently closed. The NP may seek to comment on proposals for the future use of this site and the Chair advised that this had been taken into account.

P103/25 Joint Local Plan (2041) – South & Vale District Councils

No updates.

P104/25 Traffic Advisory Committee

The meeting planned for 29 October 2025 was postponed and a new date requested before the end of December 2025. A new date was confirmed after the meeting and advised to participants - Wednesday 26 November 2025, online.

P105/25 **Planning Policy & Legislation changes**

None.

P106/25 **Dates of future meetings**

3 November
24 November
15 December
12 January
2 February
23 February
16 March
13 April
11 May

The meeting closed at 8.26pm.

Signed:

Date: