

## Notice of a meeting of the

### **Planning and Development Committee**

Wednesday 4<sup>th</sup> October 2023 at 7:30pm

All Saints Room, Civic Hall, Didcot



**Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 4th October 2023 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**

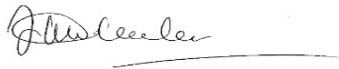
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 Allotments Officer at [aguzinski@didcot.gov.uk](mailto:aguzinski@didcot.gov.uk).

## AGENDA

1. To receive apologies
2. 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
3. To approve the draft minutes of the meeting held on 13th September 2023 (attached).
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. To note the erection of 1 new residential dwelling to be known as: Britwell Lodge
7. To consider as listed: applications for certificates of lawful development and information only
8. To consider as listed: planning applications
9. To note as listed: planning appeals
10. To note as listed: planning applications approved
11. To note as listed: planning applications refused
12. To note as listed: planning applications withdrawn
13. To note as listed: planning applications referred
14. To receive information regarding a Neighbourhood Plan from the Neighbourhood Planning Team



Janet Wheeler  
**Town Clerk**  
28<sup>th</sup> September 2023

### **Voting committee members**

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

### **Substitute committee members**

Cllr Gavin Roberts  
Cllr Andrew Jones  
Cllr Zia Mohammed  
Cllr Jim Loder  
Cllr Denise Macdonald  
Cllr James Broadbent  
Cllr George Ryall

## Didcot Town Council

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### Minutes of the

# Planning and Development Committee

Wednesday 13<sup>th</sup> September 2023 at 7:30pm  
All Saints Room, Civic Hall, Didcot



#### **PRESENT**

##### **Councillors:**

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

##### **Officers:**

A Guzinski (Planning and Allotments Officer [minutes])

##### **Public:**

2 members of the public attended.

#### **99. To receive apologies**

Apologies were received from Cllr H Macdonald.

No other apologies were received.

#### **100. 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 interests were declared.

#### **101. To approve the draft minutes of the meeting held on 23<sup>rd</sup> August 2023**

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.

## 102. Questions on the minutes as to the progress of any item

There were no questions on the minutes.

## Public Participation

The Chair suspended Standing Orders to allow the members of the public to address the Committee.

One member of the public and one representative from Cala Homes had registered to speak.

The Cala Homes representative spoke about agenda item 9(h) – *Planning Application P23/S2883/RM, Cala Homes Phase 6 Wellington Down Land at North East Didcot.*

The representative gave a brief outline of the Reserved Matters application and updated the Committee on the ongoing and proposed works on the development, stating that other Reserved Matters were previously approved, and that a revised housing mix plan was being developed. The representative also stated that the site had received letters of interest from local housing associations.

Cllr D Rouane enquired about the layout and proximity of the affordable housing arrangements, as the houses marked for affordable housing were located in one area of the development rather than being spread out.

The representative explained that it was based on an agreement with a housing association, as they had requested that the houses be located within one area so that it would be easier to manage and maintain.

Cllr D Rouane explained that this is contrary to the District Council's guidance to spread out the affordable housing throughout the site.

Cllr N Hards questioned why the affordable housing area is located far away from the main roads and other developments.

The representative explained that the next development phase will be built close to the current phase and create additional housing and walkways. The representative also outlined the proposed pathways and roads which will better link up the houses to other infrastructure.

Cllr L Hislop queried the low carbon construction strategy.

The representative explained that the building regulations were changed since the other parcels were developed, and that the developers have a sustainability commitment, and a Carbon Neutral 2030 goal.

The Chair thanked the speaker and invited the member of the public to speak.

The member of the public spoke in regard to agenda items 9(b) and 9(h).

The member of the public stated that application 9(h) lacked the inclusion of health facilities, and the phasing of the site is poor, as the facilities will not be built in time to accommodate the residents. The area is also secluded from the main part of the town. The development could also increase traffic on a usually quiet road.

