



Abingdon-on-Thames Town Council

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Report to	Planning Committee
Meeting date	13 th October 2025
Report author	Jo Blackmore
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. **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.

2. **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)

3. **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.

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

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.