



Abingdon-on-Thames Town Council

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Planning committee

Monday 22nd September 2025, 7pm

Old Magistrates Court

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:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

P79/25 **Apologies**

Apologies were received from Cllr Oates.

P80/25 **Declarations of interest**

None.

P81/25 **Public participation**

Cllr Halliday declared a non-pecuniary interest in P25/V1801/LB, 30 East St Helen Street (St Ethelwold's House) as he knows the trustee.

P82/25 **Minutes**

It was **proposed** by Cllr Giddins, **seconded** by Cllr Walker and **RESOLVED** that the minutes of the meeting of the Planning committee of [1st September 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P83/25 **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/V1398/A	Abingdon County Hall Museum Market Place Abingdon OX14 3HG	As the applicant in this matter Abingdon-on-Thames Town Council will await the Planning Officer's decision in due course.	Granted
P25/V1794/LDP	27 Brookside Abingdon OX14 1PD	N/A	Lawful Development Granted
P25/V1114/HH	14 Picklers Hill Abingdon OX14 2BA	No Objections	Granted
P25/V1107/LB	52A Ock Street Abingdon OX14 5BZ	Abingdon-on-Thames Town Council fully support the principle of this proposal and look forward to seeing the final design. Please could scale drawings including the bracket and hood profiles of the proposed canopy be submitted. Abingdon Town Council would also like the Heritage Officers comments being adhered to.	Granted
P25/V0920/FUL	4 St Helens Wharf Abingdon OX14 5EN	No Objections	Granted
P25/V1439/LB	8 Crown Mews Abingdon OX14 5DS	No Objections	Granted
P24/V2747/LB	Flats 1-3 Lombard Street Abingdon Oxon OX14 5DZ	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.	Granted

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		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.	
P25/V1403/LDP	42 Edward Street Abingdon OX14 1DL	N/A	Certificate of Lawful Development Granted
P25/V1437/HH	51 Bath Street Abingdon OX14 1EA	Abingdon-on-Thames Town Council have no objections in principle and rely on the Heritage officer s conditions being adhered to.	Granted
P25/V1438/LB	51 Bath Street Abingdon OX14 1EA	Abingdon-on-Thames Town Council have no objections in principle and rely on the Heritage officer s conditions being adhered to.	Granted
P25/V1484/HH	43 Whitelock Road Abingdon OX14 1PA	No Objections	Granted
P25/V1404/HH	4 Alexander Close Abingdon OX14 1XA	No Objections	Granted

b. The following planning applications were noted:

i. **Discharge of Conditions**

[P25/V1880/DIS](#)

The Old Maltings Vineyard Abingdon OX14 3UG

Discharge of condition(s) 3 (Drainage Details (Surface Water)(Full) on application P24/V0863/FUL. Erection of two houses (Use Class C3) in the car parking area, conversion of the lower ground floor of the main building into one flat (Use Class C3), erection of new external refuse storage, external modifications to the main buildings facade and car parking and associated landscaping.

[P25/V1783/DIS](#)

Land north of Copenhagen Drive Abingdon OX14 1RF

Discharge of condition 7 (Biodiversity CEMP), 8 (Construction Environmental Management Plan), 9 (Community Employment Plan), 10 (Arboricultural Method

Statement), 11 (Landscaping Scheme), 12 (Tree Species and Tree Pits), 13 (Sustainable Drainage Scheme), 14 (Foul Drainage Scheme) and 20 (Landscaping/Highways/visibility splays/street lighting/drainage and servicing) on application P23/V2861/O (Hybrid application comprising: 1. Outline application with all matters reserved except access and layout for C3 Residential Development, open space, associated car parking, green infrastructure and; 2. Full planning permission for the erection of a Care Home (C2) with associated access, car parking, landscaping and drainage, which is capable of coming forward in distinct and separate phases in a severable way).

ii. **Non-Material Amendment**

[P25/V1776/NM](#)

Land north of Copenhagen Drive Abingdon OX14 1RF

Non-material amendment on planning application P23/V2861/O - amendment to condition 5 to enable development to be carried out in accordance with an alternative plan Hybrid application comprising: 1. Outline application with all matters reserved except access and layout for C3 Residential Development, open space, associated car parking, green infrastructure and; 2. Full planning permission for the erection of a Care Home (C2) with associated access, car parking, landscaping and drainage, which is capable of coming forward in distinct and separate phases in a severable way.

iii. **Withdrawal of Planning Application**

[P25/V0820/FUL](#)

8 High Street Abingdon OX14 5DZ

Conversion of three self-contained flats (Use Class C3) into two houses in multiple occupation (HMOs) (Sui Generis) with associated cycle parking and refuse arrangements.

Abingdon Town Council comment 19/05/2025

Abingdon-on-Thames Town Council objects.

Abingdon Town Council is concerned over fire safety

- As there are no methods of escape shown on or described on the plans.
- There is no mention of a fire risk assessment having been completed for within the property and for how this will affect adjacent properties.

Abingdon Town Council request that the development must adhere to the Vale of White Horse District Council Houses of Multiple Occupation (HMO) regulations, particularly referencing fire regulations and safety and as it is an old building how will this conversion affect the safety of the adjacent properties.

- A plan is included for the ongoing management of the HMO.
- A system in place to ensure that all the regulations and conditions are adhered to.

P84/25 **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. 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-on-Thames 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.

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

Abingdon-on-Thames strongly object.

1. 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.

Abingdon Town Council note the significant number of objections from the residents and share their concerns on the removal of the acoustic fence. All residents moving into the estates, both homeowners and tenants will have moved into the area with the expectation of the acoustic fence being built and all other sound proofing methods installed since they were detailed in the plans from which the properties were sold as seen.

2. It is noted that the landscaping on the A34 verges has been cut back reducing the natural barrier.
3. 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/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-on-Thames 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.

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

Abingdon-on-Thames Town Council has no objections to the change of use and note the updated retail assessments and comments.

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-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/V1726/FUL

The White Horse Leisure & 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).

Abingdon-on-Thames Town Council comment: No Objections

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 2nd September).

Abingdon-on-Thames 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.

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

Abingdon-on-Thames Town Council objects to this planning application.

Parking Space - Abingdon Town Council note that the removal of the parking space allows for access for waste bin removal. However, how are residents going to be prevented from parking in this area blocking access.

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.

Street scene - The proposed increased height of the building to match that of the property to its left in the attached photos of the street scene creates a larger block of property which in our opinion dominates the historic and attractive character of the building to the right on Lombard Street (12 Philip's Court / 4 High Street). This creates a less varied and less attractive street scene than is currently offered by the varied heights of the existing buildings which is more in keeping with the historic town centre which the Council feels should be maintained by keeping the building at its current height.





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

b. **New Planning Applications**

The new planning applications from the District Council were considered.

[P25/V1923/HH](#)

44 Larkhill Road Abingdon OX14 1BL

Proposed front porch extension.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1838/LB](#)

52A Ock Street Abingdon OX14 5BZ

Inspection and repairs to the roof on a like-for-like basis, refurbishment of C20th flat roof and uprating of insulation, refurbishment of existing rainwater goods and fixing back, repair and repainting of all fasciae, windows all to be repaired and overhauled, attention to external finish which should resolve damp ingress into the bathroom, removal of 20th century PRP canopy over front door, small kitchen window and external sill repair or replacement - if repair is not possible

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council has no objections to this planning application subject to any Heritage or Environment Officers' conditions being adhered to.

[P25/V1808/HH](#)

26 Larkhill Road Abingdon OX14 1BL

Single storey front porch, rear extension and internal modifications.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1817/HH](#)

94 Larkhill Road Abingdon OX14 1BJ

Single storey front extension

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1719/LB](#)

23 High Street Abingdon OX14 5BB

Internal and external repair, maintenance and associated works.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council has no objections to this planning application subject to any Heritage Officer's conditions being adhered to.

[P25/V1768/LB](#)

43 East St Helen Street Abingdon OX14 5EE

Replacement of two existing, adjacent rooflights with two Conservation rooflights. The rooflights are situated on the south-facing roof. One rooflight is in the roof above the second-floor landing and one is in the converted attic.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council have no objections, noting the Heritage Officers support.

[P25/V1253/HH](#)

8 Swinburne Road Abingdon OX14 2HD

Demolition of a blockwork garage to be replaced by a prefabricated building of similar area but slightly higher.

Abingdon-on-Thames Town Council comment:

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.

[P25/V1727/HH](#)

10 West Avenue Abingdon OX14 1QP

Demolition of existing single storey extension proposed new single storey rear extensions and proposed garage conversion.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V1801/LB](#)

30 East St Helen Street Abingdon OX14 5EB

Proposed alterations to a single storey extension at the rear of the house. Removal of two internal partition walls to create a space suitable for an accessible toilet. Building an access ramp for entry to the toilet from the rear garden. (Amended plans submission)

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council support this application. However, note that the pre-application advice shown for the application was for Bridle Cottage, Charney Bassett, Wantage, OX12 0EW - P25/V0039/PEO.

[P25/V1819/T56](#)

Land at The Boundary House Public House 69 Oxford Road Abingdon OX14 2AQ

Removal of the existing 15m monopole and replacement with a relocated 20m monopole supporting 9 no. antennas with wraparound cabinet at base, the installation of 2 no. additional equipment cabinets, and ancillary development

Abingdon-on-Thames Town Council comment: No Objections

P85/25 Other Consultations

None.

P86/25 Abingdon Development Updates

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

Oxford Roadworks

- Oxfordshire County Council and the developer are planning further exploratory work on the recently discovered and unexpected service pipework during October half term.
- The contractors don't want to re-start the work until they are allowed continuous access to all the road space required for the time, they would like to complete the work. However, currently the contractors have not been seen to be working efficiently, effectively and well organised.
- The Planning Committee have been informed that there are no legal reasons why work cannot be done through the Christmas highways embargo period.
- The Chair of Planning will ask Oxfordshire County Council Highways whether Contractors can be permitted and encouraged to work at weekends and over Christmas.
- The Twelve Acre Drive Active Travel, Highways improvement works, and road crossings Bellway Homes wish to schedule cannot start due to the Oxford Road roadworks not being completed.
- The Chair of Planning will contact Thames Water as David Wilson Homes are continuing to allow houses to be occupied and there is concern at what point will the current sewage capacity be overloaded.

North Abingdon Development

The Chair of Planning is to write back to the CEO of David Wilsons Homes as the response received from them doesn't answer why they are allowing occupation of houses when the S278 Agreement Terms and Conditions clearly state no occupations may commence until Highways Package 5 of the S106 agreement has been completed.

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

The planning application [P24/S1759/O](#) for Culham No. 1 site has been amended including traffic surveys mentioning the town. This will be reviewed by the Planning Committee at their October 13th meeting.

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

No further news. The project is running six months behind schedule and they are currently looking into how surveys will be conducted.

Unfortunately, it is looking unlikely that the project will be able to combine surveys, road structure etc. with the SESRO project.

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

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

Thames Water held an event to discuss the finer details of water management around the local area likely to be impacted by SESRO, to which Abingdon councillors attended.

- Thames Water stated that their final submission to the Environment Agency needs to show that the reservoir will have no detrimental defect regarding flooding.
- There are three sources of flooding to be considered, fluvial (rivers), surface (mainly rain) and groundwater.
- Current watercourses in the area mainly flow into the River Ock
- The Reservoir design is planned to help relieve flooding by the River Ock by
- There will be new diverted watercourses to the East and West of the reservoir flowing into the River Ock, designed to slow the flow of water into the river to spread out peak flows that would potentially cause flooding.
- Land North of the reservoir is earmarked for wetlands and biodiversity measures.
- There will be an outflow from the reservoir to the Thames just south of Abingdon, on the map it looked approximately off Peep-O-Day Lane in the sewage plant / rugby club area.

Thames Water also noted that the catchment area of the Ock will drop by the surface area of the reservoir, although this represents a small percentage of the total.

Other points

- The clay compaction and ground investigation trials which ran previously are due to report back in January.
- Wildlife surveys etc are ongoing.
- The start of the statutory public consultation is planned for the end of October 2025.
- Currently all communication with any Thames Water staff working on the SESRO project are answered by the Community Engagement Team.

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

Work is ongoing with Abingdon's MP's office to facilitate this meeting.

P87/25 **Albert Park Conservation Appraisal**

This has been deferred to the next meeting.

P88/25 Neighbourhood Plan

- Some members of the Neighbourhood Plan team are still having difficulties in accessing the data although a meeting is imminently planned which should sort this issue out.
- A meeting with the Friends of Abingdon is scheduled.
- The Chair of the Public Arts Working Group has agreed to review the culture comments.
- Councillors are to be requested to look at their Wards to ensure that all the green spaces have been included in the Neighbourhood Plan.
- The project leader is to report to the next meeting.
- A project timeline is requested for the next Planning Committee meeting, aiming for a referendum in 2027. It is noted that plans for the Our Lady's Abingdon site may require more urgent timelines.

P89/25 Joint Local Plan (2041) – South & Vale District Councils

No updates.

P90/25 Traffic Advisory Committee

The meeting on the 29th October has been postponed and requested to be rebooked before Christmas.

P91/25 Planning Policy & Legislation changes

None.

P92/25 Dates of future meetings

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

The meeting closed at 20:15

Signed:

Date: