



Abingdon-on-Thames Town Council

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Planning committee

Monday 1st June 2026, 7pm

Old Magistrates Court

DRAFT MINUTES

Present:

Cllr Mark Giddins	Chair
Cllr Jim Halliday	
Cllr Lorraine Oates	
Cllr Colin Sanderson	
Cllr Carol Dunne	substituted for Cllr Crick.

In attendance:

Roger Thomas	Friends of Abingdon Civic Society
Boris Van Der Ree	Friends of Abingdon Civic Society
Steve Workman	Christ's Hospital Governor
Jo Blackmore	Clerk to the meeting

SECTION 1 - open to the public and media

P1/26 **Apologies**

Apologies were received from Cllr Walker and Cllr Crick.

P2/26 **Declarations of interest**

Cllr Sanderson declared a not-pecuniary interest in planning application P/26/V0842/LB, 11 Thames Street as he is a neighbour.

Cllr Dunne declared a non-pecuniary interest in the confidential Agenda item 19, HMO feedback as she is a neighbour of 39 Abbott Road but is one of the Ward Councillors.

P3/26 **Terms of reference**

The Terms of reference for this committee were noted.

P4/26 Public participation

With the express permission of the Chair Agenda item 10 was moved up the agenda so that the members of the public present could participate.

After item P10/26 Albert Park Conservation Appraisal Roger Thomas and Steve Workman left the meeting, the time being 19:50.

P5/26 Minutes

It was **proposed** by Cllr Giddins, **seconded** by Cllr Halliday and **RESOLVED** that the minutes of the meeting of the Planning committee of 11th May 2026 be confirmed as an accurate record of the meeting, to be signed by the chair.

P6/26 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/V1463/LDE	Firstone, Cemetery Road, Abingdon, OX14 1AS	N/A	Granted
P26/V0762/HH	15 Thesiger Road Abingdon, OX14 2DX	No Objections	Granted
P26/V0746/LDP	21 Rivy Close Abingdon OX14 3XT	N/A	Granted
P26/V0741/HH	52 The Warren Abingdon OX14 3XB	No Objections	Granted
P26/V0687/HH	24 North Quay Abingdon OX14 5RY	No Objections	Granted
P26/V0686/NM	1 St Michaels Avenue, OX14 1DR	N/A	Agreed
P26/V0574/HH	23 Crosslands Drive, Abingdon, OX14 1JY	No Objections	Granted
P26/V0529/LB	Morland House, 33 Bath Street, Abingdon, OX14 3RH	No Objections	Granted
P26/V0510/HH	74 Swinburne Road, OX14 2HE	No Objections	Granted
P26/V0471/S73	Plot 4, Wyndyke Furlong, Abingdon, OX14 1DZ	Abingdon-on-Thames Town Council notes receipt of the Sustainable Drainage Report for review. As before we have no objections to the	Granted

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		application subject to Officers comments on this report'.	
P26/V0445/HH	23 Tatham Road, OX14 1QB	No Objections	Granted
P26/V0420/FUL	32 Caldecott Road, OX14 5HB	No Objections	Granted
P26/V0399/PIP	Land between 15-17 Withington Court, Abingdon, Oxfordshire, OX14 3QA	<u>Abingdon-on-Thames Town Council:</u> 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/V2848/O, P99/V1194/O – dismissed at Appeal, P98/V1624/O, P97/V1591/O. <ul style="list-style-type: none"> • 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. 	Refused
P26/V0335/HH	2 Ashenden Close, OX14 1QE	No Objections	Granted
P26/V0297/LB and P26/V0296/FUL	63 Stert Street, Abingdon, OX14 3JZ	<u>Abingdon-on-Thames Town Council</u> has no objections to this planning application subject to the adoption of the County Archaeological services	Granted

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		comments and any Heritage Officer's advice being followed.	
P26/V0065/HH	28 Rose Avenue OX14 1XX	No Objections	Granted
P26/V0010/S73	18 North Avenue OX14 1QN	<u>Abingdon on Thames Town Council</u> objects to this proposal as it is contrary to the conditions set out by the Planning Inspectorate.	Refused
P25/V2528/FUL	North East Abingdon Community Centre, Lindsay Drive, OX14 2RT	No Objections	Granted
P25/V2302/LB	21 West St Helens Street, OX14 5BL	Abingdon-on-Thames Town Council notes the Heritage Officer's comments and guidance and has no objections.	Granted

b. The following planning applications were noted:

i. **Discharge of conditions**

[P26/V1211/DIS](#)

Land north of Dunmore Road and Twelve Acre Drive Abingdon

Discharge of Condition 8 (landscaping, highway works, visibility splays, street lighting, drainage and servicing) on planning permission P22/V0680/RM Application proposal, including any amendments : 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)

[P26/V0870/DIS](#)

Abingdon School Park Road Abingdon OX14 1DE

Discharge of Conditions 5(drainage) and 6(foundations) on P25/V1324/FUL Erection single-storey extension to the rear of Mercers Court to provide two new toilet cubicles and one DDA-compliant accessible toilet

ii. **Withdrawal of Planning Application**

[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/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)

[P25/V2021/LDP](#)

2 Ashenden Close, Abingdon, OX14 1QE

Formation of habitable room in roofspace with rear dormers and front velux rooflights

P7/26 **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. **Amendments**

[P26/V0592/A](#) and [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 comment: Support

Abingdon-on-Thames Town Council are pleased that the sign has been altered in line with the Heritage Officer's and Abingdon Town Council's requests and is now including the National Trust image of the White Horse.

[P26/V0635/FUL](#) and [P26/V0363/LB](#)

5 High Street, Abingdon, OX14 5BB

Retain ground floor and basement as tattoo studio. Change use of first, second and third floor from commercial to residential and convert to single flat, incorporating a roof extension.

Abingdon-on-Thames Town Council comment: Object

Abingdon-on-Thames Town Council strongly support the Heritage Officer's report and would like to endorse that the rest of the building needs urgent remedial work which hasn't been included in the planning applications.

Abingdon Town Council are also concerned with the new roof extension as its not in keeping with this listed building and welcome the Heritage Officer's comments.

ii. **Consultations**

[R3.0076/26](#)

A34 and A4183 Lodge Hill Interchange, north of Abingdon

S73 application to continue the development permitted by R3.0148/22 (new grade separated dumbbell junction, an off-slip to allow northbound traffic to exit on the A34 and an on-slip to allow southbound traffic to enter the A34, sustainable drainage measures, revised access, balancing ponds, lighting columns, planting / landscaping, provision of shared footway and cycleway, vehicle restraint system, bus layby extension, fencing, signalised and unsignalised crossing for active travel users and associated infrastructure works) without complying to condition 1 to reduce the length of the southbound merge slip road and a private access road, refine the northern pond layout and access arrangement, and increase the height of the bridge parapet by 300-400mm.

Abingdon-on-Thames Town Council comment: Comment

Due to the technical nature of the application Abingdon-on-Thames Town Council leave this to the OCC and VWHDC to ensure compliance.

b. New Planning Applications

The new planning applications from the District Council were considered.

[P26/V0829/LB](#) (response 5 June)

123C Ock Street Abingdon OX14 5DL

Request to erect an illuminated sign and install window graphics. None are currently installed.

Abingdon-on-Thames Town Council comment: Object

Abingdon-on-Thames Town Council understand this request in principle but find the current proposed sign overwhelming and as the sign is to be illuminated would like to see a curfew in place where the sign can only be lit between the hours of 7am and 11pm.

Abingdon-on-Thames Town Council also would like to see that any decision is subject to all comments from the Heritage Officer.

[P26/V1393/HH](#)

42 Farm Road Abingdon OX14 1LZ

Single storey side and rear extension and associated internal alterations

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have no objections in principle but as this planning application is doubling the size of the property turning it into a 4-bedroomed home we would like to ensure that there is sufficient off-road parking for the size of the enlarged property.

[P26/V1320/LB](#)

12 High Street Abingdon OX14 5SB

Installation of defibrillator and bleed kit cabinets to external wall of Nationwide Building Society branch

Abingdon-on-Thames Town Council comment: Support

Abingdon-on-Thames Town Council are very supportive of this subject to Heritage Officer's comments.

[P26/V1323/A](#)

Pavement o/s 34 Bury Street Abingdon OX14 3QY

The installation of 1no. BT Street Hub and removal of associated BT payphones.

Abingdon-on-Thames Town Council comment: Support

Abingdon-on-Thames Town Council would like to

Restrict the illumination times to between 6am and midnight

- Confirm that the police and the Designing out Crime team are supportive of the application.
- With the above confirmed Abingdon Town Council would like to be included in the local authority advertising space to publicise events such as Mayor Making, Annual Parish meeting, Fun & Music in the Park, Christmas extravaganza and Clubs and Societies Day.
- Abingdon note that there are no pay phones to remove.

[P26/V0756/LB](#)

62 Vineyard Abingdon OX14 3PB

Proposed internal alterations to include:

- Installation of a WC (toilet), macerator pump, and wash hand basin
- Installation of a washing machine and tumble dryer
- Associated plumbing and drainage connections
- Minor internal reconfiguration as required
- Internal alterations to kitchen

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have no objections subject to any comments from the Heritage Officer.

[P26/V1317/HH](#)

1 The Hyde Abingdon OX14 5JG

Construction of single storey side extension

Abingdon-on-Thames Town Council comment: No Objections

[P26/V0842/LB](#) (response 5 June)

11 Thames Street Abingdon OX14 3HZ

The proposals comprise repair, maintenance, and selective replacement works to one slope of the roof, the chimneys, the west elevation, and the gable ends.

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have no objections subject to any comments from the Heritage Officer.

[P26/V0855/FUL](#)

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/V1421/PIP](#)

18A Boxhill Walk Abingdon OX14 1HB

Creation of a single residential dwelling on the land edged red on the enclosed site plan.

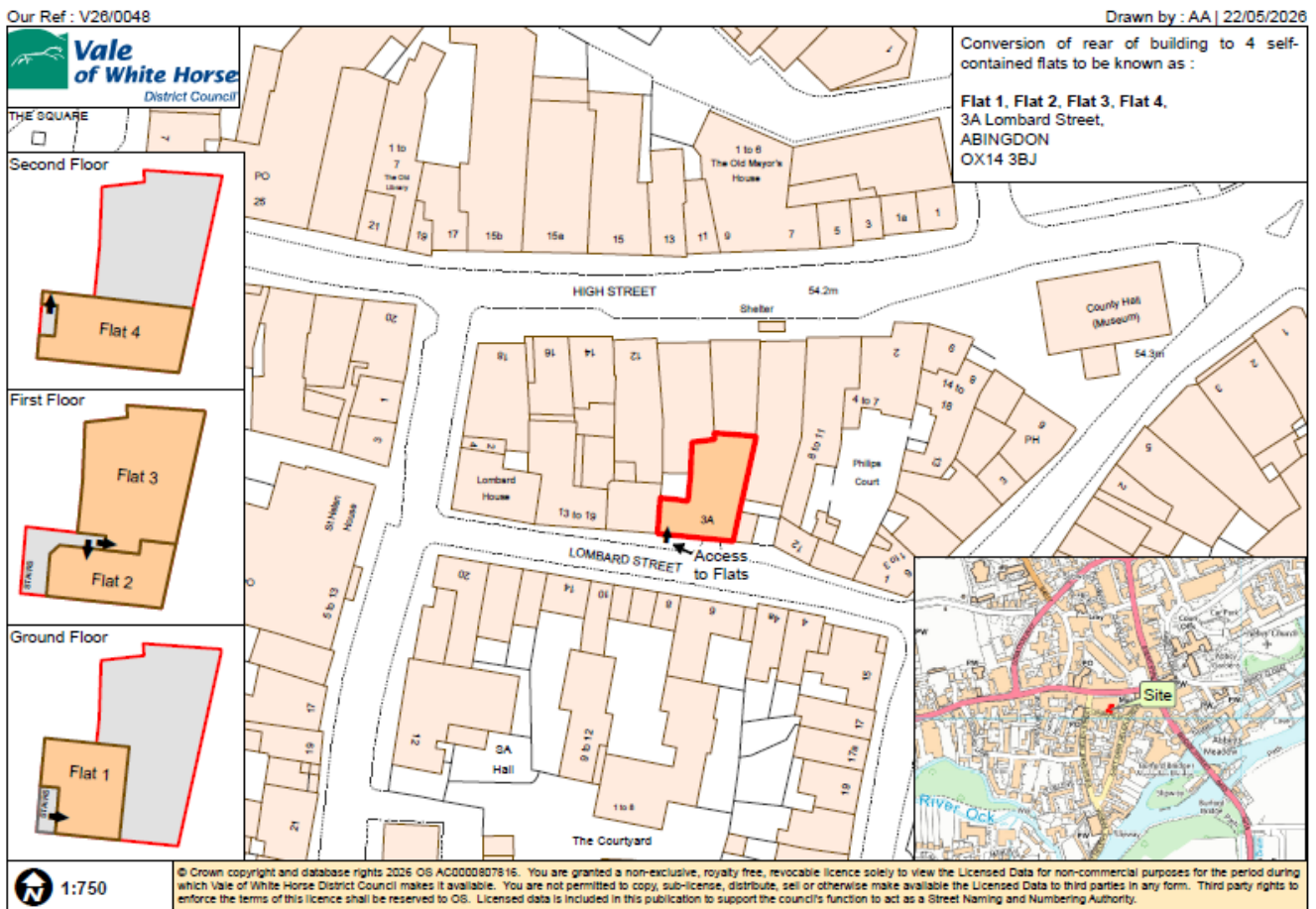
Abingdon-on-Thames Town Council comment: Object

Abingdon-on-Thames Town Council object due to the lack of information/guidance on the planning application.

- The planning application [P25/V1820/HH](#) for 18 Boxhill Walk on the same plot of land has previously been granted planning permission and we cannot see where this planning application will fit on the site without some demolition first.
- Under the granted application [P25/V1820/HH](#) the number of parking spaces shown in the application plans had to be constructed and kept free for parking purposes due to highway safety and the garage was to be kept for parking purposes only. Points 4 and 5 of the Planning Decision Notice. Abingdon Town Council would like to ensure that these conditions are adhered to, noting that this site has highway safety concerns being opposite a primary school which is part of a school street scheme, and is concerned that additional residential properties will increase the number of cars entitled to drive through the street.

P8/26 Other Consultations

To note the conversion of rear of building to 4 self contained flats to be known as: Flat 1, Flat 2, Flat 3, Flat 4, 3A Lombard Street, ABINGDON OX14 3BJ



P9/26 **Abingdon Development Updates**

- i. **North Abingdon Development** (Original applications: [P17/V1336/O](#) & [P17/V0050/O](#))
 - Work on Twelve Acre Drive is continuing being due to finish on Friday 5th June.
 - Work is to start on the Peachcroft / Oxford Road roundabout on Monday 8th June with 4-way traffic lights installed. This section of work is expected to take 4 weeks.
 - Cllr Nathan Ley has publicised detailed plans of the Oxford Road and roundabout work on his social media.
 - A website is being hosted by RPG who manage the whole development site to provide residents with updates on the central land and community developments and on the roadworks including the Oxford Road / Peachcroft / Twelve Acre Drive roundabout, and Oxford Road roundabouts.
 - Link to the website: <http://www.northabingdon.co.uk/>
- ii. **Culham Development** (Original application: [P24/S1759/O](#))
 - Preparation work on the site is ongoing.
 - Work on the road corridor between A34 Milton Interchange and B4015 North of Clifton Hampden is ongoing.
 - There is no further news on the Culham No 1 site development.
- iii. **Dalton Barracks Development** (Link to Dalton Barrack Gardon Village [website](#))
 - The Dalton Barracks Development team are continuing with the traffic survey which is the largest traffic survey undertaken since Oxfordshire County Council performed the last strategic highways survey.
 - Discussions are ongoing with the White Horse Reservoir to avoid potential conflicts in strategy
 - The Dalton Barracks site is very unlikely to be reactivated due to the age of the infrastructure and work required.
- iv. **White Horse Reservoir / South East Strategic Reservoir Option (SESRO) - Thames Water**

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

The White Horse Reservoir team are currently in the process of community engagement with local residents. As a parish council we can and the planning committee suggests that we do, send an observer to the panel meetings.
- v. **Thames Valley Integrated Care Board (TV ICB)**

This is back between the MP's office, TV/ICB and Town Council councillors and officers to get more detailed information.

- Long Furlong surgery staff have no knowledge of any expansion plans for their surgery although ICB are saying planning confirmed.

P10/26 **Albert Park Conservation Appraisal**

The Albert Park area has been a Conservation Area “area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance” for many years. This gives the area planning protection “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” This aims to ensure that all new development, demolition, advertising etc. are in keeping with the character of the area and trees are protected.

However, the Albert Park Conservation Area currently doesn't have a Conservation Area Appraisal report to support it. This is being rectified with this project.

The project commenced in 2018/19 with representatives from Friends of Abingdon, Albert Park residents' association, Abingdon Town Council representatives, and Mr Grant Audley-Miller (ex VWHDC conservation officer).

Conservation Area summary:

[Map 1](#) shows the original boundaries of the Conservation Area with [Map 5](#) showing the proposed extended boundaries.

Included in the original Conservation Area:

Character Area 1 - Albert Park and Park Road

Character Area 2 -Abingdon School (buildings and playing fields)

New areas proposed to include:

Character Area 3 - Suburban housing and Carswell School. (Lower parts of Conduit and Victoria Roads and Bostock Road).

Character Area 4 - Urban housing. (Exbourne Road and Edward Street).

Summary of reasons for the special interest of the Albert Park Conservation Area (including proposed extension)

- well-preserved example of a high-quality Victorian suburb
- Grade 2 Registered Albert Park at its heart
- Spacious feeling, much green space and many trees
- range of housing types (for different classes)
- Unity of materials and architectural styles
- Institutional facilities (churches, schools) and community ones (former bakery, shop, pub).

The suburb (conservation area including extension) was very much planned as a unified whole. The extension of the conservation area will ensure that character and appearance of the whole area is looked after, and any unlisted buildings such as Trinity Church and Carswell school will gain a level of protection. (To list individual buildings is a different process).

Not having an appraisal doesn't change the level of protection but does provide developers with a design guide and helps planning officers with their decisions.

The [second draft](#) of the appraisal report has been completed and needs to be approved by Abingdon Town Council before being sent to the Vale of White Horse

District Council (VWHDC) for comments and approval. As the conservation appraisal has recommended to extend the boundaries of the conservation area the VWHDC will have to send the appraisal out for public consultation. Further changes can be made during this process. Every address in the affected area will be contacted by post during the consultation process.

The project is aiming for a timescale of 12 months to complete the process.

It was **proposed** by Cllr Haliday, **seconded** by Cllr Giddins and **RESOLVED** that the draft appraisal report was accepted and moved on to the next stage in the approval process. The Chair of Planning is to write to thank Roger Thomas, Grant Audley-Miller and Jackie Smith for their help with the appraisal report.

The Chair of Planning thanked Roger Thomas, Steve Workman and Boris Van Der Ree for attending the meeting.

Documents:

- Albert Park Conservation Area [Draft Report](#)
- Albert Park Conservation Area [Map 1](#)
- Albert Park Conservation Area [Map 2](#)
- Albert Park Conservation Area [Map 5](#)
- Albert Park Conservation Area [Map 6](#)

Please note that maps 3 and 4 will follow later.

P11/26 **Neighbourhood Plan**

The final comments have been received from the Vale of White Horse District Council, and a meeting is scheduled this week between Town Council councillors and officers to discuss.

P12/26 **Joint Local Plan (2041) – South & Vale District Councils**

The Vale of White Horse District Council is holding Regulation 19 consultation update and hearing sessions. Abingdon-on-Thames Town Councillors are planning attend relevant sessions.

P13/26 **Traffic Advisory Committee**

The next meeting of the Traffic Advisory Committee is on: 24th June 2026.

P14/26 **Planning Policy & Legislation changes**

None.

- It was noted that The Vale of White Horse and South Oxfordshire District Councils Head of Planning, Adrian Duffield has now retired.
- The new Head of Planning is due to start on 1st July 2026.

P15/26 **Dates of future meetings**

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

P16/26 **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.

Boris Van Der Ree left the meeting.

P17/26 **Confidential Minutes**

It was **proposed** by Cllr Giddins, **seconded** by Cllr Oates and **RESOLVED** that the confidential minutes of the meeting of the Planning committee of 11th May 2026 be confirmed as an accurate record of the confidential section of the meeting, to be signed by the chair.

P18/26 **Abingdon Developments**

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

P19/26 **HMO Feedback**

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

The meeting closed at: 21:00

Signed:

Date: