



Abingdon-on-Thames Town Council

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Planning committee

Monday 13th July 2026, 7pm

Old Magistrates Court

DRAFT MINUTES

Present:

Cllr Mark Giddins
Cllr Victoria Walker
Cllr Jim Halliday
Cllr Lorraine Oates

Chair
Vice Chair

In attendance:

Jo Blackmore

Clerk to the meeting

SECTION 1 - open to the public and media

A minute's silence was held in memory of Cllr Margaret Crick.

The Planning Committee would like to note Cllr Margaret Crick's service to this committee. The Chair of the Planning Committee, Cllr Mark Giddins would also like to note her good mentorship when he first became a councillor and when she was unable to attend meetings in person, she would communicate her views on the planning applications to him before the meeting.

P37/26 Apologies

Apologies were received from Cllr Sanderson.

P38/26 Declarations of interest

None.

P39/26 Public participation

None.

P40/26 **Minutes**

It was **proposed** by Cllr Giddins, **seconded** by Cllr Oates and **RESOLVED** that the minutes of the meeting of the Planning committee of [22nd June 2026](#) be confirmed as an accurate record of the meeting, to be signed by the chair.

P41/26 **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
P26/V1442/A	Unit F3 Fairacres Marcham Road Abingdon OX14 1TP	No Objections	Granted
P26/V1421/PIP	18A Boxhill Walk OX14 1HB	Object – see below	Granted
P26/V1393/HH	42 Farm Road Abingdon OX14 1LZ	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.	Granted
P26/V1317/HH	1 The Hyde Abingdon OX14 5JG	No Objections	Granted
P26/V1128/HH	61 Austin Place Abingdon OX14 1LU	Abingdon-on-Thames Town Council have no objections subject to maintaining two off road parking spaces.	Granted
P26/V0876/A & P26/V0856/LB	College Oak Peachcroft Road OX14 2SB	No Objections	Granted
P26/V0856/LB & P26/V0855/FUL	6 High Street OX14 5AZ	No Objections	Granted
P26/V0842/LB	11 Thames Street OX14 3HZ	Abingdon-on-Thames Town Council have no objections subject to any comments from the Heritage Officer.	Granted

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P26/V0839/LDP	Units 1, 3, 5 & 7 Blacklands Way OX14 1DY	N/A	Granted
P26/V0756/LB	62 Vineyard OX14 3PB	N/A	Granted
P26/V0635/FUL & P26/V0363/LB	5 High Street, OX14 5BB	See below	Granted
P26/V0521/HH	15 Kempster Close, Abingdon, OX14 3UU	No Objections	Granted
P25/V2665/FUL	Tilsley Park, Dunmore Road, OX14 1PU	12/01/2026 & 13/04/2026 Abingdon-on-Thames Town Council note the updated information and restate that we have no objections providing that the preapplication advice is met.	Granted
P26/V0728/N8A	Aldi Foodstore Ltd, Wootton Road, Abingdon, OX14 1FE	No Objections	Prior Approval Not Required

[P26/V1421/PIP](#)

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.

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

Abingdon-on-Thames Town Council comment: 13/04/2026

Abingdon-on-Thames Town Council have no objections subject to the Heritage Officers approval and look for this to be a no parking application.

Abingdon-on-Thames Town Council note from the application that no work is planned to repair the poor state of the front of the building which we find disappointing.

Abingdon-on-Thames Town Council comment: Object – 01/06/2026

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.

b. The following planning applications were noted:

i. **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/V1673/LDP](#)

28 Larkhill Road Abingdon OX14 1BL

Erection of an outbuilding for a garden gym.

ii. **Planning Application Notifications**

[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 Town Council comment 16/03/2026:

Abingdon on Thames Town Council objects to this application for the following reasons:

- Building external design is significantly different from the original outline permission and is no longer in keeping with Bellway housing development style in appearance and materials.
- Reduced glazing is quoted for solar reasons but glazing has been effectively culled. Five rooflights of the size shown does not appear sufficient to offer a light welcoming environment which will make it more difficult to attract groups to hire multi use community spaces.
- The result appears to be a pent roofed block house in light brown which is not in keeping with the area.

- Reduction in overall size is mentioned, it is smaller but we are unable to quantify as the new plan doesn't size rooms or offer overall dimensions. It merely provides a drawing scale. Neither the Council or residents have the ability to manually scale so fair comparison not possible which needs to be addressed.
- The building is part of a significant major sports and community investment which the original design at outline stage well reflected. Irrespective of the environmental credentials this appears to be a significantly poorer design which will detract from the quality of the overall sports provision.

Abingdon Town Council comment 26/06/2026 to amended application: No Objections

P42/26 **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. **Variation of Conditions**

[P26/V1696/S73](#)

Trinity House Conduit Road Abingdon OX14 1DB

Variation of condition 2(approved plans) on application

P25/V2217/HH - alterations to the external appearance and material details.

Abingdon-on-Thames Town Council comment: No Objections

In view of the Heritage Officers comments Abingdon-on-Thames Town Council has No Objections.

[P26/V2010/S19](#)

52A Ock Street Abingdon OX14 5BZ

Variation of condition 6 and removal of conditions 4 & 5 on Listed

Building Consent [P25/V1838/LB](#)

Abingdon-on-Thames Town Council comment: Comment

Based on the lack of information provided Abingdon-on-Thames Town Council leaves this to the Heritage Officers decision.

b. **New Planning Applications**

The new planning applications from the District Council were considered.

[P26/V1504/FUL](#)

22-26 The Clock House Ock Street Abingdon OX14 5SW

External alterations to the building

Abingdon-on-Thames Town Council comment: No Objections

[P26/V1404/A](#) & [P26/V0829/LB](#) (amended plan)

123C Ock Street Abingdon OX14 5DL

Erect an non- illuminated sign and install window graphics. None

are currently installed.

Abingdon-on-Thames Town Council response to [P26/V0829/LB](#) - 01/06/2026

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.

Abingdon-on-Thames Town Council comment 13/07/2026: No Objections

[P26/V1670/FUL](#)

20B Ock Street Abingdon OX14 5BZ

1 Replacement PVCu window to front 1st floor

Abingdon-on-Thames Town Council comment: Objects

Abingdon-on-Thames Town Council objects, supporting the Heritage Officers comments.

[P26/V1632/HH](#)

16 Crosslands Drive Abingdon OX14 1JY

Retrospective Garden room outbuilding, replacing existing damaged garden shed.

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have the following concerns:

- Based on the plans submitted question whether this is a straight shed replacement.
- With the facilities included it could be used as additional accommodation.

Abingdon Town Council would like to see conditions imposed on overnight usage.

[P26/V1984/A](#) & [P26/V1985/LB](#) (Crown & Thistle)

18 Bridge Street Abingdon OX14 3HS

Erection of illuminated and non-illuminated signs to exterior of the building.

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have No Objections in principle subject to the Heritage Officer's comments and decision and the below:

- Abingdon-on-Thames Town Council would like the spelling of Abingdon-on-Thames on all places the town name is used to include the hyphens.
- That the hanging sign does not impede HGVs and busses.

[P26/V1842/HH](#)

22 Radley Road Abingdon OX14 3PQ

Single-storey rear extension, along with ground floor and first floor alterations.

Abingdon-on-Thames Town Council comment: No Objections

[P26/V1892/LB](#)

189 Ock Street Abingdon OX14 5DW (The White Horse)

Repairs and refurbishment works to existing Grade II Listed outbuilding, including roof repairs, timber repairs, repairs to cupola and rainwater goods, lime plaster and pointing repairs.

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have No Objections subject to the Heritage Officers comments and approval.

[P26/V1861/HH](#)

17 Ethelhelm Close Abingdon OX14 2RE

Proposed 2 storey side extension, new front porch with conversion of existing garage.

Abingdon-on-Thames Town Council comment: Comment

Abingdon-on-Thames Town Council have No Objections in principle subject to Oxfordshire County Council's parking regulations are met because the planning application involves shortening the driveway and adding an extra bedroom.

[P26/V1868/HH](#)

Little Garth Larkhill Road Abingdon OX14 1BJ

Proposed new front pitched-roof canopy and the installation of a rooflight to the front roof slope.

Abingdon-on-Thames Town Council comment: No Objections

[P26/V1689/HH](#)

9 Mattock Way Abingdon OX14 2PB

Proposed conversion and alterations of existing garage into a granny annexe and new parking space

Abingdon-on-Thames Town Council comment: No Objections

[P26/V1688/HH](#)

19 Caldecott Close Abingdon OX14 5HA

Single storey side extension

Abingdon-on-Thames Town Council comment: No Objections

[P26/V2190/HH](#)

Primmoore Radley Road Abingdon OX14 3SN

Alterations and rear extension and associated works

Abingdon-on-Thames Town Council comment: No Objections

P43/26 Other Consultations

The following were noted.

a. **Public consultation on B4017 Bath Street Proposed Permit Parking Restrictions**

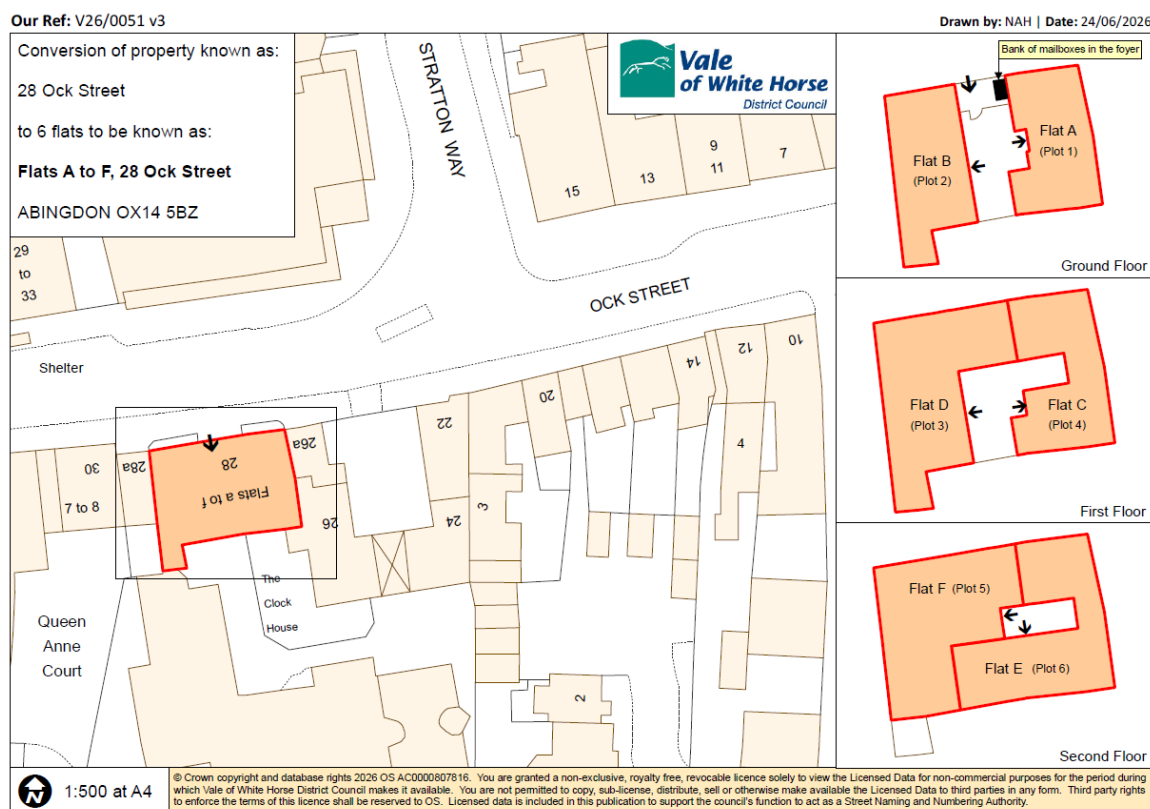
Oxfordshire County Council consulted on the proposal to convert some of the shared-use parking provision (approx. 7-8 vehicle lengths) on the B4017 Bath Street to 'Permit Holders Only' parking during the operational hours of Monday to Saturday, 8am-6pm (outside of these hours, parking will be unrestricted). The proposals – which have been put forward following a review after complaints from residents about the lack of available parking for permit holders – seek to help protect the parking amenity that runs through the area, and to help provide - equitable provision of permit holder parking for residents in the immediate vicinity. Please find the following consultation documents attached:

- [Public Notice](#),
- [Statement of Reasons](#),
- [Consultation Plan](#),
- [Draft Traffic Regulation Order](#).