The member of the public then spoke about application 9(b), stating that the health facility would take between 5-10 years to be built, which will be out of phase with the rest of the developments in the town. The member of the public also spoke regarding the proposed roundabouts within the development, stating that they could generate traffic issues if both roundabouts are developed concurrently.

The Chair thanked the speaker and reinstated Standing Orders.

The Chair proposed that agenda item 9(h) be moved forward to better accommodate the representative. All members agreed.

### 103. To consider as listed: Planning Applications

9h)	Application	<a href="#">P23/S2883/RM</a>	Cala Homes Phase 6 Wellington Down Land at North East Didcot
	Proposal	Reserved Matters following Outline Approval P15/S2902/O for the appearance, landscaping, layout and scale of a development comprising 179 dwellings together with associated landscaping and infrastructure. (Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavillion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or childrens day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure)	
	Response date	20 <sup>th</sup> September 2023	

	<b>Agreed response</b>	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251859</b> ) All members agreed.
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**104. To note as listed: correspondence received regarding planning matters**

The Committee noted the correspondence received.

It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and **RESOLVED** to draft and send a letter to the Secretary of State and the Planning Inspectorate to emphasise the Council's support for the HIF 1 Scheme, and outline its importance.

Votes IN FAVOUR: 5, votes. AGAINST: 1 vote. The proposal **PASSES**.

Cllr L Hislop agreed to represent Didcot Town Council at the South Oxfordshire District Council's Planning Committee meeting regarding planning application P23/S1226/FUL. All members agreed.

**105. To note the erection of a community centre to be known as North Brook Community Centre**

The Committee noted the erection of a community centre.

**106. To note the conversion of a part of first floor of remaining commercial property to 1 residential flat**

The Committee noted the conversion of a part of first floor of remaining commercial property to 1 residential flat.

**107. Applications for certificates of Lawful Development and Information only**

The Committee noted that no certificates were received.

**108. To consider as listed: Planning Applications**

9a)	<b>Application</b>	<a href="#">P23/S2533/HH</a>	9 Edwin Road Didcot OX11 8LG
	<b>Proposal</b>	Proposed single storey rear extension and relocation of single storey garage.	
	<b>Response date</b>	14 <sup>th</sup> September 2023 (extended from 9 <sup>th</sup> September 2023)	
	<b>Agreed response</b>	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251852</b> ) All members agreed.	

9b)	Application	<a href="#">P22/V0604/RM</a>	Phase 1a Valley Park Land to the West of Great Western Park
	Amendment	No. 2 - dated 17th August 2023	
	Proposal	Reserved matters application for access, appearance, landscaping, layout and scale following consent granted under reference P14/V2873/O relating solely to Phase 1a of the overall allocation regarding infrastructure elements to enable works for Phase 1 and 2. An EIA was submitted as part of the approved outline permission (as amended 28 April 2023 and 17 August 2023).	
	DTC's previous response	No objections	
	Response date	14 <sup>th</sup> September 2023 (extended from 8th September 2023)	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application with the following <b>comments</b>:</p> <p>Didcot Town Council's Planning and Development Committee would like to suggest that the silver birch trees be located away from residential areas, as they produce a large quantity of pollen, which could cause allergic reactions. The Committee also noted the non-native flowers in the Northern Hamlet LEAP planting arrangement.</p> <p>The Committee would also like to query if the entirety of the development is located in flood zone 1.</p> <p>The Committee also had some concerns regarding access and congestions during the construction, regarding the works on the two roundabouts, and would like to point out that extra care should be taken to allow adequate access to the A34.</p> <p>The Committee would also like to ask about the access onto the site at the junction with the A4130. The Committee would like to know if the access will include a set of traffic lights. (Ref: <b>251853</b>) All members agreed.</p>	
9c)	Application	<a href="#">P23/S2790/HH</a>	14 Barnes Road Didcot OX11 8JL
	Proposal	Proposed ground floor rear extension	
	Response date	14 <sup>th</sup> September 2023 (extended from 12th September 2023)	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251854</b> ) All members agreed.	
9d)	Application	<a href="#">P23/S2801/HH</a>	14 Orwell Drive Didcot OX11 7RY
	Proposal	Single storey extension to the front of the existing attached garage.	
	Response date	15 <sup>th</sup> September 2023	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.	

		(Ref: <b>251855</b> ) All members agreed.
9e)	<b>Application</b>	<a href="#">P23/S2809/HH</a>   12 Teal Close Didcot OX11 6HU
	<b>Proposal</b>	Proposed porch and flank windows.
	<b>Response date</b>	15 <sup>th</sup> September 2023
	<b>Agreed response</b>	It was proposed by Cllr D Rouane, seconded by Cllr L Hislop, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251856</b> ) All members agreed.
9f)	<b>Application</b>	<a href="#">P22/S0491/O</a>   Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR
	<b>Amendment</b>	No. 3 - dated 22nd August 2023
	<b>Proposal</b>	Outline planning application (with all matters reserved except for access) for the demolition of existing structures and redevelopment for up to 144 dwellings, hard and soft landscaping, parking, and all associated engineering works. (As amended & amplified by documents received 12 December 2022, 16 May 2023 and 22 August 2023).
	<b>DTC's previous response</b>	<p>Didcot Town Council's Planning and Development Committee would like to object to application P22/S0491/O for the following reasons:</p> <ul style="list-style-type: none"> <li>• <b>South Oxfordshire Local Plan</b> The Committee noted that the development is contrary to STRAT 5 of the South Oxfordshire Local Plan as it does not fulfil "the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers." The amenity impacts include loss of sunlight and the downdraught effect on the wind caused by the height of the buildings.</li> <li>• <b>Impact on the surrounding area</b> The proposed development on the west of the site seems overbearing and unneighbourly. The design references to railway architecture are appropriate for a site near the station. However, the railway workers' housing on Station Road is more suitable as a reference than a Grade II listed engine shed, however historically significant. Block one's (north site) 7 storey height has also been noted as unnecessarily tall. Blocks six and seven on the east of the site are also not in keeping with the size, shape, and form of the new and existing dwellings. The Committee noted the change of height on small portion of each block, but have felt that this reduction is inadequate, and the overall height is still unnecessary.</li> <li>• <b>Access</b> The Committee were extremely concerned regarding the access to the site, especially from Lydalls Road. Lydalls Road is currently a one-way street which houses a Nursery School, and the road is already extremely busy during pick up and drop off times. Didcot Town Council Town Clerk Phone: 01235 812637 Council Offices, Britwell Road www.didcot.gov.uk Didcot E-mail: council@didcot.gov.uk Oxon OX16 7HN Members are concerned for the safety of the children during these times, especially as the pavements are inadequate. This is also in contrary to section 2v of STRAT 5 (see above).</li> <li>• <b>Insufficient Parking</b> The Committee noted that there is insufficient parking proposed for the development. Only a small percentage of residents will be able to park in allocated bays, which will mean an increase of vehicles battling for the small amount of on street parking in the immediate area. Didcot Town Council already receive</li> </ul>



		<p>numerous complaints regarding parking issues in the immediate vicinity on a regular basis. The proposed development will exacerbate this and will be in contrary to section 2v of STRAT 5, as it will have a "...detrimental impact[s] on the amenity of future and/or adjoining occupiers." Despite statements in the application there is no evidence that the measures proposed will prevent indiscriminate parking. If the development is approved, we would like to see a condition imposed to restrict car ownership. The Committee noted that resident parking plans have been introduced in the area of Haydon Road and Lydalls Road, which exclude residents on the new development. The Committee would like to see a long-term plan on what measures will be used to restrict car ownership and prevent indiscriminate parking.</p> <ul style="list-style-type: none"> <li>• <b>Cycle storage</b></li> </ul> <p>The Committee noted the lack of proposed cycle storage area within the development, which could be detrimental to the idea of a high-density, low-car development. The Committee would like to see inclusion of cycle storage on site to allow for the residents to safely store their bikes and encourage the use of bicycles to commute within the town.</p> <ul style="list-style-type: none"> <li>• <b>Drainage and water supply</b></li> </ul> <p>The Committee noted that the area around Lydalls Road and Station Road is regularly liable to floods, as the drainage in the area is inadequate. The drainage looks to be leading towards the Ladygrove estate, which is already liable to flooding. More information regarding drainage would be beneficial to show what steps will be taken to resolve the drainage issues. The Committee also noted the comments made by Thames Water regarding the potable water, which currently would be available for only 51 dwellings out of the proposed 144. The Committee would like to know how the capacity will be increased for the remainder of the dwellings, and what impact it will have on the adjacent area.</p>
	<b>Response date</b>	14 <sup>th</sup> September 2023 (extended from 7 <sup>th</sup> September 2023)
	<b>Agreed response</b>	<p>It was proposed by Cllr N Hards, seconded by Cllr S Cole, and <b>RESOLVED</b> to <b>continue the previous objections</b> with an emphasis on parking provisions, height of the buildings, inadequate drainage, and lack of cycle storage infrastructure.</p> <p>All members agreed.</p>
9g)	<b>Application</b>	<a href="#">P23/S1689/HH</a>   20 Meadow Way Didcot OX11 0AY
	<b>Proposal</b>	To extend dropped kerb at front of the property and create a hard surface between boundary and the highway by replacing grass verge.
	<b>Response date</b>	16 <sup>th</sup> September 2023
	<b>Agreed response</b>	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application with the following <b>comments</b>:</p> <p>Didcot Town Council's Planning and Development Committee would like to see a specification of the pavement to ensure that it complies with the sustainable urban drainage scheme standards. (Ref: <b>251864</b>)</p> <p>All members agreed.</p>

9i)	Application	<a href="#">P23/S2597/HH</a>	69 Lydalls Road Didcot Oxon OX11 7DT
	Proposal	To remove the existing conservatory and construct a rear single storey extension.	
	Response date	22 <sup>nd</sup> September 2023	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251860</b> ) All members agreed.	
9j)	Application	<a href="#">P23/S2893/HH</a>	80 Queensway Didcot OX11 8LU
	Proposal	Single storey rear extension.	
	Response date	22 <sup>nd</sup> September 2023	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251861</b> ) All members agreed.	
9k)	Application	<a href="#">P23/S2875/HH</a>	67 Warner Crescent Didcot OX11 8JY
	Proposal	First floor side extension.	
	Response date	22 <sup>nd</sup> September 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251862</b> ) All members agreed.	
9l)	Application	<a href="#">P23/S2913/HH</a>	10 Richmere Road Didcot OX11 8HT
	Proposal	Two storey side extension and alterations	
	Response date	25 <sup>th</sup> September 2023	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251863</b> ) All members agreed.	
9m)	Application	<a href="#">P23/S2872/A</a>	11 The Body Shop Orchard Street Didcot OX11 7LG
	Proposal	Replacement shopfront signage of The Body Shop retail store.	
	Response date	27 <sup>th</sup> September 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>251865</b> ) All members agreed.	

## 109. To comment on License Applications

Application	<a href="#">LAPREM/22459/23</a>	To view application, use LAPREM/22459/23, or the key words: McDonald's Restaurants
Details	New Premises Licence Application - McDonald's Restaurants, Unit R04, The Orchard Centre 20 Station Road Didcot Oxfordshire OX11 7LL	
Response date	21 <sup>st</sup> September 2023	

Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED to object</b> to this application with the following <b>comments</b>:</p> <p>Didcot Town Council's Planning and Development Committee would like to object to the opening hours listed on the application. The location of the premises will have an impact on traffic and on the local car park and residential buildings.</p> <p>The Committee would like to see a reduction in the listed opening hours to match the existing premises within the area.</p> <p>All members agreed.</p>	
Application	<a href="#">LAPREM/22150/23</a>	To view application, use LAPREM/22150/23, or the key words: Vine Beverages
Details	New Premises License Application - Vine Beverages, 48 Wantage Rd, Didcot, OX11 0BT	
Response date	29 <sup>th</sup> September 2023	
Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and <b>RESOLVED to submit no objections</b> to this application.</p> <p>All members agreed.</p>	

**110. To note as listed: Planning Appeals.**

The Committee noted that no appeals were received.

**111. 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	P23/S2139/HH	Demolition of existing conservatory. Proposed single storey rear extension. Proposed single storey front extension. Conversion of garage into habitable accommodation.  <b>3 Stort Close Didcot OX11 7UR</b>
No objections	P23/S2165/HH	Single storey side/rear extension forming and porch following demolition of existing garage.

		<b>124 Lydalls Road Didcot OX11 7EA</b>
No objections	P23/S2039/HH	Single storey rear extension.
		<b>19 Wantage Road Didcot OX11 0BS</b>
Didcot Town Council's Planning and Development Committee would like to continue their previous objections.  Didcot Town Council's Planning and Development Committee would like to object to this application, based on inadequate parking provision and overdevelopment of the site. This development seems cramped and inappropriate.	P23/S1174/HH	Removal of existing conservatory and porch. Erection of two storey and single storey rear extensions. (As amended and clarified by amended plans received 21 July 2023).  <b>81 Loyd Road Didcot OX11 8JP</b>
Didcot Town Council's Planning and Development Committee would like to object to this application based on lack of parking provisions and overdevelopment. 2 parking spaces are not sufficient for a 7-bedroom dwelling. The new dwelling will also block the access to the garage.	P23/S1522/FUL	Extension and conversion of a dwellinghouse (classC3) to a 7-person House in Multiple Occupation (HMO) (Sui Generis).  <b>60 Haydon Road Didcot OX11 7JR</b>
No objections	P23/S2247/HH	Removal of a chimney stack and new roof window to be installed where chimney stack was located. Installation of a new white PVC window to front elevation at first floor level.  <b>11 Warner Crescent Didcot OX11 8JY</b>
No objections	P23/S2564/FUL	Extension of mezzanine floor to be used for sales and/or storage purposes (existing and proposed mezzanine areas)  <b>Unit 3 Orchard Centre Didcot OX11 7L</b>

No objections	P23/V1024/FUL	Erection of 9 dwellinghouses and associated works and operations. (Amended plans and information received 29 June 2023 - include clarifications on proposed site plan, updates in response to OCC Highways comments, amendments to drainage scheme in response to drainage officer comments and the submission of Net Biodiversity Gain spreadsheet calculation. Amended plans and information received 3 August 2023 Highways and drainage.)  <b>Alma Barn Didcot Road Harwell Didcot OX11 6DN</b>
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The Committee queried the approval of applications P23/S1522/FUL (60 Haydon Road Didcot OX11 7JR), and P23/S1174/HH (81 Loyd Road Didcot OX11 8JP).

The Planning and Allotments Officer explained that the application P23/S1522/FUL was won on appeal.

The Committee asked to draft a letter to South Oxfordshire District Council to enquire about the reasons for approval of application P23/S1174/HH.

**112. To note as listed: Planning Applications refused**

The Committee noted that no applications were refused.

**113. 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	P23/S2251/LDP	Single storey rear extension.  <b>18 Marjoram Way Didcot OX11 6HJ</b>

**114. To note as listed: Planning Applications referred**

The Committee noted that no applications were referred.

The meeting closed at 21:01

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

DRAFT

Agenda continued.

**1. To receive apologies**

**2. 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

**3. To approve the draft minutes of the meeting held on 13<sup>th</sup> September 2023 (attached)**

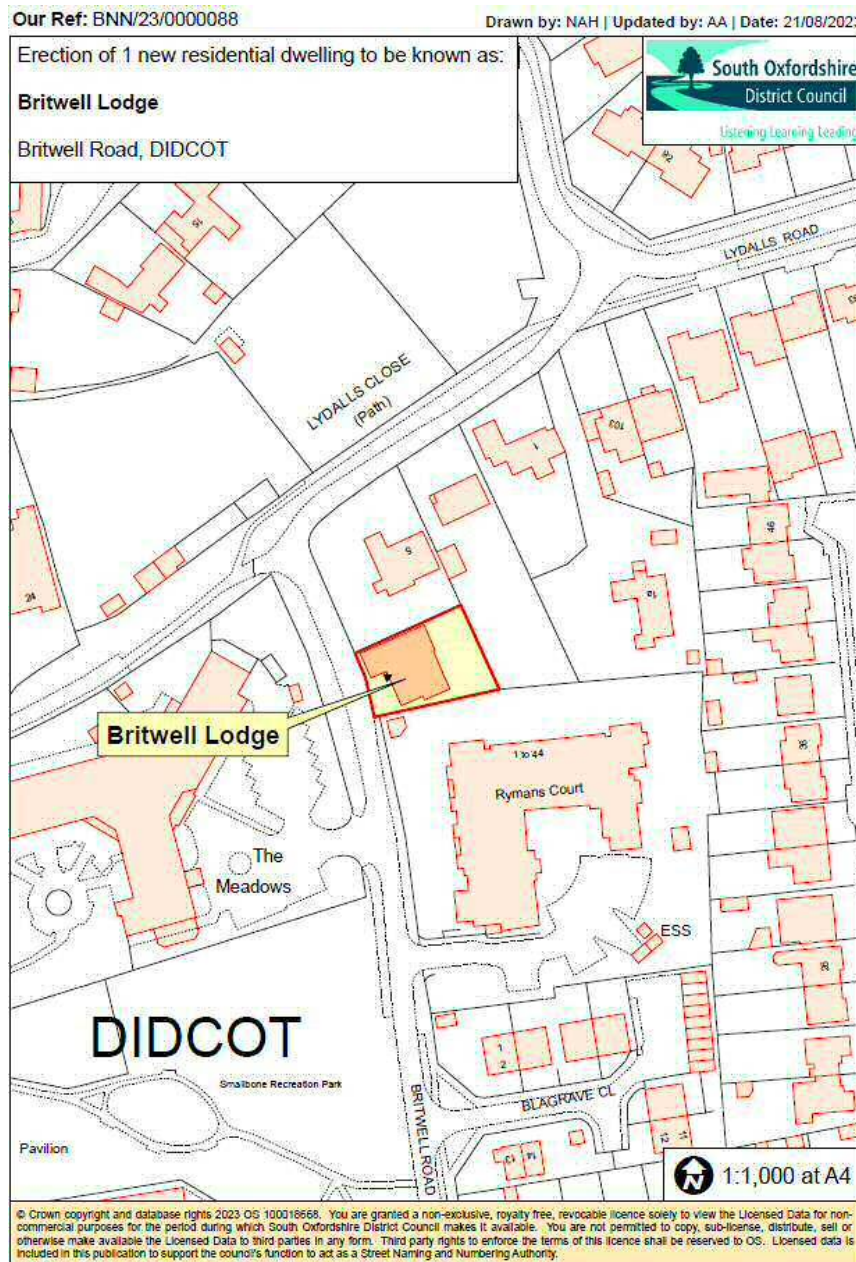
**4. Questions on the minutes as to the progress of any item**

**5. To note as listed: correspondence received regarding planning matters**

Item	Date received	Received from	Sent to Members	Details
5a)	25/09/23	SODC	27/09/23	To inform DTC that the referred application P23/S1226/FUL will be discussed at SODC's planning meeting on the 4 <sup>th</sup> of October 2023.
5b)	26/09/23	OCC	27/09/23	To inform DTC of the approved conditions of planning applications which are as follows: <i>Details pursuant to Condition 9 (Landscaping) of planning permission no (R3.0002/22)</i> <i>Details pursuant to Condition 11 (External Lighting) of planning permission no (R3.0002/22)</i>

				Details pursuant to Condition 7 (Cycle Parking) of planning permission no (R3.0002/22)
5c)	25/09/23	SODC	25/09/23	To inform DTC that the license application received for McDonald's, The Orchard Centre, Didcot, will be discussed on the 19 <sup>th</sup> of October 2023 at 11am.

**6. To note the erection of 1 new residential dwelling to be known as: Britwell Lodge**





## 7. Applications for certificates of Lawful Development and Information only

None received.

## 8. To consider as listed: Planning Applications

8a)	<b>Application</b>	<a href="#">P23/S2643/FUL</a>	Didcot Enterprise Centre Unit C16 Conference Room Hawksworth Didcot OX11 7PH
	<b>Proposal</b>	Change of use of Unit C16 to a taxi base.	
	<b>Response date</b>	6 <sup>th</sup> October 2023 (extended from 2 <sup>nd</sup> October 2023)	
	<b>Agreed response</b>		
8b)	<b>Application</b>	<a href="#">P23/S2292/A</a>	1 Aster Close Didcot OX11 6FR
	<b>Amendment</b>	No. 1 - dated 25th August 2023	
	<b>Proposal</b>	1 x non-illuminated hoarding sign (as amended by drwgn0 PE001A to reduce the size of the sign and alter its position received on 25/08/23).	
	<b>DTC's previous response</b>	Didcot Town Council's Planning and Development Committee would like to object to this application. The advertisement sign will not be in keeping with the area and could distract motorists travelling through the area.	
	<b>Response date</b>	5 <sup>th</sup> October 2023 (extended from 21 <sup>st</sup> September 2023)	
	<b>Agreed response</b>		
8c)	<b>Application</b>	<a href="#">P23/S3014/A</a>	W H Smith 188 Broadway Didcot OX11 8RN
	<b>Proposal</b>	Internally illuminated projecting sign, internally illuminated fascia sign and services menu window graphic.	
	<b>Response date</b>	6 <sup>th</sup> October 2023 (extended from 2 <sup>nd</sup> October 2023)	
	<b>Agreed response</b>		
8d)	<b>Application</b>	<a href="#">P23/S2412/FUL</a>	42 Usk Way Didcot OX11 7SQ
	<b>Amendment</b>	No. 1 - dated 18th September 2023	
	<b>Proposal</b>	Erection of wrap around double storey extension, alterations to the perimeter fence, and erection of timber shed of 2.5m height at the front. (Amended application form received 15 September 2023).	
	<b>DTC's previous response</b>	No objections.	

	<b>Response date</b>	5 <sup>th</sup> October 2023 (extended from 21 <sup>st</sup> September 2023)	
	<b>Agreed response</b>		
<b>8e)</b>	<b>Application</b>	<a href="#">P23/S2976/HH</a>	24 Bowmont Water Didcot OX11 7GE
	<b>Proposal</b>	Conversion of existing garage into a living space to be used as a home office. Garage door to be replaced by a wall with a window.	
	<b>Response date</b>	12 <sup>th</sup> October 2023	
	<b>Agreed response</b>		
<b>8f)</b>	<b>Application</b>	<a href="#">P23/S3159/HH</a>	117 Lydalls Road Didcot OX11 7EA
	<b>Proposal</b>	Replacement roof to porch, replacement gutter and downpipe to house, replacement windows to house, stripping out external render to restore original brickwork. Demolition of existing garage, new garden outbuilding in the rear garden.	
	<b>Response date</b>	13 <sup>th</sup> October 2023	
	<b>Agreed response</b>		
<b>8g)</b>	<b>Application</b>	<a href="#">P23/S3110/HH</a>	18 Marjoram Way Didcot OX11 6HJ
	<b>Proposal</b>	Single storey rear extension.	
	<b>Response date</b>	18 <sup>th</sup> October 2023	
	<b>Agreed response</b>		
<b>8h)</b>	<b>Application</b>	<a href="#">P23/S2249/HH</a>	30 Rawthey Avenue Didcot OX11 7XN
	<b>Proposal</b>	To build an outhouse/large shed.	
	<b>Response date</b>	19 <sup>th</sup> October 2023	
	<b>Agreed response</b>		

## 9. To note as listed: Planning Appeals.

None received.

**10. To note as listed: Planning Applications approved.**

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	P23/S2255/A	3 x illuminated fascia signs, 2 x non-illuminated fascia signs.  <b>Pets at Home Hadden Hill Retail Park Didcot OX11 9BF</b>
No objections	P23/S1699/HH	Erection of a ground floor extension, garage extension and first floor extension above the existing garage (as amended by plans received on 11 August and as amended by plan PLO2A showing 2 off street parking spaces. as amended by plan PL02B to show amended parking arrangement).  <b>61 Westwater Way Didcot OX11 7SR</b>
No objections	P23/S2515/HH	New front porch and loft conversion to include internal changes and three skylight windows.  <b>40 Haydon Road Didcot OX11 7JF</b>
No objections	P23/S2589/HH	Single storey rear and side extension.  <b>24 Edwin Road Didcot OX11 8LE</b>
No objections with comments: The Committee noted the holding objection from the Senior Flood Risk Engineer. They also noted that the affordable housing seems to be located together, which is unusual and wondered if this is due to the application being part of a larger development. The Committee were concerned to see that the application plans involve the removal of two mature	P22/S2401/RM	Reserved Matters Application relating to P15/S2902/O in respect of 40 dwellings including affordable and private housing, car parking, open space, landscaping, and associated work. (As amended by drawings received 21 February 2023 and 8 June 2023, 5 July and 21 July 2023).  <b>Willowbrook Park Phase 3B Land to the north east of Didcot</b>

Oak Trees with Tree Protection Orders and would like the orders to be adhered to.		
No objections	P23/S2715/HH	Construct ground floor side extension to enlarge existing kitchen and provide utility room and WC. <b>19 Meadow Way Didcot OX11 0AU</b>
No objections	P23/S2594/HH	Installation of a heat pump in the rear garden of the property. <b>6 Lincoln Gardens Didcot OX11 8UF</b>
No objections	P23/S2225/HH	Demolition of garage and erection of a new porch, ground floor rear extension and two storey side extension. <b>12 Garth Road Didcot OX11 7JG</b>
No objections	P23/S2533/HH	Erection of single storey rear extension and replacement of single storey garage. <b>9 Edwin Road Didcot OX11 8LG</b>
No objections	P23/S2790/HH	Erection of ground floor rear extension. <b>14 Barnes Road Didcot OX11 8JL</b>
No objections	P23/S2809/HH	Proposed porch and flank windows. <b>12 Teal Close Didcot OX11 6HU</b>
No objections	P23/S2801/HH	Single storey extension to the front of the existing attached garage. <b>14 Orwell Drive Didcot OX11 7RY</b>
Didcot Town Council's Planning and Development Committee would like to see a specification of the pavement to ensure that it complies with the sustainable urban drainage scheme standards.	P23/S1689/HH	To extend dropped kerb at front of the property and create a hard surface between boundary and the highway by replacing grass verge. <b>20 Meadow Way Didcot OX11 0AY</b>

**11. To note as listed: Planning Applications refused**

None received.

**12. To note as listed: Planning Applications withdrawn**

None received.

**13. To note as listed: Planning Applications referred**

None received.

**14. To receive information regarding a Neighbourhood Plan from the  
Neighbourhood Planning Team**