

Notice of a meeting of the

Planning and Development Committee

Tuesday 4th June 2024 at 7:30pm

All Saints Room, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Tuesday 4th June 2024 at 7.30pm.

Admission of the public and media

The Council welcomes members of the public to its meetings in accordance with the Public Bodies (Admission to Meeting) Act 1960.

Reports and minutes

We add reports and minutes to our website.

Recording, photographs, and filming

The press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such members of the public may be recorded or photographed during the meeting.

We ask that anyone wishing to record or photograph the meeting notifies the Chair before the start of the meeting.

Public participation

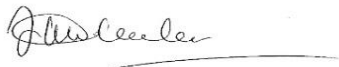
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

At the relevant time during the meeting, the Chair will invite members of the public to present their questions, statements, or petitions.

To find out about participation, please email the Planning and Estate Officer at aguzinski@didcot.gov.uk.

AGENDA

1. To elect a Chair of the Committee
2. To elect a Vice Chair of the Committee
3. To receive apologies
4. To receive declarations of interest
Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct
5. To review the Planning and Development Committee Terms of Reference (attached)
6. To approve the draft minutes of the meeting held on 8th of May 2024 (attached).
7. Questions on the minutes as to the progress of any item
8. To note as listed: correspondence regarding planning matters
9. To note the erection of 4 flats
10. To note the erection of 1 new residential dwelling
11. To consider as listed: applications for certificates of lawful development and information only
12. To consider as listed: planning applications
13. To note as listed: planning appeals
14. To note as listed: planning applications approved
15. To note as listed: planning applications refused
16. To note as listed: planning applications withdrawn
17. To note as listed: planning applications referred
18. To receive an update from the Neighbourhood Plan Team



Janet Wheeler
Town Clerk
29th May 2024

Voting committee members

Cllr David Rouane (Acting Chair)
Cllr Hugh Macdonald (Acting Vice Chair)
Cllr Stephen Cole
Cllr Sarah Nohre
Cllr Nick Hards
Cllr Denise Macdonald
Cllr Anthony Hudson

Substitute committee members

Cllr Gavin Roberts
Cllr Andrew Jones
Cllr Zia Mohammed
Cllr Jim Loder
Cllr Luke Hislop
Cllr James Broadbent
Cllr George Ryall

Terms of Reference

Planning and Development Committee



1. The Planning and Development Committee is a Committee of the Town Council (under S.101 of the Local Government Act 1972).
2. The Committee shall operate within the Town Council's Standing Orders and Financial Regulations.
3. The Committee shall be a Standing Committee (to be re-appointed at the Annual Meeting or Mayor-making) comprising 7 Town Councillors.
4. The quorum shall be four Councillors.
5. The Committee shall elect its own Chair and Vice Chair at its first meeting following the Annual Meeting of the Town Council or Mayor-making.
6. Number of meetings in an ordinary year: 17 times at intervals of approximately every three weeks to meet reply deadlines, and others as appropriate and as determined by the Committee.
7. Notice of meetings shall be in accordance with public notice requirements as set out in the Public Bodies (Admission to Meetings) Act 1960.
8. Minutes of the Committee meetings shall be prepared by the Clerk of the meeting and submitted to the next Committee meeting for approval. The draft minutes shall be submitted to the Council for information.
9. The Committee shall be responsible for –
 - Considering and responding to planning applications
 - Issues affecting traffic, highways and transport
 - Issues arising from planning consents
 - Considering and responding to licensing consultations
 - Naming of streets
10. In addition to the broad areas raised above the Committee will have the following areas of responsibility:
 - Public Services – to act as the consultee, make representations, and support as required all matters relating to
 - housing strategy

- public/community transport including Local Transport Plans
- utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
- waste infrastructure
- mineral extraction
- planning policy changes

11. The Committee shall have delegated authority to spend within its authorised annual budget.

12. Policy issues should be referred to full Council.

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 8th May 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr H Macdonald (Vice Chair)
Cllr S Cole
Cllr S Nohre
Cllr N Hards
Cllr L Hislop
Cllr A Hudson

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Public:

Cllr A Jones attended the meeting as a non-voting member.
One other member of the public attended the meeting.

262. To receive apologies

No apologies were received.

263. To receive declarations of interest

Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct

No declarations were made.

264. To approve the draft minutes of the meeting held on 17th April 2024
(attached)

It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and **RESOLVED** to **approve** the minutes as a true and accurate record of the meeting, and note them as such.

All members agreed.

265. Questions on the minutes as to the progress of any item

There were no questions on the minutes.

266. To note as listed: correspondence received regarding planning matters

No correspondence was received.

267. To note the erection of 158 new residential dwellings

The Committee noted the erection and numbering of 158 new residential dwellings.

268. To note the erection of 86 new residential dwellings

The Committee noted the erection of two new residential dwellings.

269. Applications for certificates of Lawful Development and Information only

The Committee noted the below listed applications for certificates of lawful development:

8a)	Application	P24/S1088/LDP	21 Foxhall Road Didcot OX11 7AQ
	Proposal	Replace existing 8x12 ft shed with a 10x20ft shed.	
8b)	Application	P24/S1247/LDP	67 Warner Crescent Didcot OX11 8JY
	Proposal	Change of use from C3 Dwelling House to C4 House in Multiple Occupation (HMO).	
8c)	Application	P24/S1324/LDP	27 Mowbray Road Didcot OX11 8ST
	Proposal	Creation of a single storey rear and side extension.	
8d)	Application	P24/S0861/LDE	Edmonds Park Park Road Didcot OX11 8RF
	Proposal	Permanent retention of two welfare units provided to the community on the concrete slab at Edmonds Park. Unit one is a changing facility	

		and is 32ftx10ftx8ft (33 cubic metres) and unit two is a toilet block and is 16ftx9ftx8ft (73 cubic metres). They are required for the purposes of the function exercised by Didcot Town Council for the recreational use of the park and facilities and can be hired by clubs and community groups.
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PUBLIC PARTICIPATION

Cllr D Rouane suspended standing orders to allow the member of the public to address the Committee.

The resident spoke about agenda item 9d) – *Planning application P24/S0765/FUL - 67 Warner Crescent Didcot OX11 8JY* and raised their concerns regarding the effects of increased parking in the area.

The resident explained that the area already suffers with excessive on-road parking, as many of the houses do not have a dropped kerb for driveway access. The resident also noted the change of use to a House in Multiple Occupation and had concerns that the proposed extension would not be able to accommodate all the occupants with an individual parking space.

The area is also located a fair distance away from town centre and any travel links, and therefore many residents rely on a vehicle for travelling.

The Committee thanked the resident, and reinstated standing orders.

270. To consider as listed: Planning Applications

The Committee **agreed** to move agenda item 9d) – *Planning application P24/S0765/FUL - 67 Warner Crescent Didcot OX11 8JY*, out of order.

9d)	Application	P24/S0765/FUL	67 Warner Crescent Didcot OX11 8JY
	Proposal	Demolition of existing double garage and construction of two 1-bed flats in one block as extension to 67 Warner Crescent.	
	Response date	10 th May 2024 (extended from 7 th May 2024)	
	Agreed response	It was proposed by Cllr H Macdonald, seconded by Cllr S Cole, and RESOLVED to object to this application with the following comments: The Committee would like to object to this application on the grounds of inadequate parking provisions, especially considering the recent change of use to a House in Multiple Occupation. (Ref: 262339) All members agreed.	

The remaining items were discussed in order.

9a)	Application	P23/S0441/S73	88 Broadway Didcot OX11 8AB
	Proposal	Variation of condition 5(Restricted Hours) on application P18/S2805/FUL to extend opening times to 9am-1am Sunday-Thursday and 9am-1:30am Fridays and Saturdays. (Change of use from retail (Class A1) to a hot food takeaway (Class A5) and new rear extension at the rear and new raised parapet wall to the side)	
	Amendment	No. 1 - dated 12th April 2024	
	Response date	10 th May 2024 (extended from 26 th April 2024)	
	Previous comments	Although the Town Council would like to object to this application on the grounds of noise and disruption, local planning history for a similar establishment a few doors down applied for the same thing a few years ago and won at appeal, even though DTC objected and SODC refused the application at their Planning Committee meeting. Therefore, the Committee feels there is no point in objecting	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to object to this application with the following comments: The Committee would like to object to this application on the grounds of increased noise and nuisance for the residential houses located nearby, and supports the comments made by the Crime Prevention Team and the Environmental Protection team regarding the inconsistencies in the proposed opening hours. (Ref: 262341) All members agreed.	
9b)	Application	P24/S1206/FUL	Aldi Broadway Didcot OX11 8ET
	Proposal	Erection of replacement plant, enclosure, and associated works.	
	Response date	10 th May 2024 (extended from 3rd May 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 262343) All members agreed.	
9c)	Application	P24/S1129/S73	Land at Lady Grove Didcot OX11 9BP
	Proposal	Variation of condition 1 (Approved plans), 2 (Tree Protection (Detailed) and 3 (Tree pits design) on application P22/S3532/RM (All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O)	
	Response date	10 th May 2024 (extended from 3rd May 2024)	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and RESOLVED to object to this application with the following comments: The Committee would like to object to this application, based on the comments made by the Forestry Officer and the Landscape Architect. (Ref: 262345)	

		All members agreed.	
9e)	Application	P24/S1258/HH	24 Slade Road Didcot OX11 7AT
	Proposal	Single and two storey extensions	
	Response date	11 th May 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 262347) All members agreed.	
9f)	Application	P23/V2693/FUL	Zulu Farmhouse Didcot Road Harwell Didcot OX11 6DN
	Proposal	The demolition of a conservatory and construction of a single storey extension (in place of the conservatory), construction of an access road, change of use from a 5-bedroom house (Use Class C3) to a 9-bedroom/10-person HMO (Sui Generis), and installation of 9no. solar panels on the roof. (As amended by plans received 15 April 2024 altering extension and adding solar panels, reducing bedrooms from 10 to 9, additional access details and additional arboricultural report)	
	Amendment	No. 1 - dated 15th April 2024	
	Response date	10 th May 2024 (extended from 7 th May 2024)	
	Previous comments	Didcot Town Council s Planning and Development Committee would like to see an inclusion of lighting on the entrance to the site, as the current access is not sufficiently lit up. The Committee would also like to question if the existing trees would be disturbed.	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application, with the following comments : The Committee would like to see a clarification of which access road will be used, as per the comments made by the Highways Team. (Ref: 262348) All members agreed.	
9g)	Application	P24/S0190/FUL	32-34 Wantage Road Didcot Oxon OX11 0BT
	Proposal	Change of use and alterations to form two ancillary staff living accommodation bedrooms and associated works. (As clarified by Agent's email dated 10 April 2024).	
	Amendment	No. 1 - dated 10th April 2024	
	Response date	10 th May 2024 (extended from 7 th May 2024)	
	Previous comments	Didcot Town Council s Planning and Development Committee would like to object to this application, due to the lack of easy access to the proposed accommodation, especially for emergency services. The cold storage looks to be impeding on the larger pathway, leaving only the small pathway for accessing the dwelling.	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr S Cole, and RESOLVED to continue the previous objections , and support the comments made by the Highways Team. (Ref: 262349)	

		All members agreed.	
9h)	Application	P24/S1313/HH	18 Wheatfields Didcot OX11 0BQ
	Proposal	First floor side extension, single storey rear extension & interior alterations	
	Response date	15 th May 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 262350) All members agreed.	
9i)	Application	P24/S1345/HH	14 Tavy Close Didcot Oxon OX11 7XR
	Proposal	Single storey rear extension in place of conservatory.	
	Response date	16 th May 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 262351) All members agreed.	
9j)	Application	P24/S1291/HH	39 Manor Road Didcot OX11 7JZ
	Proposal	Extension of existing roof and dormer.	
	Response date	18 th May 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 262352) All members agreed.	
9k)	Application	P24/S1346/HH	36 Icknield Close Didcot Oxon OX11 7AU
	Proposal	Construction of single storey rear extension	
	Response date	21 st May 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 262353) All members agreed.	
9l)	Application	P24/S1386/HH	26 Bowmont Water Didcot OX11 7GE
	Proposal	Demolition of existing conservatory and construction of new single storey rear extension	
	Response date	24 th May 2024	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 262354) All members agreed.	

271. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

272. To note as listed: Planning Applications approved.

The Committee noted the approved applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S0747/HH	Erection of first floor side extension. 6 Cole Court Didcot OX11 7XL
No objections	P24/S0854/FUL	Demolition of part of existing day hospital and the erection of 2 detached supported living units, associated support & staff unit and associated parking and external works. 95 Wantage Road Didcot OX11 0AF
Didcot Town Council's Planning and Development Committee have no objections to this application, however the Committee supports the comments made by the Forestry Officer.	P24/S0325/HH	Erection of a 7.5m x 3.5m timber log cabin in the rear garden to be used as an office/leisure room. (As amended by description 06 March 2024.) (Additional information received 18 March 2024). 18 East Street Didcot OX11 8EJ
Didcot Town Council's Planning and Development Committee would like the bus stops to be recessed in a lay-by, rather than being on the road, to reduce the impact on traffic. The Committee would also like to point out that in the current proposal, the bus shelters would be impeding on the pedestrian pathway, the tactile paving on the pedestrian crossing points would impede the cycle path, and the proposed cycle storage would impede on both paths. The	P19/S0720/O	Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use, allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters. (As revised by information received 22 January 2021 and updated Parameter Plan and Biodiversity Calculations received 5 May 2021 and as amended by highway plan received 15 January 2024).

Committee would also like to question the spacing between the zig-zag lines for the pedestrian crossing and the bus stop.		Land at Ladygrove East Didcot
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273. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

274. To note as listed: Planning Applications withdrawn

The Committee noted the withdrawn applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
N/A	P24/S0758/LDP	Insertion of four rooflights across two roof slopes to rear of building to create a new room in first floor loft space. Busby House Dental Practice 13 Hagbourne Road Didcot OX11 8DP

275. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

276. To discuss the Flood Resilience proposals (Cllr D Rouane)

Cllr D Rouane introduced the idea of flood resilience plans to the Committee and explained their importance. Cllr D Rouane further stated that upon some research, it was discovered that most local parishes had created their own plans to support residents in case of flooding in the area.

Historically, flood support in form of sandbags was given by the District Council, however due to difficulties with deliveries, it was decided that local parishes would be more suitable to keep and deliver support for flooded areas.

Cllr D Rouane explained that while Didcot does not experience flooding frequently, it would be beneficial to have an idea of where the key areas of interest are, and how they could be supported.

It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and **RESOLVED** to create a **recommendation** to the Full Council to create a Floor Resilience Working Group, which will report to the Planning and Development Committee.

All members agreed.

277. To receive an update from the Neighbourhood Plan Team

Cllr H Macdonald gave a brief update and informed the Committee about a meeting with the SODC Neighbourhood Plan team, which will be held on Microsoft Teams on the 13th of May 2024 at 19:00.

The meeting closed at 20:30

Signed _____

Date _____

Agenda continued.

1. To elect the Chair of the Committee

2. To elect the Vice Chair of the Committee

3. To receive apologies

4. To receive declarations of interest

Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct

5. To review the Planning and Development Committee Terms of Reference (attached)

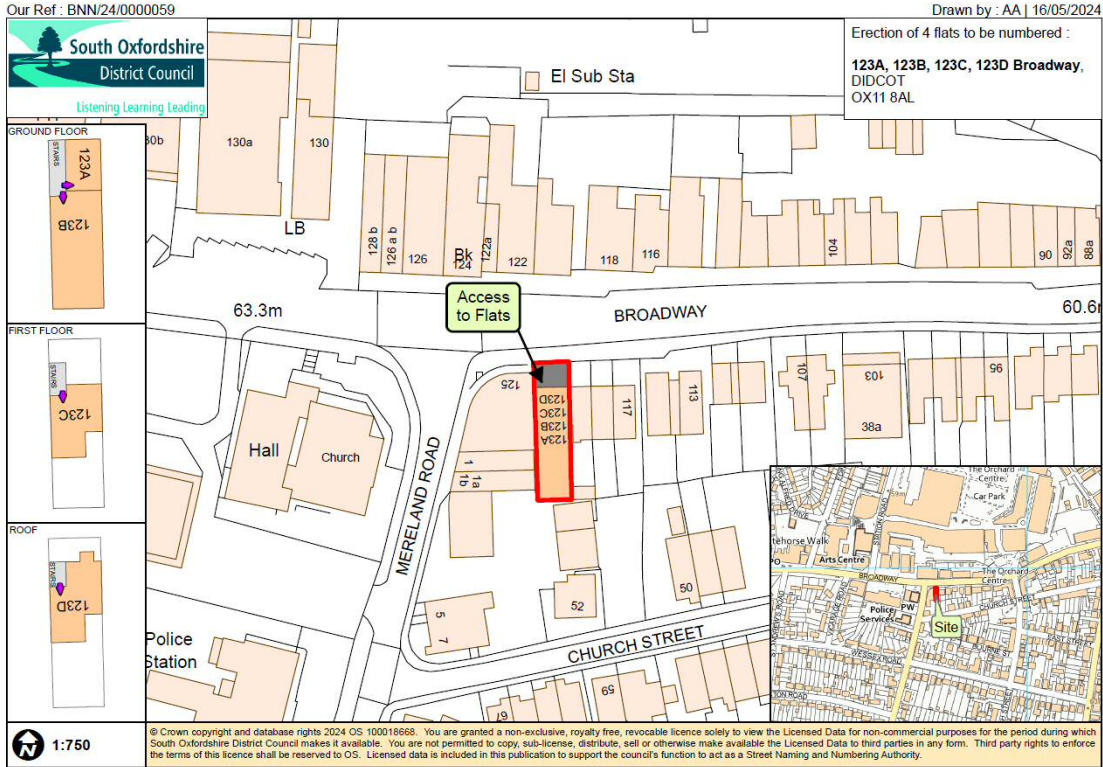
6. To approve the draft minutes of the meeting held on 8th May 2024 (attached)

7. Questions on the minutes as to the progress of any item

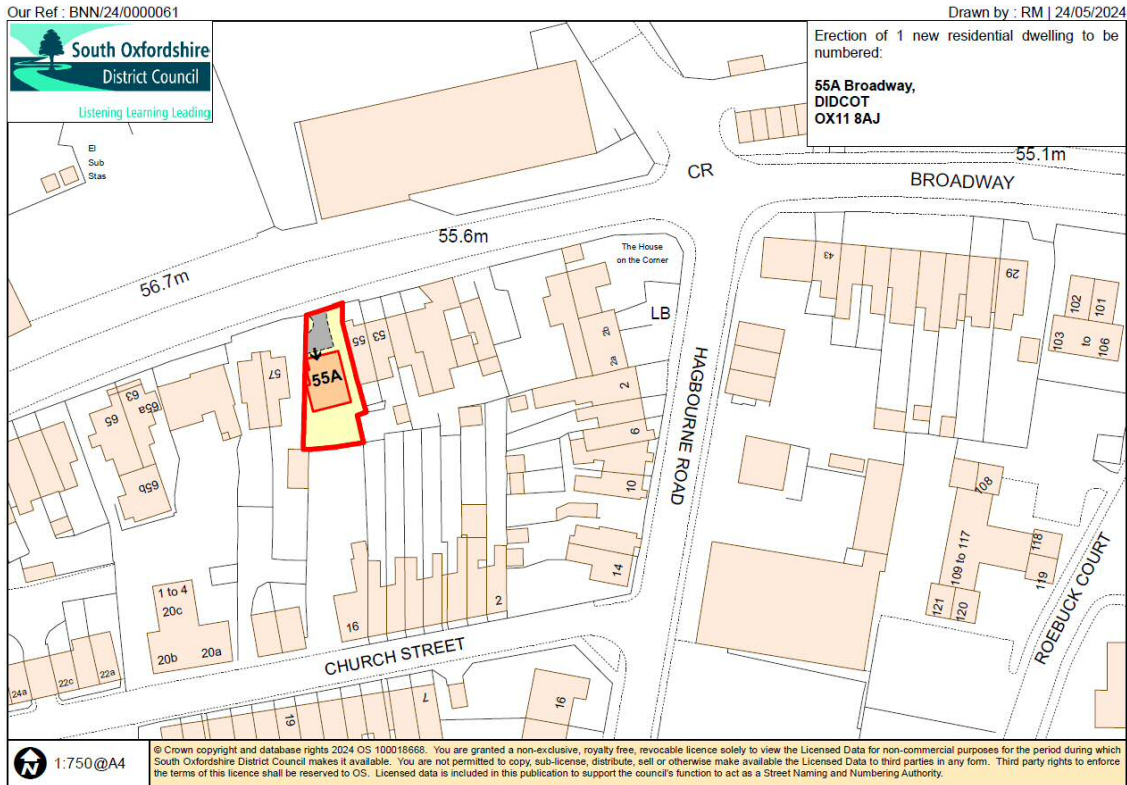
8. To note as listed: correspondence received regarding planning matters

Item	Date received	Received from	Sent to Members	Details
8a)	13/05/2024	OCC	29/05/2024	To inform DTC about the experimental TROs to be implemented on Lydalls Close (western section)

9. To note the erection of 4 flats



10. To note the erection of 1 new residential dwelling



11. Applications for certificates of Lawful Development and Information only

None received

12. To consider as listed: Planning Applications

12a)	Application	P24/S1430/HH	18 Samor Way Didcot OX11 8RF
	Proposal	Rear extension & loft conversion.	
	Response date	6 th June 2024 (extended from 29 th May 2024)	
	Agreed response		
12b)	Application	P24/S1420/FUL	6 Park Road Didcot OX11 8QW
	Proposal	Change of use to residential Family Residential Centre.	
	Response date	6 th June 2024 (extended from 31 st May 2024)	
	Agreed response		
12c)	Application	P24/S1405/HH	4 Darcey Lode Didcot OX11 7UB
	Proposal	First floor extension over existing garage.	
	Response date	5 th June 2024	
	Agreed response		

