



Abingdon-on-Thames Town Council

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Planning committee

Monday 11th May 2026, 7pm

Bear Room

DRAFT MINUTES

Present:

Cllr Mark Giddins
Cllr Victoria Walker
Cllr Jim Halliday
Cllr Carol Dunne

Chair
Vice Chair
substituted for Cllr Gwyneth Lewis

In attendance:

Jo Blackmore Clerk to the meeting

SECTION 1 - open to the public and media

P227/25 **Apologies**

Apologies were received from Cllr Crick, Cllr Oates, Cllr Sanderson and Cllr Lewis with Cllr Dunne attending as her substitute.

P228/25 **Declarations of interest**

Cllr Dunne declared a non-pecuniary interest in the application P25/V0216/LDP 39 Abbott Road as she is a neighbour but is one of the Ward Councillors.

P229/25 **Public participation**

None.

P230/25 **Minutes**

It was **proposed** by Cllr Giddins, **seconded** by Cllr Halliday and **RESOLVED** that the minutes of the meeting of the Planning committee of [13th April 2026](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P231/25 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/V2822/LB	The Old House, 49 Northcourt Road, Abingdon, OX14 1PJ	<u>16/03/2026</u> : Abingdon-on-Thames Town Council has no objections subject to approval of materials and work schedule by the Heritage and Ecology Officers <u>27/03/2026</u> : 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.	Granted
P26/V0524/A	Fairacres Retail Park, Marcham Road, Abingdon, Oxon, OX14 1BY	No Objections	Granted
P26/V0525/A	Units F3-F5 Fairacres Retail Park, Marcham Road, Abingdon, Oxon	No Objections	Granted
P26/V0807/TCA	Abingdon School, Park Lodge, Park Road, OX14 1DE	N/A	Approve

b. The following planning applications were noted:

i. **Discharge of conditions**

[P26/V0808/DIS](#)

12 Checker Walk, Abingdon, OX14 3JB

Discharge of condition(s) 4 (Joinery details), 5 (External lighting) and 6 (Biodiversity Enhancements) on application ref. P24/V1831/FUL Proposed extension will provide level access across this and the two other buildings on the site, and will include an accessible toilet for visitors, as well as an accessible changing room for performers. New windows to neighbouring building within the same site, the Long Gallery.

ii. **Certificate of Lawfulness**

[P26/V0839/LDP](#)

Units 1, 3, 5 & 7 Blacklands Way Abingdon OX14 1DY

Development works comprising re-cladding of waste store, installation of PV panels on roof of Units 1 & 3, 2no. EV charging points in car park, 2m fence on southern boundary, and replacement rooflights and guttering on Units 5 & 7.

P232/25 **Planning Consultations & Applications**

New Planning Applications

The new planning applications from the District Council were considered.

[P26/V0728/N8A](#)

Aldi Foodstore Ltd, Wootton Road, Abingdon, OX14 1FE

Installation of solar PVs on the roof at the existing ALDI Foodstore
Abingdon-on-Thames Town Council comment: No Objections

[P26/V0758/HH](#)

18 Hamble Drive, Abingdon, OX14 3TE

Two storey front and side extensions, single storey rear extension
Abingdon-on-Thames Town Council comment: No Objections

[P26/V0762/HH](#)

15 Thesiger Road Abingdon, OX14 2DX

Single storey side extension Lean-to or Mono pitch over 3 No Velux or similar rooflights Roofing tiles to match existing Facing brick finish to match main house All soffits / gutters to match main house UPVC window - style / colour to match existing UPVC or powder-coated aluminium (white) double doors with full height sidelights
Abingdon-on-Thames Town Council comment: No Objections

[P26/V0419/LB](#)

33 Stert Street Abingdon OX14 3JF

Proposal: Seal of existing stairs with fire door top and bottom. Construct new stairs in position as shown on drawings. Construct stud walls to form lobby enclosure ground floor. Construct stud wall first floor to form protected fire corridor. Install fire doors to all rooms as shown on drawing. Install fire alarm & detection system.
Abingdon-on-Thames Town Council comment: No Objections

[P26/V0696/FUL](#) & [P26/V0697/LB](#)

The Grapes, 28 High Street, Abingdon, OX14 5AX

Refurbishment of front section of the Grapes Public House including installation of new staircase and reconfiguration of the Mangers flat. (Details are identical to the previously approved proposals given prior to the submission of application

[P25/V1515/FUL](#) and [P25/V1516/LB](#).)

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council agree in principle subject to confirmation that the Heritage statement is still relevant having been written in 2023 with the current NPPF being released in 2025 and that Heritage Officers and Planning Officers are satisfied with the application.

[P26/V0674/DIS](#)

28 High Street Abingdon OX14 5AX

Discharge of condition(s) 4 (Plumbing layout details) on application ref P25/V1516/LB and 5 (Bat box details) on application ref P25/V1515/FUL. Conversion of old grain store building to provide three flats to act as letting flats for guest accommodation and reinstatement of an internal staircase to provide access to the current managers flat of the public house.

Abingdon-on-Thames Town Council: Note the listed discharge items.

[P26/V0856/LB](#)

6 High Street, Abingdon, OX14 5AZ

Replacement of principal entrance door, on a like-for-like basis

Abingdon-on-Thames Town Council comment: No Objections

[P26/V0876/A](#)

College Oak, Peachcroft Road, Abingdon, OX14 2SB

Installation of replacement signs to include 1x double sided post mounted pictorial complete with 2 amenity boards, 2x fascia signs, 1x transom sign, 1x double sided corex sign to existing posts and 2x sets of sign written house name and logos.

Abingdon-on-Thames Town Council comment: No Objections

[P26/V0780/FUL](#)

Plot 4, Wyndyke Furlong, Abingdon-on-Thames, OX14 1DZ

Installation of mechanical plant and all associated works

Abingdon-on-Thames Town Council comment: No Objections

[P26/V0782/HH](#)

57 Ballard Chase Abingdon OX14 1XQ

Conversion of the existing garage into a single bedroom that will be connected to the living room via a pocket door. New wall with street-facing window will replace the garage door.

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council are concerned that the converted 3/4 bed roomed house doesn't meet Oxfordshire County Council's parking regulations particularly as it is sited in close proximity of Boulter Drive that is already reporting residential parking issues.

[P26/V1128/HH](#)

61 Austin Place, Abingdon, OX14 1LU

Two storey side and single storey rear extension

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council have no objections subject to maintaining two off road parking spaces.

[P26/V1143/HH](#)

53 Eason Drive, Abingdon, OX14 3YD

Demolition of existing conservatory; Single-storey rear extension including 3no roof lights to form open plan kitchen/social/dining area; Part-single, part-double side extension linking main dwelling to detached garage to form new entrance with cloakroom/utility space (GF) and ensuite bathroom (FF); Installation of air-source heat pump (ASHP); Internal reconfigurations.

Abingdon-on-Thames Town Council comment: No Objections

([P26/V1182/TCA](#) – ATC application

Church Centre St Helens Court Abingdon OX14 5BS

Tree work – see survey)

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/V0816/FUL](#)

Junction of Fairacres & Nuffield Way Abingdon OX14 1TP

The installation of a mini-roundabout at the Junction of Fairacres and Nuffield Way

Abingdon-on-Thames Town Council comment:

Abingdon-on-Thames Town Council supports in principle highways schemes to improve traffic flows and safety in areas of high mixed pedestrian, cycle and vehicle use.

However, the Town Council has concerns over construction occurring during the busy daytime hours day should permission be granted.

Also, due to the very technical nature of this application we rely on OCC Highways and Vale of White Horse Planning Officers for the review and determination of the application.

P233/25 Other Consultations

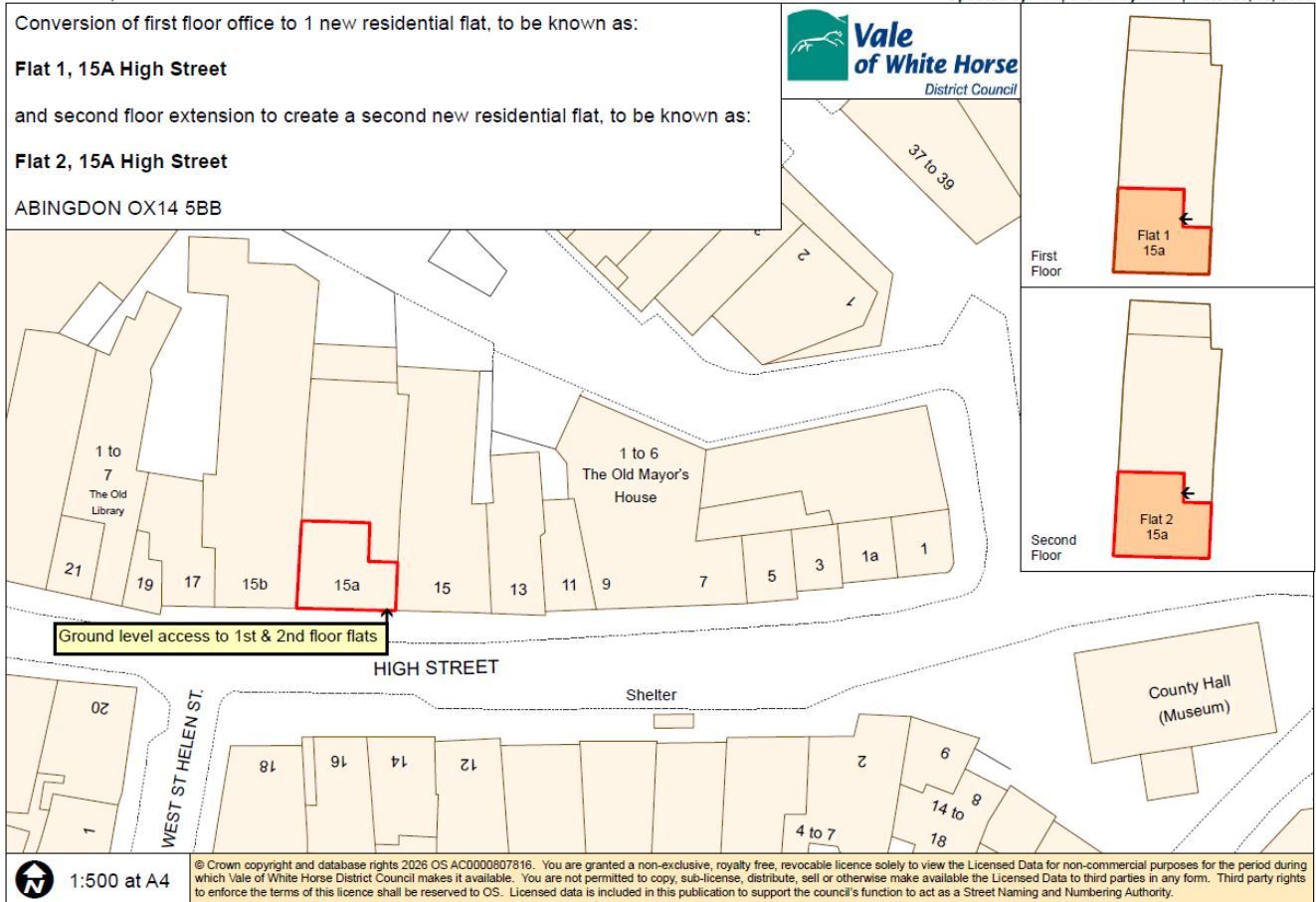
The following was noted:

- i. Conversion of first floor office to 1 new residential flat, to be known as: Flat 1, 15A High Street and second floor extension to create a second new residential flat, to be known as: Flat 2, 15A High Street, ABINGDON OX14 5BB

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Our Ref: V26/0024 V2

Updated by: AA | Drawn by: NAH | Date: 10/03/2026



ii. **Planning application enforcement request for The White Horse**

[P26/V0592/A](#) & [P26/V0595/LB](#)

The White Horse 189 Ock Street Abingdon OX14 5DW

Installation of replacement signs to include 1x pictorial panel to existing post and gibbet, 1x name board, 9x floodlights, 2x sets of existing posts to have new corex panels, 1x set of individual house name letters, 2x post mounted car park directional signs, 1x door plaque, 1x welcome panel, 1x brass lantern and 1x amenity board.

Abingdon-on-Thames Town Council registers its formal complaint and request planning enforcement on work at The White Horse being completed before planning permission is granted.

- Please follow this [link](#) for Abingdon's Chair of Planning email to the planning applications [P26/V0592/A](#) Case Officer, Nathalie Power.

Abingdon-on-Thames Town Council comment 13th April 2026: Objects

Abingdon-on-Thames Town Council fully support the views of the Heritage Officer particularly regarding the pubs proposed hanging sign which should retain the Uffington White Horse as its primary significant feature and the Environmental Protection Teams conditions on the use of the external lights.

11/05/2026 update

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- The sign is following what appears to be following the new corporate branding of Greene King pubs.
 - The Vale of White Horse District Council are currently negotiating with them to achieve the best outcome.
- iii. Feedback on a planning application for 39 Abbot Road, [P25/V0216/LDP](#) resulting from a letter from a resident of Thesiger Road, Abingdon.
Please see minute P217/25 in the Planning minutes for [13th April 2026](#) for the letter and Abingdon-on-Thames response.
- Planning Enforcement are still looking into the application.
 - The HMO licence application is underway.
 - Two bedrooms are now being advertised as let.
 - Hoarding at the site is now down.
- iv. South Oxfordshire and Vale of White Horse Review of Off-Street Parking Orders consultation.
For Abingdon the only change is that all Vale of White Horse District Council car parks will go ticketless meaning that there is no need to display a paper ticket in the windscreen.

P234/25 **Abingdon Development Updates**

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

- There will be developer forums this week.
 - Tuesday – Bellway Homes
 - Wednesday – David Wilson Homes
- The toucan crossing on Twelve Acre Drive now has had all the legal work completed and is awaiting road space to construct.
- Oxford Road roundabout and road works had a third meeting on 11/05/2026 between Oxfordshire County Council, Bellway Homes and David Wilson Homes to plan the details of the work.
- The safety barriers around the development site are being checked and repaired regularly. Various clear up work is due to be completed.
- More information about the sports pavilion will be released soon.

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](#))

Traffic surveys have commenced in and around Abingdon.

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

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

- Please follow this [link](#) to an April update from Thames Water.
- Spring edition (May 2026) of Thames Water's reservoir newsletter **Reservoir News** - providing the latest information about Thames Water's proposal to build a new reservoir in Oxfordshire [Latest news - Thames Water Strategic Resource Options](#).

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

Abingdon-on-Thames Town Council have responded to the MP's office who assisted us requesting that the TV ICB provide us with detailed information rather than a generic statement.

P235/25 **Albert Park Conservation Appraisal**

This item has been deferred to the next meeting.

P236/25 **Neighbourhood Plan**

This item has been deferred to the next meeting.

P237/25 Joint Local Plan (2041) – South & Vale District Councils

No updates.

P238/25 Traffic Advisory Committee

The next meeting of the Traffic Advisory Committee's is 24th June 2026.

P239/25 Planning Policy & Legislation changes

None.

P240/25 Dates of future meetings

1 June	5 October	22 February
22 June	26 October	15 March
13 July	16 November	5 April
3 August	7 December	26 April
24 August	11 January	
14 September	1 February	

P241/25 Exclusion of the public, including the Press

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

P242/25 Confidential Minutes

It was **proposed** by Cllr Halliday, **seconded** by Cllr Dunne and **RESOLVED** that the confidential minutes of the meeting of the Planning committee of [13th April 2026](#) be confirmed as an accurate record of the confidential section of the meeting, to be signed by the chair.

P243/25 Abingdon Developments

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

The meeting closed at: 20:25

Signed:

Date: