



## Abingdon-on-Thames Town Council

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### Planning committee

Monday 12<sup>th</sup> January 2025, 7pm

Old Magistrates Court

### MINUTES

Present:

Cllr Mark Giddins	Chair
Cllr Victoria Walker	Vice Chair
Cllr Jim Halliday	
Cllr Gwyneth Lewis	
Cllr Colin Sanderson	

In attendance:

Jo Blackmore	Clerk to the meeting
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### **SECTION 1 - open to the public and media**

#### P151/25 **Apologies**

Apologies were received from Cllr Crick and Cllr Oates.

#### P152/25 **Declarations of interest**

None.

#### P153/25 **Public participation**

None.

#### P154/25 **Minutes**

It was **proposed** by Cllr Giddins, **seconded** by Cllr Halliday and **RESOLVED** that the minutes of the meeting of the Planning committee of [15<sup>th</sup> December 2025](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

**P155/25 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
<a href="#">P25/V2206/FUL</a>	42 Edward Street Abingdon OX14 1DL	See i)	Granted
<a href="#">P25/V2359/LDP</a>	18 Byron Close Abingdon OX14 5PA	N/A	Granted
<a href="#">P25/V2112/HH</a>	2 Ashenden Close Abingdon OX14 1QE	No Objections	Granted
<a href="#">P25/V2326/HH</a>	25 Caldecott Chase Abingdon OX14 5GZ	No Objections	Granted
<a href="#">P25/V2182/HH</a>	64 Coromandel Abingdon OX14 5QB	No Objections	Granted
<a href="#">P25/V2287/FUL</a>	4-6 Bath Street Abingdon OX14 3QH	No Objections	Granted

i) [Abingdon-on-Thames Town Council comment 24/11/2025](#)

Abingdon-on-Thames Town Council Object to this application.

1. As they are not persuaded by the application s parking statement. Tenants cannot be banned from owning a car and on a street with no off-street parking, where there are already too many cars trying to park on the street adding another seven plus cars in one property will exaggerate the problem and further encourage the spread of parking issues into the surrounding streets. More parking in the street will cause additional issues in the area during the annual Michaelmas fair where parking on one side of Edward Street is suspended to enable emergency vehicle access.

2. Abingdon Town Council request that the development must adhere to the Vale of White Horse District Council Houses of Multiple Occupation (HMO) regulations, 2.1. particularly referencing fire regulations and safety and as it is an old building how will this conversion affect the safety of the adjacent properties.

2.2. A plan is included for the ongoing management of the HMO.

2.3 A system in place to ensure that all the regulations and conditions are adhered to.

[Abingdon-on-Thames](#) response to the Vale of White Horse planning Decision Notice for the above application.

The meeting requested that an item 'To review Abingdon's policy on HMO's' was added to a future agenda.

b. The following planning applications were noted:

i. **Discharge of conditions**

[P25/V2660/DIS](#)

**Land north of Copenhagen Drive Abingdon OX14 1RF**

Discharge of conditions 8 (CEMP), 9 (Community Employment Plan), 12 (Tree Species & Tree Pit), 13 (Sustainable Drainage Scheme) on planning permission 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.

[P25/V2592/DIS](#)

**23 High Street Abingdon OX14 5BB**

Discharge of Condition 4 (Condition assessment of existing timber and fascia) on application P25/V1719/LB. (Internal and external repair, maintenance and associated works)

[P25/S3915/CM](#)

**Corridor between the A34 Milton Interchange and the B4015 north of Clifton Hampden**

Details pursuant to Condition No. 22 (Updated Tree Survey within the Didcot to Culham River Crossing section of the development (partial discharge)) of planning permission no. [R3.0138/21](#).

[P25/S3913/CM](#)

**Corridor between the A34 Milton Interchange, and the B4015 north of Clifton Hampden**

Details pursuant to Condition No. 4 (CTMP for the Clifton Hampden bypass section of the development (partial discharge)) of planning permission no. [R3.0138/21](#).

[P25/S4101/CM](#)

**Link Road between Didcot and Culham Collet roundabout East of Culham Village**

Additional Info - Details pursuant to condition 8 of planning permission R3.0138/21 (The scheme will provide a new link road to increase connectivity between Didcot and Culham, linking the A4130 at the existing Collett roundabout in Didcot to the A415 to the east of Culham village. It also comprises approximately 3.6km of new single carriageway, with new bridge structures over Appleford Sidings and the River Thames and its floodplain).

It was **proposed** by Cllr Giddins, **seconded** by Cllr Halliday and **RESOLVED** that the Chair of Planning emails Oxfordshire County Council's Technical Officer regarding Abingdon road signage on the new hif1 road. Also to restate that no construction traffic is to be routed through Abingdon.

**P156/25 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/V2641/S73](#)

**6 Fitzharrys Road Abingdon Oxfordshire OX14 1EJ**

Variation of condition 2 (approved plans) and 3 (external materials) on application P23/V1022/HH - to allow block and render on all elevations, rather than only the ground floor. (Porch, single and two storey side and rear extensions).

Abingdon-on-Thames Town Council comment: No Objections

ii. **Amendments**

[P25/V2344/HH](#)

**31 Longfellow Drive Abingdon OX14 5PQ**

Part conversion of garage into utility and shower room, increased height to part of the existing roof over the converted section. Alteration to install new patio door and window in rear elevation. (As clarified by completed Certificate B received 24 December 2025)

Abingdon-on-Thames Town Council comment from 24/11/2025 and 12/01/2026: No Objections

b. **New Planning Applications**

The new planning applications from the District Council were considered.

[P25/V2690/HH](#)

**13 Nuneham Square Abingdon Oxfordshire OX14 1EH**

Erection of front porch.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V2665/FUL](#)

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

4 No. padel courts under a canopy with floodlighting

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council have No Objections providing that the pre-application advice is met.

[P25/V2504/HH](#)

**45 St Johns Road Abingdon OX14 2HA**

Loft conversion

Abingdon-on-Thames Town Council comment: No Objections

[P25/V2777/HH](#)

**79 Curtis Avenue Abingdon OX14 3UW**

Single storey rear extension, garage conversion and replace existing garage door with entrance door and window.

Abingdon-on-Thames Town Council comment: No Objections

[P25/V2723/HH](#)

**10 Darrell Way Abingdon OX14 1HG**

Double Storey Rear extension and front Porch

Abingdon-on-Thames Town Council: Objects.

- Abingdon-on-Thames Town Council are pleased to note that this application has been submitted as a family home however we would like to note the previous application [P25/V1161/FUL](#) for this address was for an HMO. For that reason, we would like to see a planning condition added to this application that it is not to be used as an HMO if planning consent for this application is granted.
- Abingdon-on-Thames Town Council notes the addition of a shower to the downstairs cloakroom creating 3 bathrooms for 3 bedrooms. This might offer the potential to make it easier to repurpose the property. This further adds to our concern that a condition for family home use be applied to this application.
- Notwithstanding Oxfordshire County Council Highways comments as locals, we have concerns about parking at this location especially as the open green in front of the property is currently being used for parking.

[P25/V2773/HH](#)

**211 South Avenue Abingdon OX14 1QU**

Single storey rear extension.

Abingdon-on-Thames Town Council comment: No Objections

## P157/25 **Other Consultations**

The following was noted:

Oxfordshire County Council's Street Design Code

Abingdon-on-Thames Town Council have been contacted by an Urban Designer working at Oxfordshire County Council regarding the development of the Oxfordshire Street Design Code - a clear, rule based, countywide reference that brings our street design guidance into one place and sets consistent standards for both new developments and retrofit schemes. The aim is to: make it easier for everyone who plans, designs or delivers streets to achieve safe, inclusive, and high-quality outcomes.

A reply has been sent expressing Abingdon-on-Thames Town Council willingness to participate in helping to develop Oxfordshire's Street Design Code.

## P158/25 **Abingdon Development Updates**

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

**Oxford Road**

There has been no ceasing of occupation of housing as per the Section 106 requirements, so this has been requested again.

Oxfordshire County Council (OCC) are reviewing all their options and liaising with Planning Officers at the Vale of White Horse District Council, as the 'no more than 150 homes to be occupied' limit before completion of the Highways works planning condition has been exceeded.

It's believed that David Wilson Homes are disputing the delay times on the project involved as OCC have not provided road space quickly enough, even though the initial protracted legal agreement delay was between David Wilson and Thames Water.

It was noted that there have been a lot of other road works completed around North Abingdon, which apart from utility emergencies, need to be scheduled to avoid overload. Local Councillors have also reported that a lot of delays between attempts to complete this project have arisen as OCC asked for plans to be revised to try and minimise the amount of time that traffic lights and lane closures apply.

The Chair advised that his understanding of normal land purchase practice would mean the original outline planning permission Section 106 terms would have been seen by the developers before they signed contracts.

OCC Highways are continuing meeting with David Wilson Homes to agree the revised works plan. OCC require David Wilson Homes to apply directly for any highways work, rather than through their sub-contractor and the Chair understands a much more detailed proposed plan to complete the work is still needed.

Abingdon Town Council and local Councillors have reminded OCC that they strongly support longer daily hours and weekend working, together with any other options to speed final completion of this project.

It was noted that David Wilson Homes are likely to complete building all their properties by July, before the highways package is completed. This would set a dangerous precedent for future developments that affect Abingdon.

Also, what are the implications on the sewage system with all the houses occupied and the sewage works incomplete? The Chair is trying to obtain a reply from Thames Water on this point.

It was noted that local residents were becoming increasingly frustrated with the road disruptions and that this was unfairly affecting the Lodge Hill works which are progressing well.

**East St Helens Street Cycle Network 5 consultation feedback session**

The chair gave the committee a summary of the feedback session.

- Planters had been removed.
- Parking Permit only and Pay & Display bays are being reviewed.

- Delivery bay locations are being reassessed to improve road layout.
- Some of the junctions are being reviewed.
- Wear and tear functions being reviewed.
- Traffic light surveys of the Bridge Street traffic lights have been received since the consultation and are being reviewed.

Updated plans will be released once the above has been completed.

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

[P24/S1759/O](#)

**Culham No 1 Site Abingdon Road near Culham OX14 3DA**

Demolition of buildings and outline planning application (with all matters reserved) for a phased development of employment floorspace [Use Class E(g), B2 and B8] and all or any of the following uses: hotel floorspace [Use Class C1]; retail floorspace [Use Class E(a) and (b)]; health club / gym floorspace [Use Class E(d)]; creche / childrens nursery floorspace [Use Class E(f)]; restaurant / public house floorspace [Sui Generis]; with all associated landscaping and infrastructure. (As updated by information received 15/07/24, 20/09/24, 24/09/24, 29/01/25 and 04/03/25 and updated plans/information [including updated Environmental Statement] received 16/09/25 and additional information received 20 October 2025 5 November 2025 and 18 December 2025)

The Active Travel Additional Information on this application is showing two marked bike lanes along Bridge Street in Abingdon. This has been referred to Oxfordshire County Council Highways.

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

Currently work ongoing:

- Traffic Surveys
- Stake holder consultations
- Working groups on active travel

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

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

Abingdon-on-Thames Town Council have submitted their response to the Reservoir consultation. This highlighted flooding risks and traffic concerns during the build stages.

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

A round up of the issues and attempts to set up a meeting have been sent to Abingdon's MP's office to see if their support can help facilitate a meeting.

P159/25 **Albert Park Conservation Appraisal**

This was deferred to the next meeting

**P160/25 Neighbourhood Plan**

A review meeting will be held with the Vale of White Horse District Council at the end of January to for their comments and advice on how to make the Neighbourhood Plan planning inspectorate friendly.

**P161/25 Joint Local Plan (2041) – South & Vale District Councils**

The following was noted.

Vale of White Horse District Councils [News Alert](#): Council officers are to meet with government Planning Inspectors with the hope that the districts' Joint Local Plan will continue its examination.

**P162/25 Traffic Advisory Committee**

The next Traffic Advisory Committee meeting is on 28<sup>th</sup> January 2026.

**P163/25 Planning Policy & Legislation changes**

The following were noted:

- a. The Vale of White Horse Planning office overview of the changes to the planning system.
- b. News alert from Vale of White Horse Oxfordshire District Council: **Thames Valley devolution expression of interest submitted to government**  
An expression of interest letter to create a mayoral strategic authority (MSA) within the Thames Valley has been submitted to government following discussions and agreement by 13 councils within the region.
  - Please see details on Vale of White Horse District Council's website by clicking [this link](#)

**P164/25 Dates of future meetings**

2 February  
23 February  
16 March  
13 April  
11 May

The meeting closed at 20:00

Signed: .....

Date: .....