12d)	Application	P24/S1481/HH	36 Freeman Road Didcot OX11 7DD
	Proposal	Proposed ground floor rear extension	
	Response date	5 th June 2024	
	Agreed response		
12e)	Application	P24/S1486/HH	6 Slade Road Didcot Oxon OX11 7AP
	Proposal	Demolition existing garage; erection single storey rear and side extension together with front porch.	
	Response date	7 th June 2024	
	Agreed response		
12f)	Application	P24/S1439/RM	Willowbrook Park Phase 4B North East Didcot
	Proposal	Reserved Matters Application following Outline Approval P15/S2902/O in respect of 64 dwellings for Phase 4B including affordable housing, car parking, open space, landscaping, and associated works. Reserved Matters seeking consent: Appearance, Landscaping, Layout and Scale.	
	Response date	7 th June 2024	
	Agreed response		
12g)	Application	P24/S1560/HH	41 High Street Didcot OX11 8EG
	Proposal	Proposed two storey side extension, internal alterations, demolition of existing conservatory and all associated works.	
	Response date	8 th June 2024	
	Agreed response		
12h)	Application	P24/S1492/FUL	Cornerstone Arts Centre 25 Station Road Didcot Oxfordshire OX11 7NE
	Proposal	To erect an external staircase and edge protection on the roof of the cornerstone arts centre. This is to allow access to the roof as part of the public sector decarbonisation scheme (PSDS). The council have secured a government grant to install air source heat pumps and solar panels. The staircase and edge protection is required to allow prospective contractors access to the roof.	

	Response date	11 th June 2024	
	Agreed response		
12i)	Application	P24/S1535/FUL	Wallingford Road Didcot Oxfordshire OX11 9BJ
	Proposal	New high ball stop fencing around driving range outfield.	
	Response date	13 th June 2024	
	Agreed response		
12j)	Application	P24/S1594/HH	4 Daniel Shepherd Avenue Didcot OX11 6BS
	Proposal	Installation of air source heat pump	
	Response date	13 th June 2024	
	Agreed response		
12k)	Application	P24/S1291/HH	39 Manor Road Didcot OX11 7JZ
	Proposal	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024).	
	Amendment	No. 1 - dated 20th May 2024	
	Response date	13 th May 2024	
	Previous comments	No objections.	
	Agreed response		
12l)	Application	P24/S1569/HH	28 Cromwell Drive Didcot Oxon OX11 9RB
	Proposal	Demolition of existing conservatory, erection of single storey rear extension	
	Response date	14 th June 2024	
	Agreed response		
12m)	Application	P24/S1592/HH	10 Calder Way Didcot OX11 7QG
	Proposal	Single storey rear extension and infill porch to front.	
	Response date	19 th June 2024	
	Agreed response		

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13. To note as listed: Planning Appeals.

None received.

14. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S0844/HH	Demolition of existing rear single storey extension, construction of new single storey side and rear extension. (Amended Certificate of Ownership received 3 April 2024). 46 Haydon Road Didcot OX11 7JR
No objections	P24/S0880/HH	Single storey side extension with x1 skylight installed, garage conversion with x2 sun tunnels, new dark composite cladding to front elevation and porch, timber columns with cladding supporting canopy, new timber trellis proposed along the top of the existing brick wall, and changes to the fenestration. 1 Juniper Way Didcot OX11 6AA
No objections	P24/S1005/HH	Two storey front extension, single and two storey extensions to the rear. 35 Queensway Didcot OX11 8LY
No objections	P24/S1206/FUL	Erection of replacement plant, enclosure, and associated works. Aldi Broadway Didcot OX11 8ET

15. To note as listed: Planning Applications refused

None received.

16. To note as listed: Planning Applications withdrawn

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
The Committee noted that this development will require some trees to be removed, and therefore the Committee would like to see a condition to ensure that there is no net loss in biodiversity	P24/S1012/HH	Two storey side annex with two storey rear extension, minor opening changes to front facade. 3 Elbourne Didcot OX11 0BL
Didcot Town Council's Planning and Development Committee would like to object to this application on the grounds of inadequate parking provisions, especially considering the recent change of use to a House in Multiple Occupation.	P24/S0765/FUL	Demolition of existing double garage and construction of two 1-bed flats in one block as extension to 67 Warner Crescent. 67 Warner Crescent Didcot OX11 8JY

17. To note as listed: Planning Applications referred

None received.

18. To receive an update from the Neighbourhood Plan Team