Abingdon-on-Thames Town Council response to the consultation:

Abingdon-on-Thames Town Council recognises the need for residents to have parking close to their homes and welcomes sensible review and amendments for permit holders.

b. Conversion of property known as: 28 Ock Street to 6 flats to be known as: Flats A to F, 28 Ock Street, ABINGDON OX14 5BZ



P44/26 **Abingdon Development Updates**

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

The 4 way traffic lights phase at Oxford Road/Peachcroft roundabout completed 1.5 days ahead of schedule and traffic management was lifted immediately, helping Oxford Bus services return to normal.

The current phase by Bellway Homes will last 5 weeks with traffic lights along Twelve Acre Drive. Work appears slower than hoped, the Technical Director has been chased and it will be raised at the next developer Forum on Wednesday 15th July. Where David Wilson Homes will be asked to confirm that they are ready to start on the next phase of works immediately to get as much of the roadworks completed during the school holidays.

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

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

HIF1 work and preparation work on the development site is continuing.

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

There is a Defence Infrastructure meeting later in the week where it is expected that the 'Strategic Stakeholder Group' will be confirmed. Abingdon-on-Thames Town Council are pushing for TV ICB to be included as part of this group.

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

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

The reservoir engagement meeting in Abingdon occurred to which very few residents attended. A Marcham resident was concerned over the impact on traffic between Marcham and the A34. It was noted that there was a lack of awareness of what was currently going on in Abingdon.

- v. **Thames Valley Integrated Care Board (TV ICB)**

Abingdon-on-Thames Town Councils next action will depend on the members of Strategic Stakeholder Group created for the Dalton Barracks development. If TV ICB become a member Abingdon will monitor the engagement they have with Dalton Barrocks.

P45/26 **Albert Park Conservation Appraisal**

The thank you letters have been drafted and are due to be sent out.

Action: Chase the Albert Park Conservation Appraisal application with the Vale of White Horse District Council.

P46/26 **Neighbourhood Plan**

All the comments have been incorporated. The maps etc need to be renumbered.

Abingdon's Neighbourhood Plan is being benchmarked against Faringdon (10 years ago) and Wantage's (last year) Neighbourhood Plans as they are similar towns to Abingdon and look very professional. They were both completed by Blue Stone Planning who the council are going to contact to see if they will do the final polish and format on Abingdon's Neighbourhood Plan before submission to the Vale of White Horse District Council. Hopefully with their experience the plan will progress with a shortened timescale.

P47/26 Joint Local Plan (2041) – South & Vale District Councils

The second stage of public hearings for the South and Vale Joint Local Plan occurred between 7th and 9th July 2026. The hearings covered; Legal and Procedural, Maintaining Effective Cooperation, Vision, Objectives and Spatial Strategy, and The Housing Target/Requirement.

P48/26 Traffic Advisory Committee

The minutes from the Traffic Advisory Committee of 24th June 2026 will be deferred to the next meeting.

P49/26 Planning Policy & Legislation changes

The following were noted.

- i. South & Vale District Councils have issued the following news articles
 - [Joint statement from South Oxfordshire and Vale of White Horse District Councils on local devolution](#)
The leaders of South Oxfordshire and Vale of White Horse District Councils have reaffirmed their commitment to working constructively and collaboratively with all partners and the government on discussions around a new strategic authority that would cover the Thames Valley.
 - [What happens after the government approves a local government reorganisation proposal?](#)
Once the government decides to approve a local government reorganisation (LGR) proposal, the real work begins. While the decision itself is a major milestone, it's only the start of a long, carefully managed transition designed to make sure services continue smoothly and residents are supported every step of the way.
 - [Heard of local government reorganisation? How does it work?](#)
Local government reorganisation (LGR) might sound complicated, but at its heart, it's simply about redesigning how councils work so services are easier to access, more efficient and more financially sustainable.
- ii. It was noted that the planning regulations are changing in October. More details will follow.

P50/26 **Dates of future meetings**

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

P51/26 **Exclusion of the public, including the Press**

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

P52/26 **Confidential Minutes**

It was **proposed** by Cllr Oates, **seconded** by Cllr Giddins and **RESOLVED** that the confidential minutes of the meeting of the Planning committee of [22nd June 2026](#) be confirmed as an accurate record of the confidential section of the meeting, to be signed by the chair.

P53/26 **Abingdon Developments**

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

The meeting closed at: 8:05

Signed:

Date: