



Abingdon-on-Thames Town Council

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Planning committee

Monday 23rd February 2026, 7pm

Old Magistrates Court

MINUTES

Present:

Cllr Mark Giddins Chair
Cllr Jim Halliday
Cllr Gwyneth Lewis
Cllr Lorraine Oates
Cllr Colin Sanderson

In attendance:

Jo Blackmore Clerk to the meeting
Three members of the public

SECTION 1 - open to the public and media

P179/25 **Apologies**

Apologies were received from .

P180/25 **Declarations of interest**

- Cllr. Halliday records a non-pecuniary interest in [P26/V0109/FUL](#), Abingdon School Park Road Abingdon OX14 1DE as the agent works for Carter Jonas and he has employed the agent in the past.
- Cllr Halliday, Cllr Lewis and Cllr Sanderson record a non-pecuniary interest in [P26/V0296/FUL](#) and [P26/V0297/LB](#), 63 Stert Street Abingdon OX14 3JZ (Abingdon Surgery).
- All the committee record a non-pecuniary interest in [P26/V0275/T28](#), County Hall Market Place Abingdon Oxon OX14 3HG as it is an Abingdon-on-Thames Town Council planning application.

P181/25 **Public participation**

The three members of the public were interested in application

[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.

With permission of the Chair of the Committee this application was moved forward, and one member of the public addressed the committee.

The member of the public was speaking on behalf of the residents of The Warren (all three attendees living on The Warren). He outlined the three attempts in the last two years to build on this land with access via Vale of the White Horse District Council (VWHDC) owned open space land on The Warren. The residents of The Warren have objected to all three attempts, raising two petitions and do not accept the arguments made in the current proposal to discredit their views which haven't changed:

- Access – this will amount to a loss of open space enjoyed by residents of The Warren. The VWHDC decision in 2024 not to grant easement supports this view stating that the land is subject to a covenant to maintain it as open space so vehicle access cannot be permitted.
- Highway safety – have serious safety concerns if permission is granted as The Warren is a cul-de-sac with this part of the road being narrow with no pavements. There would be increased congestion and additional risks to pedestrians, especially to school children including St Edmunds school children who are dropped off and picked up there. In addition, the sight lines are restricted: there is a blind corner, caused by a high brick wall around No. 10's garden.
- The Building – It is a large building on a small plot and would affect the neighbours outlook. The building is out of keeping with the housing in The Warren, which is a uniform development of 3- and 4-bedroom houses in a more traditional style. The proposal speaks of the development having very low vehicle use but there is no way to know who will occupy the bungalow in the future and what their vehicle use will be.
- Precedent – Residents are concerned that the granting of this will set a precedent encouraging other residents of Radley Road to make similar proposals for access from The Warren into their back gardens.

The committee discussed this application.

It was **proposed** by Cllr Lewis, **seconded** by Cllr Oates and **RESOLVED** that Abingdon-on-Thames Town Council would object to this application.

Please follow this [link](#) to Abingdon-on-Thames Town Councils comments on the application.

The members of the public left after this item.

P182/25 Minutes

It was **proposed** by Cllr Oates, **seconded** by Cllr Halliday and **RESOLVED** that the minutes of the meeting of the Planning committee of [2nd February 2026](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P183/25 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/V0236/FUL | Land at Bury Street Abingdon | Please see below (i) | Granted |
| P25/V2504/HH | 45 St Johns Road Abingdon OX14 2HA | No Objections | Refused |
| P25/V2344/HH | 31 Longfellow Drive Abingdon OX14 5PQ | No Objections | Granted |
| P25/V2132/LB | 4 The Square Abingdon OX14 5AR | Please see below (ii) | Granted |
| P25/V1819/T56 | Land at The Boundary House Public House 69 Oxford Road Abingdon OX14 2AQ | No Objections | Prior approval not required |
| P25/V2690/HH | 13 Nuneham Square Abingdon OX14 1EH | No Objections | Granted |
| P25/V2641/S73 | 6 Fitzharrys Road Abingdon OX14 1EJ | No Objections | Granted |
| P25/V2773/HH | 211 South Avenue Abingdon OX14 1QU | No Objections | Granted |
| P25/V2780/FUL | 1,3,5 and 7 Blacklands Way Abingdon OX14 1DY | No Objections | Granted |
| P25/V2824/LDP | 49 St Amand Drive Abingdon OX14 5RG | N/A | Granted |

(i) Abingdon Town Council comments:

07/04/2025

Abingdon-on-Thames Town Council would like to express its concern over the removal of one of the two trees. Abingdon-on-Thames Town Council Approves subject to Consultations with the town centre PCSO s on the detailed design specifications to enhance the opportunities to make this area a welcoming and safe place.

11/08/2025

Abingdon-on-Thames Town Council previously stated and maintains its objection over the removal of one of the two trees, which has been echoed by the Tree Officer. The proposed public art installation does include some planting, but it would

be preferable to have a suitable tree replacement as well as increasing other planting surrounding the key installation to increase the appeal of the street scene further. The trellis work is quite a quirky installation which will / does not necessarily appeal to all residents or to be clear what it is and how it relates to the area. The feature installation also needs to be well lit, lifting the night time street scene and making the area safer and far more welcoming than it currently is. The Town Council has been working alongside the Vale's Public Art Officer and some ideas for murals have previously been discussed, so it would be good if the developer could engage with us to explore options. Abingdon-on-Thames Town Council approves the overall aim to redevelop this area but had and still wish to see further liaison with Thames Valley Police and the town centre PCSOs on the detailed design specifications to enhance making this area a welcoming and safe place. This echoes comments made by Designing out Officer.

In addition to our previous comments Abingdon-on-Thames Town Council would like to add that it has strong concerns over ongoing maintenance of the green areas especially in conditions like those we're experiencing this summer. The application recognises that this whole area deserves a much needed improvement, so a strong ongoing maintenance regime to maintain the improved area once complete, would be a welcome change compared to previous management's light touch approach.

18/11/2025

Abingdon-on-Thames Town Council would like to restate its comments of 09/04/2025, 11/08/2025 and 12/08/2025.

(ii) Abingdon Town Council comments:

03/11/2025

Abingdon-on-Thames Town Council has no objections to this planning application providing that the Heritage Officers are satisfied with the application.

24/11/2025

Abingdon-on-Thames Town Council is saddened to see the state of the roof timbers from the recent Structural Engineer's report so as previously stated have no objections subject to Heritage Officer's approval for application and remediation method.

26/01/2026

No objections subject to the Heritage Officer's approval for the application and remediation method

b. The following planning applications were noted:

a. **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.

[P26/V0016/LDP](#)

5 Preston Road Abingdon OX14 5LB

Certificate of Lawfulness for a proposed single-storey, flat-roof extension with roof lantern within the same floor area as previous conservatory.

b. **Permitted Development Rights**

[P26/V0342/PDH](#)

79 Larkhill Road Abingdon Oxfordshire OX14 1BJ

Demolish existing unauthorised and sub-standard single storey pitched roof extension. Construct single storey pitched roof rear extension. External walls finished with white painted render. Depth 4.965m Height 3.6m Height to eaves 2.235m

c. **Discharge of conditions**

[P26/V0253/DIS](#)

31 Northcourt Road Abingdon OX14 1PJ

Discharge of condition 6(Draft Travel Plan) on application ref. P22/V1988/FUL
Proposed change of use, to convert first and second floor from residential space (Class C3) into additional nursery area (Class F1)

[P25/V2671/DIS](#)

15A High Street Abingdon OX14 5BB

Discharge of condition(s) 3 (Materials) and 4 (Noise) on planning application P25/V1598/FUL. (Proposed second floor extension to form a self contained residential unit and conversion of the first floor office into a 2 bedroom self contained unit with associated internal alterations.)

[P26/V0259/DIS](#)

Land north of Copenhagen Drive - Care Home Phase Abingdon OX14 1RF

Discharge of conditions 13(sustainable drainage scheme) and 14(foul drainage) on application ref. 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.

[P26/V0285/DIS](#)

Land north of Copenhagen Drive Abingdon OX14 1RF

Discharge of condition(s) PART 7 (Construction Environment Management Plan - Biodiversity), PART 8 (Construction Environmental Management Plan - CEMP), PART 9 (Community Employment Plan) and PART 27 (Landscape and Ecology Management Plan - LEMP) on planning application reference 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.

[P26/V0387/DIS](#)

Land north of Copenhagen Drive Abingdon OX14 1RF

Discharge of condition 8(Construction Environmental Management Plan) on application ref. 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.

[P26/V0287/DIS](#)

4 The Square Abingdon OX14 5AR

Discharge of Condition(s) 5 (Materials) on planning application reference P25/V2132/LB. (Urgent roof repairs following water ingress. Works include conservation-led repairs to the existing historic roof structure, undertaken in accordance with the recommendations of the accompanying structural engineer's report prepared by Forge Engineering Design Solutions Ref. FEDS-225121)

[P25/V1266/DIS](#)

Selleck Dance Studio Swinburne Road Abingdon OX14 2HF

Discharge of Condition(s) 3 (Surface Water Drainage Scheme), 4 (Landscaping Scheme), 5 (External Materials), 6 (Foul Water Drainage Scheme) and 7 (Biodiversity Enhancements) on planning application P24/V1245/FUL Demolition of existing dance studio and erection of two 4-bedroom detached family dwellings and a store.

d. **Withdrawal of Planning Application**

[P25/V2325/LDP](#)

Red Cross House Colwell Drive Abingdon OX14 1AU

Certificate of lawfulness for the proposed use of the building under Use Class E

e. **Planning Application Notifications**

[P26/S0311/CM](#)

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

Details pursuant to Condition 5 (topographical plans within the A4130) Widening and Didcot Science Bridge section of the development (partial discharge)) of planning permission no. (R3.0138/21).

[P26/S0378/CM](#)

Land between A34 Milton Interchange, and B4015 North of Clifton Hampden

Details pursuant to Condition 4 (CTMP for the Didcot to Culham River Crossing section of the development (partial discharge)) of planning permission no. R3.0138/21.

[P26/S0439/CM](#)

Land between A34 Milton Interchange and B4015 north of Clifton Hampden

Details pursuant to Condition 12 (updated species surveys in the Didcot to Culham River Crossing section of the development (partial discharge)) of planning permission no. (R3.0138/21).

[P26/S0461/CM](#)

Land between A34 Milton Interchange & B4015 North of Clifton Hampden

Details pursuant to Condition No.33 (relocation assessment of the noise barrier) of planning permission no. R3.0138/21.

P184/25 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.

P25/V1952/FUL

Abingdon School Park Road Abingdon OX14 1DE

Erection of a multi-use games area including fencing.

Abingdon-on-Thames Town Council comments 02/02/2026: No Objections

Abingdon-on-Thames Town Council comments 23/02/2026: No Objections

b. **New Planning Applications**

The new planning applications from the District Council were considered.

[P26/V0205/HH](#)

55 St Johns Road Abingdon OX14 2HA

Ground floor extension to the rear of the dwelling, with internal layout alterations to both floors.

Abingdon-on-Thames Town Council comment: No Objections

[P26/V0201/FUL](#)

Barton House The Quadrant Abingdon Science Park OX14 3YS

Installation of an external delivery access ramp with associated railings and external door.

Abingdon-on-Thames Town Council comment: No Objections

[P26/V0176/LB](#)

62 Vineyard Abingdon OX14 3PB

To replace two composite double glazed windows to the front of the property with appropriate period windows

Abingdon-on-Thames Town Council has no objections to this planning application subject to the Heritage Officers' advice being followed, however Abingdon Town Council have concerns that the windows do not look in period.

[P26/V0233/HH](#)

18 Winterborne Road Abingdon OX14 1AJ

Proposed 1.7 x 2 metre porch to front elevation.

Abingdon-on-Thames Town Council comment: 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.

Abingdon-on-Thames Town Council: Objects

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

- 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.
- 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.'
- Abingdon-on-Thames also note the current comments from the Strategic Property Team which maintains their objection.
- 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
- The application plan is out of character to the other properties on The Warren.
- 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.
- 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.
- The applications plans do not contain the planning application requirements of including red lines showing land necessary to carry out the development.

- Abingdon-on-Thames note and agree with the objections of the residents of The Warren and neighbouring properties on the Radley Road.

[P26/V0275/T28](#)

County Hall Market Place Abingdon Oxon OX14 3HG

Providing 150m of external cabling, 25m of Internal cabling, 36m of duct in footway and one external drill.

Abingdon-on-Thames Town Council comment

As the applicant in this matter Abingdon-on-Thames Town Council will await the Planning Officer's decision in due course.

[P26/V0296/FUL](#) and [P26/V0297/LB](#)

63 Stert Street Abingdon OX14 3JZ (Abingdon Surgery)

Internal reconfiguration of and single storey rear extension to The Abingdon Surgery.

Abingdon-on-Thames Town Council has no objections to this planning application subject to the adoption of the County Archaeological services comments and any Heritage Officer's advice being followed.

[P26/V0306/HH](#)

33 Ballard Chase Abingdon OX14 1XQ

Proposed single storey front & rear extension

Abingdon-on-Thames Town Council comment: No Objections

PIP – Permission in Principle

The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of the development. The permission in principle consent route has 2 stages: the first stage (or permission in principle stage) establishes whether a site is suitable in-principle and the second ('technical details consent') stage is when the detailed development proposals are assessed.

Livedin – self-build specialists have submitted a Permission in Principle planning application for 1 self-build home on Land between 15 - 17 Withington Court, Abingdon.

- [Cover Letter](#)
- [Planning Statement](#)

[P26/V0399/PIP](#)

Land between 15-17 Withington Court Abingdon Oxfordshire OX14 3QA

A phased development of up to 1 self-build dwelling.

Abingdon-on-Thames Town Council: Objects

Abingdon-on-Thames Town Council welcomes that the land containing the bench and flower bed facing Stratton Way have been excluded from this application. However, Abingdon Town Council Objects with the same reasons as in the

previous applications P/23/V/2848/O, P99/V/1194/O – dismissed at Appeal, P98/V/1624/O, P97/V/1591/O.

- The application is out of character with the street scene in Withington Court.
- The gaps between large groups of buildings and green space in the residential area is still important now.
- The area has parking issues with a 'Residents parking scheme' now in operation, and recently (2025) an Oxfordshire County Council review of parking was completed. This application's states that the site will access the highway site via 'Residents only' parking bays sited in the space between 15 and 17 Withington Court, parking bays installed when the street was first built. This will reduce the number of 'Residents only' parking and put further pressure on the limited parking in the street and may conflict with the findings of the parking review.

P185/25 **Other Consultations**

The following was considered:

- i. Mobile infrastructure base station upgrade for Cornerstone Infrastructure Services Ltd

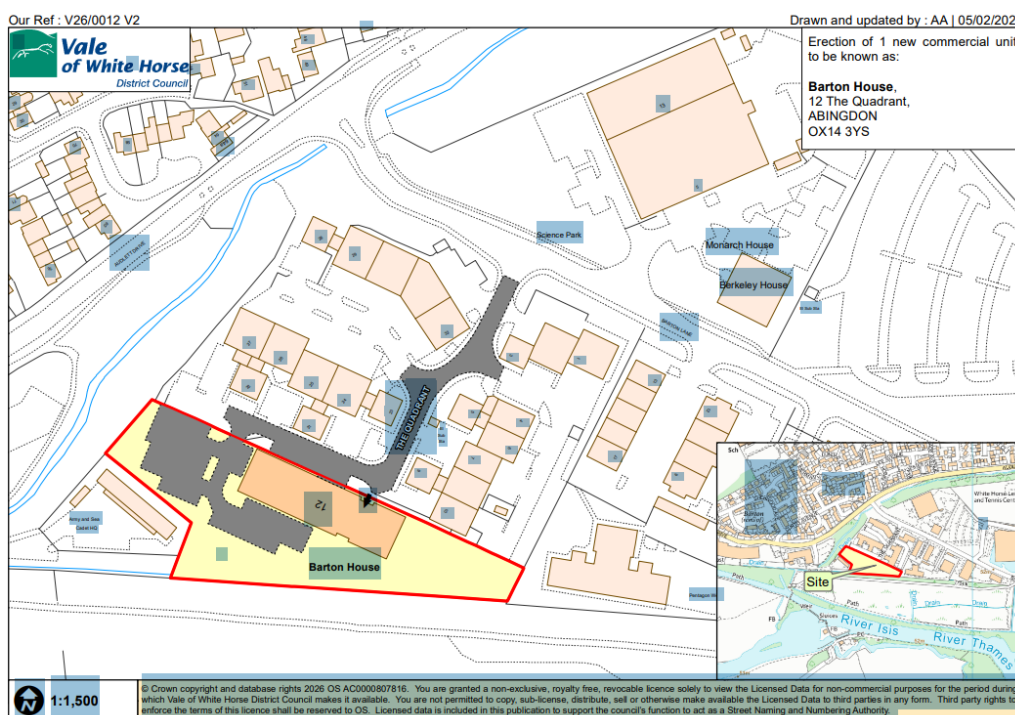
Location: Borough Walk, Wootton Road, Abingdon, OX14 1LD

Details of the upgrade proposals

- [Letter](#)
- [Design drawings](#)

Abingdon-on-Thames Town Council comment: No Objections

- ii. The following was noted: the new commercial building has been named and numbered as Barton House, 12 The Quadrant, ABINGDON OX14 3Y shown on the plan below.



P186/25 **Abingdon Development Updates**

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

There is positive progress on work along Twelve Acre Drive, Oxfordshire County Council have approved the proposed Toucan Crossing which it is hoped will be installed by mid-year. This is a top priority for all levels of Councillors as currently there is no safe controlled crossing point.

Additionally, Active travel pathway towards Radley Road has been started with good daily progress showing. Work to access what will be the sports pavilion and football pitch area is also underway, which would indicate that highways work nearby is likely to start soon.

Oxfordshire County Council are conducting very detailed and robust examinations of proposals and plans that are being put forward by David Wilson Homes to finally deliver the roundabout and foul water connections at the Oxford Road successfully. All levels of Councillors involved have stressed this needs to cause the minimum possible disruption to all residents after all the disruption to date.

Plans for the District Centre on the land off Dunmore Road and the bottom of Lodge Hill has been moving slower than originally hoped. Some groundworks have been visible recently so it is hoped further information and planning details will come forward later this year.

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

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

Planning application work required for the road improvements on the corridor between A34 Milton Interchange and B4015 North of Clifton Hampden are ongoing.

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

The traffic surveys are ongoing.

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

(Link for the White Horse Reservoir (SESRO) [website](#)).

There is no further news yet on the White Horse Reservoir (SESRO) other than the [winter 2026 newsletter](#).

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

A meeting has been agreed with the MP's office.

P187/25 **Albert Park Conservation Appraisal**

Potential meeting dates for this report to be presented at the Planning Committee have been submitted to the author.

P188/25 **Neighbourhood Plan**

- Further comments from the Vale of White Horse District Council are due shortly.
- Work has started on linking Abingdon's Neighbourhood Plan to the South and Vale Joint Local Plan.
- The Vale of White Horse District Council is helping to produce and update current maps.
- Where Abingdon may have omissions or wish to further strengthen the Neighbourhood Plan, a review of the Plan can be started while the rest of the Plan is progressing through the stages towards approval.

P189/25 **Joint Local Plan (2041) – South & Vale District Councils**

No updates.

P190/25 **Traffic Advisory Committee**

The minutes of 28th January 2026 Traffic Advisory Committee meeting will be brought to the next meeting.

P191/25 **Planning Policy & Legislation changes**

- a. The government is running a consultation giving residents a once-in-a-generation opportunity to have a say in the changes to local councils.
- Please follow this [link](#) to the consultation.
 - The consultation ends on 26 March 2026.

Abingdon-on-Thames Town Council would like to encourage all residents to participate in the consultation.

It is **RECOMMENDED** that this consultation goes to Full Council, and the council responds to the consultation.

- b. The consultation on the National Planning Policy Framework for Business to which the planning committee will be responding.
- The main NPPF consultation website can be [found at this link](#).
 - That website provides the [draft consultation NPPF text](#); a document that [guides readers through the thinking behind changes, together with the questions](#); and a [questions document](#).
 - The [online response survey is here](#).
 - The consultation closes at **11:45pm on 10 March 2026**

P192/25 **Dates of future meetings**

16 March
13 April
11 May

P193/25 **Exclusion of the public, including the Press**

It was **proposed** by the Chair, Cllr Giddins, **seconded** by Cllr Sanderson 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.

P194/25 **Abingdon Developments**

The committee received a confidential update from the chair. A [confidential appendix](#) is available for councillors to view.

The meeting closed at 20:30

Signed:

Date: