



Abingdon-on-Thames Town Council

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Planning committee

Monday 16th March 2026, 7pm

Old Magistrates Court

MINUTES

Present:

Cllr Mark Giddins	Chair
Cllr Victoria Walker	Vice Chair
Cllr Margaret Crick	
Cllr Jim Halliday	
Cllr Gwyneth Lewis	
Cllr Lorraine Oates	
Cllr Colin Sanderson	

In attendance:

Victoria Moore	Clerk to the meeting
Nicky Cayley	Deputy Town Clerk

SECTION 1 - open to the public and media

P195/25 **Apologies**

Apologies were received from Cllr Margaret Crick and the Mayor, Cllr Rawda Jehanli.

P196/25 **Declarations of interest**

None.

P197/25 **Public participation**

None.

P198/25 **Minutes**

It was **proposed** by Cllr Giddins and **RESOLVED** by the committee that the minutes of the meeting of the Planning committee of [17th March 2025](#) be deferred until the next meeting of 13th April.

P199/25 **Planning Decisions and Notifications**

District planning applications can be [viewed online](#)

a. The following planning decisions were noted:

Application Ref	Address	Town Council Recommendation	VWHDC Decision
P25/V2498/HH	65 Appleford Drive Abingdon OX14 2BX	<u>15/12/2025 & 27/01/2025</u> Abingdon-on-Thames Town Council has no objections to this planning application subject to any Drainage Officer s recommendations being followed due to the applications proximity to Radley Brook and previous flood events in the Appleford Drive / Chilton Close area.	Granted
P26/V0011/HH	37 Norman Avenue Abingdon OX14 2HJ	<u>02/02/2026</u> Abingdon-on-Thames Town Council have No Objections subject to conditions being included for the Garden Room, that it is used for occasional family guests only as this appears to be designed for accommodation	Granted
P25/V2217/HH	Trinity House Conduit Road Abingdon OX14 1DB	<u>02/02/2026</u> Abingdon-on-Thames Town Council comment: No Objections. Abingdon-on-Thames Town Council note the Heritage Officers comments, that with this application the property has reached the maximum level of development considered acceptable in the conservation area	Granted
P26/V0007/HH	9 Argentan Close Abingdon OX14 5QW	No Objections	Granted

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P26/V0109/FUL	Abingdon School Park Road Abingdon OX14 1DE	No Objections	Granted
P25/V2723/HH	10 Darrell Way Abingdon OX14 1HG	*(i)	Granted
P25/V2533/HH	Thames Cottage 14 Thames Street Abingdon OX14 3HZ	Abingdon-on-Thames Town Council comment has No Objections to this planning application subject to any Drainage Officers recommendations being followed.	Granted
P26/V0009/HH	12 The Hyde Abingdon OX14 5JQ	No Objections	Granted
P26/V0006/HH	37 Tennyson Drive Abingdon OX14 5PE	No Objections	Granted
P26/V0023/LB	22-26 The Clock House Ock Street Abingdon OX14 5SW	Abingdon-on-Thames Town Council has No Objections subject to the agreement of the remedial works scope and method by the Heritage Officer and Historic England.	Granted
P25/V2604/HH	45 Sellwood Road Abingdon OX14 1PF	Abingdon-on-Thames Town Council has no objections in principle providing that Oxfordshire County Councils off road parking regulations are met. Abingdon Town Councils concern is that this planning application will further restrict the off-road parking available.	Refused
P25/V2777/HH	79 Curtis Avenue Abingdon OX14 3UW	No Objections	Granted
P25/V2819/HH	12 Woodley Close Abingdon OX14 1YH	No Objections	Granted
P26/V0201/FUL	Barton House The Quadrant Abingdon Science Park OX14 3YS	No Objections	Granted
P25/V1952/FUL	Abingdon School Park Road Abingdon OX14 1DE	<u>13/10/2025</u> The town council has 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. <u>23/02/2026</u> No Objections	Granted

*(i) 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.

In relation to application [P25/V2498/HH](#) Cllr Sanderson raised a concern that the condition the Committee had requested concerning the garden room was not reflected in the District Council's decision. The Chair agreed to check with the Planning Officer as to why this had not been included.

Members felt that it would be helpful to ask Planning Officers for clarification on how the Town Council's comments are considered as part of the decision-making process.

b) The following planning applications from the District and County Councils were noted:

1. Non-Material Amendment

[P26/S0521/CM](#)

A4130 Milton Heights Didcot Non-material amendment to permission no. R3.0138/21 to vary the wording of condition 13 to amend the timing and requirements for the details of biodiversity offsetting to be submitted and approved.

[P26/S0502/CM](#)

A4130 Milton Heights Didcot OX14 4R

Non material amendment to permission no. R3.0138/21 to vary the wording of condition 26 and 27 to alter the timing requirements for submission and approval of revised restoration and aftercare schemes relating to Sutton Courtenay Landfill Site and Bridge Farm Quarry.

2. Planning Applications

[P26/S0529/CM](#)

A4130 Milton Heights Didcot OX14 4RX

Section 73 application to continue the development permitted by R3.0138/21 (The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts. A road bridge over the Great Western Mainline (Didcot Science Bridge) and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon. Construction of a new road between Didcot and Culham (Didcot to Culham River Crossing) including the construction of three roundabouts, a road bridge over the Appleford railway sidings and road bridge over the River Thames. Construction of a new road between the B4015 and A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions. And controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems) without complying with condition 20 to vary the timing for a level compensatory flood storage to be submitted and approved by the County Planning Authority.

[P26/S0530/CM](#)

Land between A34 Milton Interchange and B4015 north of Clifton Hampden

Details pursuant to Condition 21 (details of hard and soft landscape work in the A4130 widening and the Didcot Science Bridge Section of the development (partial discharge)) of planning permission no. R3.0138/21.

[P26/S0531/CM](#)

Land between A34 Milton Interchange and B4015 north of Clifton Hampden

Details pursuant to Condition 20 ((details of a scheme for level compensatory flood storage within the A4130 widening and the Didcot Science Bridge section of the development (partial discharge))) of planning permission no. R3.0138/21.

[P26/S0532/CM](#)

Land between A34 Milton Interchange and B4015 north of Clifton Hampden

Details pursuant to Condition. Condition 16 (drainage details in the A4130 widening and the Didcot Science Bridge section of the development (partial discharge)) of planning permission no R3.0138/21.

[P26/S0533/CM](#)

Land between A34 Milton Interchange and B4015 north of Clifton Hampden

Details pursuant to Condition 8 (details of external appearance of Didcot Science Bridge structure (partial discharge)) of planning permission no. R3.0138/21.
P26/S0534/CM Land between A34 Milton Interchange and B4015 north of Clifton Hampden Details pursuant to Condition 6 (details of proposed lighting in the A4130 widening and the Didcot Science Bridge section of the development (partial discharge)) of planning permission no. R3.0138/21.

[P26/S0515/CM](#)

A4130 Milton Heights Didcot OX14 4RX

Section 73 application to continue the development permitted by R3.0138/21 (The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts. A road bridge over the Great Western Mainline (Didcot Science Bridge) and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon. Construction of a new road between Didcot and Culham (Didcot to Culham River Crossing) including the construction of three roundabouts, a road bridge over the Appleford railway sidings and road bridge over the River Thames. Construction of a new road between the B4015 and 2 Planning Committee, 16 March 2025 REPORT – Planning Notifications 5b A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions. And controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems) without complying with condition 23 to vary the wording that veteran trees still cannot be removed as part of the development except for veteran (Tree T283) and Ancient (Tree T147) which have been re-classified since the approval of R3.0138/21.

P200/25 Planning Consultations and Planning Amendments

a) Planning consultations and amendments from the District and County Councils

District planning applications can be [viewed online](#)

The following planning applications were considered:

i. Variation of Conditions

[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 has no objection to this application.

ii. **Amendments**

[P26/V0069/HH](#)

32 Norman Avenue Abingdon OX14 2HJ

Removal of the 1967 single storey extension and construction of a new single storey extension (as amended by plans received 3 March 2026 showing the extension set back from the front elevation and its height reduced).

Abingdon on Thames Town Council has no objection to this application.

b) **New Planning Applications**

The new planning applications from the District Council were considered.

[P26/V0445/HH](#)

23 Tatham Road Abingdon OX14 1QB

Proposed erection of front and rear extensions

Abingdon on Thames Town Council has no objections to this application.

[P26/V0496/N8A](#)

Building One Wyndyke Furlong Abingdon OX14 1UQ

Installation of 384 No. monocrystalline silicon solar photo-voltaic modules over a pitched standing seam metal roof.

Note: Please see permitted development link

Abingdon on Thames Town Council has no objections to this application.

[P26/V0434/LB](#)

51 Bath Street Abingdon OX14 1EA

The installation of one skylight, one new plasterboard internal wall to create a bedroom, two new timber panelled fire doors; removal of two cupboards and associated installation of a short length of handrail; change of bathroom to two shower rooms with new door into en-suite added, and existing doorway in-filled with plasterboard; cladding of staircase with fireboard.

Abingdon on Thames Town Council has no objections to this application, subject to the Heritage Officer's comments.

[P26/V0509/T28](#)

Borough Walk Wootton Road Abingdon Oxfordshire OX14 1HW

Removal and replacement of existing 20m pole with new 20m pole on existing foundation. New pole to accommodate 9 no. antennas and 6 no. RRUs. Removal of 3 no. existing cabinets and installation of 3 no. new cabinets to be painted Fir Green.

(Abingdon-on-Thames Town Council pre-planning comments 23/02/2026: No Objections)

Abingdon on Thames Town Council has no objections to this application.

[P26/V0446/RM](#)

Land north of Dunmore Road and Twelve Acre Drive Abingdon

Reserved Matters application seeking an amendment to the Scale and Appearance of the proposed sports pavilion approved pursuant to Reserved Matters application P22/V0680/RM and Outline permission P17/V0050/O. Reserved Matters Application (Appearance, Landscaping, Layout and Scale) - Residential development for erection of 371 dwellings, pavilion and sports pitches within 2 phases of the North Abingdon Development: Eastern Parcel Areas A and B. Associated landscaping and infrastructure works together with additional details as required by conditions attached to outline planning permission (Ref: P17/V0050/O).

Abingdon on Thames Town Council objects to this application on the grounds that the Committee cannot quantify the changes from previous iterations of the proposed pavilion and also that the material used are out of keeping with the surrounding development. The Town Council would also like the developer to consult with the new residents of the area and the local football clubs which will become users.

[P26/V0416/LB](#)

52A Ock Street Abingdon OX14 5BZ

The proposal is to add an insulation material to the approved list, and improve natural ventilation to the sloping wall rafters following application P25/V1107/LB. Reposition loft access as approved under P25/V2591/LB.

Abingdon on Thames Town Council has no objections to this application, subject to the Heritage Officer's comments.

[P26/V0335/HH](#)

2 Ashenden Close Abingdon OX14 1QE

Installation of 20 solar panels to front and rear roofs of the main dwelling.

Abingdon on Thames Town Council has no objections to this application.

[P26/V0010/S73](#)

18 North Avenue Abingdon OX14 1QN

Removal of condition 5(no extensions to the dwellings and no ancillary buildings, hardstanding or structures shall be erected within the curtilage of the dwellings) on application ref. P18/V2226/FUL(appeal ref APP/V3120/W19/3221889) Demolition of existing bungalow and outbuildings. Erection of 2 x 4 Bed semi-detached houses with off-street parking and additional vehicle access.

Abingdon on Thames Town Council objects to this proposal as it is contrary to the conditions set out by the Planning Inspectorate.

[P26/V0524/A](#)

Fairacres Retail Park Marcham Road Abingdon Oxon OX14 1BY

Replacement signage comprising 2no. totem slats.

Abingdon on Thames Town Council has no objections to this application.

[P26/V0525/A](#)

Units F3-F5 Fairacres Retail Park Marcham Road Abingdon Oxon

Replacement signage comprising 6no. internally illuminated aluminium box signs, and installation of trolley bay graphics and window vinyl.

Abingdon on Thames Town Council has no objections to this application.

[R3.0025/26](#)

A linear site comprising a corridor between the A34 Milton Interchange and the B4015 north of Clifton Hampden including part of the A4130 east of the A34 Milton Interchange, land between Didcot and the former Didcot A Power Station and the Great Western Mainline, land to the north of Didcot where it crosses a private railway sidings and the River Thames to the west of Appleford-on-Thames before joining the A415 west of Culham Station, land to the south of Culham Science Centre through to a connection with the B4015 north of Clifton Hampden.

Section 73 application to continue the development permitted by R3.0138/21 (The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts. A road bridge over the Great Western Mainline (Didcot Science Bridge) and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon. Construction of a new road between Didcot and Culham (Didcot to Culham River Crossing) including the construction of three roundabouts, a road bridge over the Appleford railway sidings and road bridge over the River Thames. Construction of a new road between the B4015 and A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions. And controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems) without complying with condition 23 to vary the wording that veteran trees still cannot be removed as part of the development except for veteran (Tree T283) and Ancient (Tree T147) which have been re-classified since the approval of R3.0138/21

This application was noted only.

P201/25 Other Consultations

i) Copenhagen Drive (Abingdon) Proposed Toucan Crossing & Shared Use Footway / Cycleway

The Committee received and considered a proposal to construct the following features on Copenhagen Drive, in Abingdon – which are being put forward to help improve active travel routes & road safety in the area:

- a) a new Toucan Crossing (a signal-controlled crossing for use by both pedestrians and pedal cyclists) to be located approx. 26 metres west of the roundabout junction with Wootton Road.
- b) a short section of the existing ‘segregated’ foot & cycleway on the southern side of Copenhagen Drive, approaching the proposed new crossing west of the Wootton Road roundabout, will be converted to a shared-use path, allowing both pedestrians & pedal-cyclists to safely access the crossing facility.
 - [Public Notice](#),
 - [Consultation Plan](#).

Members discussed the proposal and the Chair commented that the high number of children using the nearby MUGA highlighted the need for a safe crossing. Concerns were raised about the need to ensure clear sightlines for drivers and also on the possible synchronisation of traffic lights on Dunmore Road to manage traffic flow, particularly at peak times.

It was **RESOLVED** that the Committee would support the proposal.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council supports this proposal as increased numbers of residents from the established residential areas south of Copenhagen Drive are wishing to cross at this point to access Aldi and the new play and Multi Use Games Area at the recent Kingsgate development.

It is also a key crossing point for school children from the north of Copenhagen Drive as well as for residents from the new planned development next to Aldi. Copenhagen Drive itself is very busy but one of the key hazards at this point is the traffic exiting from Wootton Road to Copenhagen Drive as drivers frequently do not indicate and travel as close to the 30mph limit as possible.

In wishing to encourage as much Active Travel as possible a controlled crossing point is now necessary for very valid and necessary safety reasons.

The only concern that we do have, is whether there is a way to introduce some form of co-ordination of the 3 sets of Toucan lights that this will create in close proximity to the Wootton Road roundabout to balance all the travel flows during very busy periods.

ii) **Certificate of Adoption of Highway**

**Highway works at Aldi Food Store, land west of Wootton Road, Abingdon
Highways Act 1980 – Section 278 Agreement dated 30 Sep 2022**

Aldi Stores Limited, Holly Lane, Atherstone, Warwickshire, CV9 2SQ

The following works have been adopted by Oxfordshire County Council as highway maintainable at the public expense from 6 Mar 2026:

The 1:1250 scale plan shows coloured the area adopted.

In the County Council's opinion there is no longer any reason for any land charge relating to this Section 278 Agreement to remain in place.

- [S278 Certificate of Completion](#)
- [S278 Highway Adoption Plan](#)

The Committee noted this.

P202/25 **Abingdon Development Updates**

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

The Chair updated members on this development. A meeting had been held on 23rd February with OCC, VWHDC and the developers. In relation to Package 5 (Oxford Road), plans were being adjusted to minimise resident disruption from the roadworks. A member commented that buses would still need to operate and the possibility of night working or working only on one side of the road would be a positive move. The Chair commented that a key part of the negotiations with David Williams Homes to reduce the disruption is finding a way to increase the speed of the work.

Progress was noted at King's Gate (new pathways), Abbey Fields District Centre, the Bellway development and Peachcroft shops (link path). The link bridge had been delivered early so had been installed. The Active Travel links had also been started.

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

There is no further news yet on the Culham No 1 site development.

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

The Chair advised that another meeting was due and the traffic survey was about to commence.

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

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

Thames Water had held a session for local councillors which had been interesting. Certain items which had been included in the development were now not guaranteed and councillors at the meeting commented that this had not been clear at the time of the first consultation. The MP's officer had agreed to write to Thames Water asking why South Abingdon had been excluded from the scoping.

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

The MP's office had been very helpful and timely in drafting a letter concerning the pressures on local healthcare to the BOB ICB, as Council Officers were no longer receiving any response or engagement from the board.

P203/25 **Albert Park Conservation Appraisal**

Cllr Halliday confirmed that he had updated the new Governor of Christ's Hospital who is responsible for the Albert Park.

Cllr Halliday also confirmed that he had invited the author, Roger Thomas, to attend the Planning Committee on 11th May to present his report.

P204/25 **Neighbourhood Plan**

Works are pending alongside assistance from Ricardo Rios, Team Leader Neighbourhood Plans, Vale of White Horse District Council. Efforts are underway to define a 'cultural corridor' with a map, which will be drafted for review by committee.

P205/25 **Joint Local Plan (2041) – South & Vale District Councils**

The local plan is ongoing.

P206/25 **Traffic Advisory Committee**

The minutes of the 28 January 2026 Traffic Advisory Committee were noted. The Chair commented that progress was being made by the Committee.

The next meeting of the Traffic Advisory Committee is proposed for June 2026.

P207/25 **Planning Policy & Legislation changes**

Five Councils outline how a two-unitary proposal would reimagine council service delivery across Oxfordshire and West Berkshire.

Council leaders have set out how the [proposal](#) to replace seven councils across Oxfordshire and West Berkshire with two, streamlined, more cost-effective unitary councils is the only option on the table that puts service-improvement at its heart, while retaining a clear local focus in each area.

The Committee noted this.

P208/25 **Dates of future meetings**

13 April
11 May

P209/25 **Exclusion of the public, including the Press**

It was **proposed** by the Chair, Cllr Giddins, **seconded** by Cllr Lewis and **RESOLVED** that in accordance with section 1 (2) of the Public Bodies (admissions to Meetings) Act 1960, the public, including the press, be excluded from the meeting because of the confidential nature of the business to be transacted as summarised below.

P210/25 **Abingdon Developments**

The committee received a confidential update from the chair. A confidential appendix is available for councillors to view.

The meeting closed at: 20:07

Signed:

Date: