



## Abingdon-on-Thames Town Council

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<b>Report to</b>	<b>Planning Committee</b>
<b>Meeting date</b>	<b>13<sup>th</sup> April 2026</b>
<b>Report author</b>	
<b>Agenda item</b>	<b>6a</b>
<b>Report subject</b>	<b>Planning Consultations &amp; Planning Amendments</b>

Please note that the descriptions are as stated by the planning authority.

To consider the following planning applications

### 1. **Variation of Conditions**

[P26/V0738/S73](#)

**Abingdon School Park Road Abingdon OX14 1DE**

Variation of condition 2 (approved plans) on [P25/V1952/FUL](#) for a change of surface colour  
Erection of a multi use games area including fencing

### 2. **Amendments**

[P25/V2665/FUL](#)

**Tilsley Park Dunmore Road Abingdon OX14 1PU**

4 No. padel courts under a canopy with floodlighting (as amended by red line plan, showing BNG area, and as amended by land levels, elevation and roof plans received 27 March 2026)

[P26/V0471/S73](#)

**Plot 4 Wyndyke Furlong Abingdon OX14 1DZ**

Variation of Condition(s) 2 (approved plans), 9 (car parking), 11 (landscaping), 14 (cycle parking) and 15 (foul water drainage) on P23/V1322/FUL. Proposed development of a single unit totalling 2,360msq.m. GEA of employment floor space for use class E (g) (ii) research & development, E(g) (iii) industrial process, B2 general industrial & B8 storage and distribution uses with associated car parking, cycling parking, service yard and landscaping.

Abingdon-on-Thames Town Council comment authorised by the Chair of Planning: Abingdon-on-Thames Town Council notes receipt of the Sustainable Drainage Report for review. As before we have no objections to the application subject to Officers comments on this report'.

[P25/V2822/LB](#)

**The Old House 49 Northcourt Road Abingdon OX14 1PJ**

Conservation-led repairs and refurbishment to the listed building and its curtilage structures (including the garage), comprising roof repairs, masonry repairs, lime plaster reinstatement, window and door refurbishment, rainwater goods replacement, and minor upgrades to building services, using traditional breathable materials and like-for-like detailing (as supported by a Preliminary Roost Assessment report received 20 March 2026).

Abingdon-on-Thames Town Council comments:

16/03/2026

Abingdon-on-Thames Town Council has no objections subject to approval of materials and work schedule by the Heritage and Ecology Officers.

27/03/2026 as authorised by the Chair of Planning

Abingdon on Thames Town Council notes the receipt of the Roosting report and as before has no objections subject to Heritage and Ecology Officers comments.

[P25/V2302/LB](#)

**21 West St Helens Street Abingdon Oxfordshire OX14 5BL**

Replacement render and associated works to gable end. (As amended by information received 23 March 2026.)

Abingdon-on-Thames Town Council comments:

16/03/2026: No Objections

27/03/2026 as authorised by the Chair of Planning

Abingdon on Thames Town Council notes the Heritage Officer's comments and guidance and has no objections.

[P26/V0228/FUL](#)

Land to the rear of Riversdale Radley Road Abingdon OX14 3PP

Proposed new single storey 2no. bedroom self build dwelling on land to the rear of Riversdale, to be separately accessed via new access off The Warren (additional information received 17 March 2026)

Abingdon-on-Thames Town Council comments:

23/02/2026:

Abingdon-on-Thames Town Council: Objects Abingdon-on-Thames Town Council maintains its objections as submitted for the previous application (P25/V1993/PIP).

1. The concerns from the Oxfordshire Highways Officer still stand. The proposal still fails to demonstrate a right of access between the site and the adjacent highway on The Warren as access to the site cannot be provided without passing over 3rd party land not in control of the applicant.
2. A previous response from the Vale of White Horse District Council s Strategic Property Team this piece of land, owned by The Vale of White Horse District Council is subject to a covenant to maintain the land for the purposes of public open space therefore construction of vehicular access is not permitted.
3. Abingdon-on-Thames also note the current comments from the Strategic Property Team which maintains their objection.
4. The proposed development would also represent overdevelopment. The town council noted 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 which Abingdon Town Council endorses
5. The application plan is out of character to the other properties on The Warren.
6. The land that forms the access to the site is outside the applicant s control so it cannot be demonstrated that the necessary vision splays are in place to demonstrate that safe vehicular access can be provided.
7. This area of the Warren is now a very well used cycle and pedestrian link to both St Edmunds School and the path linking Hadland District Centre and Abingdon Town Centre which needs to be maintained to meet current policies.
8. The applications plans do not contain the planning application requirements of including red lines showing land necessary to carry out the development.
9. Abingdon-on-Thames note and agree with the objections of the residents of The Warren and neighbouring properties on the Radley Road.

### **3. Additional Information Received**

[P26/V0296/FUL](#)

**63 Stert Street Abingdon OX14 3JZ**

Internal reconfiguration of and single storey rear extension to The Abingdon Surgery.  
(Additional drainage information received 01st April 2026)