

## Notice of a meeting of the

### **Planning and Development Committee**

Wednesday 6th March 2024 at 7:30pm

All Saints Room, Civic Hall, Didcot



**Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 6<sup>th</sup> March 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**

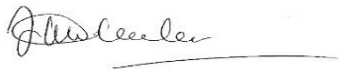
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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](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 14<sup>th</sup> February 2024 (attached).
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. To discuss and agree on 10 additional street names for development of 179 homes by Cala Homes phase of Didcot North
7. To consider as listed: applications for certificates of lawful development and information only
8. To comment on OCC's application MW.0067/22 - Land at Bridge Farm Quarry
9. To comment on OCC's application MW.0008/20 - Land at Bridge Farm Quarry
10. To consider as listed: planning applications
11. To note as listed: planning appeals
12. To note as listed: planning applications approved
13. To note as listed: planning applications refused
14. To note as listed: planning applications withdrawn
15. To note as listed: planning applications referred
16. To discuss and comment on the findings and proposals from the Neighbourhood Plan team.



Janet Wheeler  
**Town Clerk**  
29<sup>th</sup> February 2024

### **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 14th February 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 L Hislop  
Cllr A Hudson  
Cllr N Hards

##### **Officers:**

A Guzinski (Planning and Estate Officer [minutes])

Cllr A Jones attended as a member of the public.  
One other member of the public was present.

#### **199. To receive apologies**

No apologies were received.

#### **200. 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.

**201. To approve the draft minutes of the meeting held on 24<sup>th</sup> January 2024 (attached)**

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

All members agreed.

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

Cllr D Rouane explained that a letter regarding the need of pharmacy provisions had not been sent as of the time of the meeting, however this would be done the following day.

There were no other questions on the minutes.

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

The Committee noted the correspondence as listed:

| Item | Date received | Received from | Sent to Members | Details  |
|------|---------------|---------------|-----------------|--|
| 5a   | 02/02/2024    | SODC/VOWH     | 05/02/2024      | To inform DTC about the Joint Local Plan 2041 consultation (listed as a separate agenda item). |
| 5b)  | 30/01/2024    | OCC           | 30/01/2024      | To notify DTC about the public inquiry regarding the HIF1 Scheme.                              |

**204. To discuss and agree on 6 additional street names for development of 86 new homes by Tilia Homes, Ladygrove North**

Cllr N Hards proposed that the 6 names be selected from the group of Castle class locomotives which have changed their names during World War 2:

*Spitfire, Hurricane, Blenheim, Hampden, Wellington, Gladiator, Beaufort, Defiant, Hudson, and Swordfish.*

Cllr D Rouane suggested that *Blenheim* and *Beaufort* be removed as they are already used on another estate. Cllr N Hards also stated that he would be reluctant to use *Spitfire*.

The selected names were *Hurricane, Hampden, Wellington, Gladiator, Defiant* and *Swordfish*.

All members agreed.

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

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

|     |             |  |                               |
|-----|-------------|--|-------------------------------|
| 7a) | Application | <a href="#">P24/S0290/LDP</a>                              | 8 Dart Drive Didcot OX11 7XX  |
|     | Proposal    | Conversion of roof space to create a bedroom and en-suite. |                               |
| 7b) | Application | <a href="#">P24/S0291/LDP</a>                              | 43 Ottery Way Didcot OX11 7UG |
|     | Proposal    | Conversion of roof space to create a bedroom and en-suite. |                               |

## 206. To consider as listed: Planning Applications

|     |                 |  |                                     |
|-----|-----------------|--|-------------------------------------|
| 8a) | Application     | <a href="#">P24/S0245/HH</a>   | 131 Blackthorn Road Didcot OX11 6EP |
|     | Proposal        | Construction of two-storey extension to eastern side of property and internal remodelling of existing house.   |                                     |
|     | Response date   | 19 <sup>th</sup> February 2024   |                                     |
|     | Agreed response | It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> with the following <b>comments</b> :<br><br>Didcot Town Council's Planning and Development Committee has no objections to the application; however, they would like to note that the applicant is not a resident, and rather a housing association.<br>(Ref: <b>259268</b> )<br>All members agreed. |                                     |
| 8b) | Application     | <a href="#">P24/S0222/HH</a>   | 6 Hazel Gardens Didcot OX11 6DF     |
|     | Proposal        | Two storey rear extension to detached house. Replacement wider garden gate at rear and new internal garden wall.   |                                     |
|     | Response date   | 19 <sup>th</sup> February 2024   |                                     |
|     | 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.<br>(Ref: <b>259267</b> )<br>All members agreed.  |                                     |
| 8c) | Application     | <a href="#">P24/S0364/FUL</a>  | 206 Broadway Didcot OX11 8RN        |
|     | Proposal        | Proposed conversion of building into a duplex apartment.   |                                     |
|     | Response date   | 22 <sup>nd</sup> February 2024   |                                     |
|     | Agreed response | It was proposed by Cllr A Hudson, seconded by Cllr L Hislop, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>259269</b> )<br>All members agreed.   |                                     |

|     |                        |  |                                |
|-----|------------------------|--|--------------------------------|
| 8d) | <b>Application</b>     | <a href="#">P24/S0424/HH</a>   | 32 Reed Street Didcot OX11 6FL |
|     | <b>Proposal</b>        | Installation of a new air source heat pump to the rear of the garage within the back garden.   |                                |
|     | <b>Response date</b>   | 28 <sup>th</sup> February 2024   |                                |
|     | <b>Agreed response</b> | It was proposed by Cllr L Hislop, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>259270</b> )<br>All members agreed. |                                |

**207. To consider as listed: License Applications**

|                        |  |                                     |
|------------------------|--|-------------------------------------|
| <b>Application</b>     | STTRAD/24078/24  | Application received by email only. |
| <b>Details</b>         | Variation of the existing consent for the above from trading Monday - Friday to Monday - Sunday.   |                                     |
| <b>Response date</b>   | 29 <sup>th</sup> February 2024   |                                     |
| <b>Agreed response</b> | It was proposed by Cllr A Hudson, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br><br>All members agreed. |                                     |

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

The Committee noted that no planning appeals were received.

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

The Committee noted the approved applications as listed:

| <b>Didcot Town Council's recommendation</b>  | <b>Planning Application Number</b> | <b>Proposal and Address</b>  |
|--|------------------------------------|--|
| Didcot Town Council's Planning and Development Committee would like to highlight an inaccuracy in the Sustainability Appraisal, as the Committee is aware that the site has been subject to flooding in recent months. | P23/S3790/HH                       | Single storey rear extension. (As amended by plan received 31 January 2024.)<br><br><b>4A Bridge Close Didcot OX11 8DU</b> |

|  |                      |  |
|--|----------------------|--|
| <p>The Committee would like to see an inclusion of a planning condition which states that the applicant must locate the culverted stream and avoid impeding the stream in any way.</p>   |                      |  |
| <p>Didcot Town Council's Planning and Development Committee has no objections to this application; however, the Committee has a few concerns regarding the size of the bedrooms, the loss of a car parking space by the occupier of 68 Newlands Avenue, meaning that any vehicles would need to park on the road. The new dwelling would also utilise County Council land as the new driveway and entrance to the household.</p> | <p>P23/S4014/FUL</p> | <p>New dwellinghouse.<br/><br/><b>Land between 68 Newlands Road &amp; 1 Oatland Road Didcot</b></p>  |
| <p>Didcot Town Council's Planning and Development Committee would like to point out that the total private amenity area is inaccurate, as there is a shared access drive for both properties. The private amenity area is lower, and the Committee believes that there is not enough private amenity space at the rear of the properties.</p>  | <p>P23/S4358/FUL</p> | <p>Two dwelling houses on land to rear of 58 Park Road. (As corrected by revised Design and Access Statement received 24 January 2024).<br/><br/><b>58 Park Road Didcot OX11 8QP</b></p> |

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

The Committee noted the refused applications as listed:

| <b>Didcot Town Council's recommendation</b> | <b>Planning Application Number</b> | <b>Proposal and Address</b>  |
|---|------------------------------------|--|
| No objections                               | P23/S4290/HH                       | Outbuildings - retrospective.<br><b>143 Broadway Didcot OX11 8SB</b> |

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

The Committee noted that no applications were withdrawn.

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

The Committee noted that no applications were referred.

**213. To discuss and comment on the Joint Local Plan 2041 proposals**

Cllr D Rouane opened the discussion by suggesting that Committee members also make their personal submissions outside of the meeting.

The Committee paged through the proposals and commented only on matters which related to the Didcot Parish, including areas in close proximity which could affect the Didcot Parish.

**CHAPTER 4 - Climate change and improving environmental quality.**

Cllr N Hards spoke regarding policy **CE5** – Renewable energy, stating that the current policy is too timid, and solar panels should be considered for ALL buildings, and the wording of the policy should be amended.

It was proposed by Cllr N Hards, seconded by Cllr S Cole, and **RESOLVED** to accept the comments made.

All members agreed.

Cllr N Hards also spoke about policy **CE8** - Water quality and wastewater infrastructure and stated that he fully supported the policy which states “*where wastewater infrastructure capacity constraints are identified, development is not occupied until the necessary infrastructure upgrades have been completed*”, and reiterated that adequate infrastructure needs to be provided prior to occupancy commencing within the site.



### **CHAPTER 5 - Spatial strategy and settlements.**

It was proposed by Cllr D Rouane, seconded by Cllr H Macdonald, and **RESOLVED** to **support** option A of policy **SP3** - The strategy for Didcot Garden Town.  
All members agreed.

### **CHAPTER 8 - Site allocations and Garden Villages.**

Cllr N Hards spoke about policy **AS6** - Rich's Sidings and Broadway, Didcot, and stated that he supports the reduction of the number of dwellings.  
Cllr S Nohre also suggested that the policy should be amended to better preserve the retail units on Lower Broadway.

It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and **RESOLVED** to **support** the policy, and add a **comment** regarding the preservation of retail units.  
All members agreed.

Cllr N Hards spoke about policy **AS7** - Didcot Gateway, Didcot, stating that the approximation of 200 homes is excessive for the location, given the previous objections by the residents and the Committee.

It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and **RESOLVED** to **object** to policy AS7.  
All members agreed.

Cllr N Hards spoke about policy **AS9** - North West of Valley Park, Didcot, and stated that he supported the statement regarding the concept plan being necessary as a first step, and that it should be a binding document, however there were a few comments regarding the policy.

**Point 2 B** (Education and SEND provisions) – Cllr D Rouane strongly supported this part of the policy and wished for the Committee to place emphasis on the necessity of SEND provisions in the area.

**Point 2 C(i)** (Active Travel) is “over optimistic”, as there were concerns about the distance from amenities being too large for walking.

**Point 2 C (vii)** (contributions towards bus services) is a necessity and must be provided.

**Point 2 F** (provision of a neighbourhood centre) – Cllr N Hards stated that the retail unit with 500 square metres of floor space is inadequate, due to the lack of other provisions in the area – more space should be allocated to allow higher quality amenities to be present in the area.

**Point 2 L** (Drainage Strategy) – Cllr N Hards suggested that the wording of the policy should be amended to state that sewage provisions **MUST** be in place prior to any houses being occupied.

**Point 2 M** (Drainage Strategy) – Cllr N Hards suggested that the words “if necessary” should be removed from the policy, especially considering the recent flooding within Didcot.

All members agreed.

Cllr S Nohre suggested that the policy should also include play provisions for children and young people/teenagers.

All members agreed.

## **CHAPTER 12 - Nature recovery, heritage and landscape.**

Cllr D Rouane stated that he fully supports this policy, as access to nature is important for a growing town.

All members agreed.

## **CHAPTER 13 - Infrastructure, transport, connectivity.**

Cllr H Macdonald suggested that a policy should be amended to ensure that a requirement for bus lay-bys on major roads is added for any future infrastructure.

All members agreed.

**214. To present and discuss the findings and proposals created by the Neighbourhood Plan group.**

The Neighbourhood Plan group have created a preliminary report, which was circulated with the Committee members.

As the report was not finalised, and the Committee were not fully ready to discuss it, this item will be removed from the agenda until a suitable date is agreed.

**215. To note the draft minutes of the Traffic Advisory Group meeting on the 8th of February 2024 (to be circulated at a later date).**

The Committee noted the draft minutes of the Traffic Advisory Group meeting.

The meeting closed at 20:52

Signed \_\_\_\_\_

Date \_\_\_\_\_

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 14<sup>th</sup> February 2024 (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)  | 26/02/2024    | VOWH          | 27/02/2024      | To inform DTC that planning application P22/V0604/RM – Phase 1a Valley Park will be discussed by the South and Vale District Councils during their Planning Committee meeting |

**6. To discuss and agree on 10 additional street names for development of 179 homes by Cala Homes phase of Didcot North.**

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

|     |             |   |   |
|-----|-------------|---|---|
| 7a) | Application | P24/S0614/N8A   | Sainsburys Supermarkets Ltd Central Drive Didcot OX11 7ND |
|     | Proposal    | Installation of circa 382.5kW of Solar PV equipment on the roof |   |

8. To comment on OCC's application MW.0067/22 – planning application for Section 73A to continue the development permitted by planning permission no. MW.0049/19 (P19/V1273/CM) (for small extension to Bridge Farm Quarry to extract sand and gravel and restoration to agriculture and lakes with reed fringes)

|                        |  |  |
|------------------------|--|--|
| <b>Application</b>     | <a href="#">MW.0067/22</a>   | View application and make comment using reference no: MW.0067/22 |
| <b>Proposal</b>        | Section 73A application to continue the development permitted by planning permission no. MW.0049/19 (P19/V1273/CM) (for small extension to Bridge Farm Quarry to extract sand and gravel and restoration to agriculture and lakes with reed fringes) without complying with conditions 2, 39 and 42 to extend the date for final restoration and to reflect the relevant amended restoration design. |  |
| <b>Location</b>        | Land at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP   |  |
| <b>Response date</b>   | 28 <sup>th</sup> March 2024  |  |
| <b>Agreed response</b> |  |  |

9. To comment on OCC's application MW.0008/20 – planning application for Section 73 to continue the development of the extraction of sand and gravel and restoration using in situ and imported clay materials to create a wet woodland habitat as permitted by MW.0094/18 (P18/V2171/CM)

|                      |  |  |
|----------------------|--|--|
| <b>Application</b>   | <a href="#">MW.0008/20</a>   | View application and make comment using reference no: MW.0008/20 |
| <b>Proposal</b>      | Section 73 application to continue the development of the extraction of sand and gravel and restoration using in situ and imported clay materials to create a wet woodland habitat as permitted by MW.0094/18 (P18/V2171/CM) without complying with conditions 1 and 16, in order to remove the remaining stockpile of sand and gravel by road rather than conveyor. And to vary conditions 2 and 32 for the substitution of an updated restoration plan |  |
| <b>Location</b>      | Land at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP   |  |
| <b>Response date</b> | 28 <sup>th</sup> March 2024  |  |

|                        |  |
|------------------------|--|
| <b>Agreed response</b> |  |
|------------------------|--|

## 10. To consider as listed: Planning Applications

|             |                                |   |   |
|-------------|--------------------------------|---|---|
| <b>10a)</b> | <b>Application</b>             | <a href="#">P24/S0490/LB</a>  | 125 Lydalls Road Didcot OX11 7EA        |
|             | <b>Proposal</b>                | To replace an unused (and rotting) rear door with a window.   |   |
|             | <b>Response date</b>           | 7 <sup>th</sup> March 2024 (extended from 6 <sup>th</sup> March 2024)   |   |
|             | <b>Agreed response</b>         |   |   |
| <b>10b)</b> | <b>Application</b>             | <a href="#">P23/S3495/HH</a>  | 5 Yare Close Didcot OX11 7QB            |
|             | <b>Amendment</b>               | No. 1 - dated 7th February 2024   |   |
|             | <b>Proposal</b>                | Demolition of existing garage, construction of two bay garage with room over the top. Single storey rear extension. (as amended by plans received 7 February 2024). |   |
|             | <b>DTC's previous response</b> | No objections.  |   |
|             | <b>Response date</b>           | 7 <sup>th</sup> March 2024 (extended from 28 <sup>th</sup> February 2024)   |   |
|             | <b>Agreed response</b>         |   |   |
| <b>10c)</b> | <b>Application</b>             | <a href="#">P24/S0190/FUL</a>   | 32-34 Wantage Road Didcot Oxon OX11 0BT |
|             | <b>Proposal</b>                | Change of use and alterations to form two ancillary staff living accommodation bedrooms and associated works.   |   |
|             | <b>Response date</b>           | 8 <sup>th</sup> March 2024  |   |
|             | <b>Agreed response</b>         |   |   |
| <b>10d)</b> | <b>Application</b>             | <a href="#">P24/S0497/FUL</a>   | 21 Barnes Close Didcot OX11 8JN         |
|             | <b>Proposal</b>                | The removal of a section of the boundary wall to the maisonettes, the removal of soil and the construction of a driveway made of concrete runs and shingle.         |   |
|             | <b>Response date</b>           | 8 <sup>th</sup> March 2024  |   |
|             | <b>Agreed response</b>         |   |   |

|      |                        |  |  |
|------|------------------------|--|--|
|      |                        |  |  |
| 10e) | <b>Application</b>     | <a href="#">P24/S0515/HH</a>   | 5 Nene Grove Didcot Oxon OX11 7QW                        |
|      | <b>Proposal</b>        | Single storey side extension.  |  |
|      | <b>Response date</b>   | 8 <sup>th</sup> March 2024   |  |
|      | <b>Agreed response</b> |  |  |
| 10f) | <b>Application</b>     | <a href="#">P24/S0534/S73</a>  | Calnan Bros Butchers 5 Hagbourne Road<br>Didcot OX11 8DP |
|      | <b>Proposal</b>        | Variation of condition 2(approved plans) on application P21/S4174/FUL (Erection of two storey building comprising 5 one bed apartments, 1 three bed apartment, 1 four bed apartment and staff room - use class C3 for adults with learning and physical disabilities with on-site care provided) - to update drawings in line with energy statement. |  |
|      | <b>Response date</b>   | 8 <sup>th</sup> March 2024   |  |
|      | <b>Agreed response</b> |  |  |
| 10g) | <b>Application</b>     | <a href="#">P24/S0618/FUL</a>  | Orchard Centre Car Park Hitchcock Way<br>Didcot OX11 7LL |
|      | <b>Proposal</b>        | Replacement of 19 standard car parking bays with 12 EV charging bays with associated equipment including substation, feeder pillar and charging units.   |  |
|      | <b>Response date</b>   | 15 <sup>th</sup> March 2024  |  |
|      | <b>Agreed response</b> |  |  |

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

None received.

### 12. To note as listed: Planning Applications approved.

| <b>Didcot Town Council's recommendation</b>    | <b>Planning Application Number</b> | <b>Proposal and Address</b>  |
|--|------------------------------------|--|
| Didcot Town Council's Planning and Development | P23/S2883/RM                       | Reserved Matters following Outline Approval P15/S2902/O for the appearance, landscaping, layout, and |

|   |                     |   |
|---|---------------------|---|
| <p>Committee has no objections to the application; however, the Committee endorses the comments made by Thames Valley Police.</p> |                     | <p>scale of a development comprising 179 dwellings together with associated landscaping and infrastructure. (Amended and additional information received on 31 August 2023, 16, 28 &amp; 30 November 2023 and 6, 11 and 18 December 2023 and as amended by plans received 24 January 2024).</p> <p>(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)</p> <p><b>Cala Homes Phase 6 Willington Down Land at North East Didcot</b></p> |
| <p>No objections</p>  | <p>P23/S4335/HH</p> | <p>Adaptation of home to accommodate wheelchair access by enclosing an existing porch to create space to turn from the corridor into the bedroom.</p>   |



|   |               |   |
|---|---------------|---|
|   |               | Proposed ramp at the front and rear of the property. Internal alterations to provide a ground floor wet room and to widen internal doorways.<br><br><b>10 Brent Avenue Didcot OX11 7UD</b>  |
| No objections   | P24/S0008/HH  | Infill rear ground floor extension, loft conversion and front porch.<br><br><b>27 Church Street Didcot OX11 8DQ</b>   |
| No objections   | P23/S4338/A   | New fascia with internally illuminated KFC letters, internally illuminated box sign and projecting sign.<br><br><b>KFC Unit 5A Orchard Centre Didcot OX11 7LJ</b>   |
| Didcot Town Council's Planning and Development Committee has no objections to this application, but it wishes to see the enforcement of the condition which states that plots 4,5,6,7 and 8 will be self-built. | P23/S3270/S73 | Variation of condition 2 (approved plans) on application P22/S1415/FUL to permit the phasing of the development and the substitution of drawing numbers (Demolition of maintenance shed and open fronted storage shed, conversion of curtilage listed buildings to create 1 residential dwelling and the erection of 7 dwellings with associated access).<br><br>(Amended plans received 31 October and 9 November to remove chimney and replace with flue on unit 4 and submission of CIL phasing plan, additional drainage details received 31 January 2024).<br><br><b>Down Farm Didcot OX11 6DJ</b> |
| Didcot Town Council s Planning and Development Committee would like to see an inclusion of a planning condition, which states that the proposed annexe remains ancillary.                                       | P24/S0102/HH  | Erection of a timber prefabricated single storey granny annexe for ancillary use to the main dwelling (as amended by drwgnos 2175.11.23D.01 Rev 4, 2175.11.23D.02 Rev 4, 2175.11.23D.03 Rev 4 and 2175.11.23D.04 Rev 4 received on 15 January 2024)<br><br><b>20 The Croft Didcot OX11 8HR</b>  |

|               |              |  |
|---------------|--------------|--|
| No objections | P24/S0020/HH | Construct new conservatory and convert existing garage into living area and utility room.<br><br><b>40 Usk Way Didcot OX11 7SQ</b> |
|---------------|--------------|--|

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

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

| <b>Didcot Town Council's recommendation</b> | <b>Planning Application Number</b> | <b>Proposal and Address</b>   |
|---|------------------------------------|---|
| No objections                               | P23/S4013/HH                       | Single and two storey extensions.<br><br><b>24 Slade Road Didcot OX11 7AT</b> |

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

None received.

**16. To discuss and comment on the findings and proposals from the Neighbourhood Plan team.**

## A NEIGHBOURHOOD PLAN FOR DIDCOT?

### Planning & Development Committee Working Group Report

9 February 2024

At its meeting on 15 November 2023, Didcot Town Council (DTC) Planning and Development Committee (PDC) appointed three of its members to investigate and report on the arguments for and against a Neighbourhood Plan (NP) for 'Didcot', including the question of what might be the appropriate area covered by such a Plan.

Group members: Cllr Stephen Cole, Cllr Luke Hislop and Cllr Hugh Macdonald (Vice Chair, PDC).

#### What is an NP?

- An NP is a document that sets out planning policies for a specified area. Once in place an NP has legal weight. It can be used to protect (e.g.) green spaces; require developments to follow Design Code guidelines adopted by the Plan; and encourage Developers to bring forward housing that meets local needs.

#### What are the advantages?

- According to the UK Government an NP provides "a powerful set of tools for local people to plan for the types of development to meet their community's needs", and where the community has endorsed the aim (usually by a referendum) of planning locally for the future of their area".
- An NP that 'aligns itself' with planning proposals originating from higher levels of the overall national planning system is likely to be more successful than one which does not.
- Many plans originating from higher levels of the national planning system will be compared to local context, which in the worst examples can 'blight' areas that are subject to significant and extensive development: An NP can empower local planning committees to avoid or prevent such outcomes.
- An NP that is not too complex and that is 'aligned' with other planning levels (e.g, the Didcot Garden Town framework) will not be overly-costly.
- Our discussions with SODC on prospective costs indicate that an NP for 'Didcot' might cost £20,000, around 80% of which will be covered by support funds from SODC, including the costs of conducting local community consultation and a referendum.
- Additionally, SODC will cover the support costs of producing a Design Code that aligns with a 'Didcot' NP.
- NPs need to be monitored and kept relevant. However, the ongoing costs of doing so are not unreasonable (i.e. they are comparable to renewing insurance or safety certificates for Council assets) if no major revisions are needed. Where major modifications to an NP are required or otherwise decided upon, support funding from SODC (or in future a new Joint Authority) would likely cover all or most of those.

#### What are the disadvantages?

- As of 2021 around 2800 NPs had been adopted across the UK. As of 2023, South Oxfordshire and the Vale of White Horse local communities had around 55 NPs in place or pending. Some of these NPs have proved to be unviable, very costly, or both.

- A fact-based analysis of these 'failings' suggests that the most common and costly cause of failure is failure to 'align' the NP with plans emanating from higher levels in the national planning system
- Other NPs (we do not have exact numbers) have proved unsuccessful whether because their aims were set too low or high, lost community support, or for other reasons. In such instances the opportunity is with the public bodies responsible for managing the NP to either revise or abandon it.
- NPs are liable to become outdated owing to the dynamism of development processes. However, NPs DO NOT 'expire' by any given date or process. Hence a 'neglected' NP could become a source of friction with local communities or with other planning bodies.

### **What is the relationship between an NP and other levels of jurisdiction in the Planning system?**

- It is often mistakenly alleged that an NP is a 'lesser' or 'inferior' level of planning policy, which can be easily 'overridden'. This is a false image. Once adopted and recognised, an NP has a legal status alongside other planning laws and cannot be overridden. Where an NP incorporates a substantive Design Code, Developers must follow it. Where an NP confers 'protected' status on an area, this cannot be ignored.

### **What might be an optimal area for an NP for Didcot?**

- Under the provisions of the Localism Act (2011) 'Didcot' (meaning the area falling within the jurisdiction of DTC) has a Statutory Right to designate itself as an 'NP entity'.
- However, a number of useful conversations with the SODC NP Team and the Project Manager for Didcot Garden Town suggest that, because of the growing interdependence of surrounding areas with 'Didcot', an optimal area for an NP is difficult to specify but unlikely to be 'Didcot' *qua* DTC.
- Certain of the surrounding areas that interact most closely with 'Didcot' have existing NPs of their own (e.g. East Hagbourne), whilst others do not (e.g. West Hagbourne)
- In view of the difficulty of choosing an optimal area for an NP, the Working Group proposes that there should be a two-step process for deciding whether to proceed with an NP.
- Firstly, DTC PDC should discuss and evaluate this Report, and if it resolves to recommend an NP to Full Council should also recommend that the legal boundaries of an NP area would be settled following discussions with surrounding areas conducted *via* SODC and the Garden Town Team.
- Secondly, the SODC leader of the NP Team and the Project Manager for the Garden Town Project would offer a meeting with all interested Councils and DTC officers to present their suggestions and receive feedback on the area to be included in any new NP for 'Didcot'
- A Map is included at the end of this Report, indicating the bounds of Didcot Town, the Garden Town Project Area; and the Garden Town Project 'Area of Influence'.

### **Should a Didcot NP be self-standing or aligned with other Plans?**

- The Working Group proposes that if DTC PDC resolves to recommend an NP to Full Council then it should include a recommendation on how to coordinate between it and the forthcoming Local Plan and GTP Plan.

## Would a Didcot NP enhance or diminish the financial resources of DTC?

- We are not in a position to offer firm predictions about future income streams which might depend for instance on future agreements to share or divide resources with neighbouring Parish Councils. However, we consider that the continuation of (a) CIL charges on Landowners-Developers for housing developments and (b) the elevated proportion of Lincolnshire East to areas that adopt NPs (25% rather than 15%) will continue
- Together, these factors mean that the income stream coming to DTC would tend to increase. It would be considerably greater than the level of foreseeable ongoing costs for NP 'maintenance' costs.
- For example, if DTC had had an NP in place between 2017 and 2023, its CIL income stream of £335,320.89 would have been £558,868.15, as calculated from data published by SODC: [file:///C:/Users/Paul/Downloads/Website-transfer-to-SODC-Parishes-at-October-2023-v3%20\(1\).pdf](file:///C:/Users/Paul/Downloads/Website-transfer-to-SODC-Parishes-at-October-2023-v3%20(1).pdf)

### Addendum:

Cllr Steve Cole submitted a number of questions to the SODC NP Team because he was unable to attend an Online meeting with the Head of the Team Richard Ross, held in early January 2024. Cllr Cole's questions and the answers received are below

**How does the Neighbourhood Plan fit in with the proposed Local Joint Plan:** Neighbourhood plans must be in general conformity with strategic policies in the adopted local plan. It is important to have constructive dialogue with the district council where there are emerging neighbourhood and local plans to ensure both plans work in a complementary manner. We strongly support neighbourhood planning, and our emerging joint local plan provides a strong platform for communities to build on.

**What is the average cost of implementing all the Neighbourhood Plans, including the referendum and annual running costs?** We do not hold information on the costs of implementing all neighbourhood plans. The costs that would fall on the town council would be the costs associated with the drafting/preparing of the document. This may include costs associated with the commissioning of evidence and community engagement/consultation. Once the plan is submitted to the district council, the district council is responsible for the costs associated with the statutory post-submission consultation, the independent examination and referendum. As previously mentioned, we believe it is possible to produce a good quality neighbourhood plan with the guidance and assistance provided by the district council's neighbourhood planning team and funds/support currently available from central Government in the form of grants and technical support. Please note the level of Government grant funding and technical support is outside of the district council's control and may change.

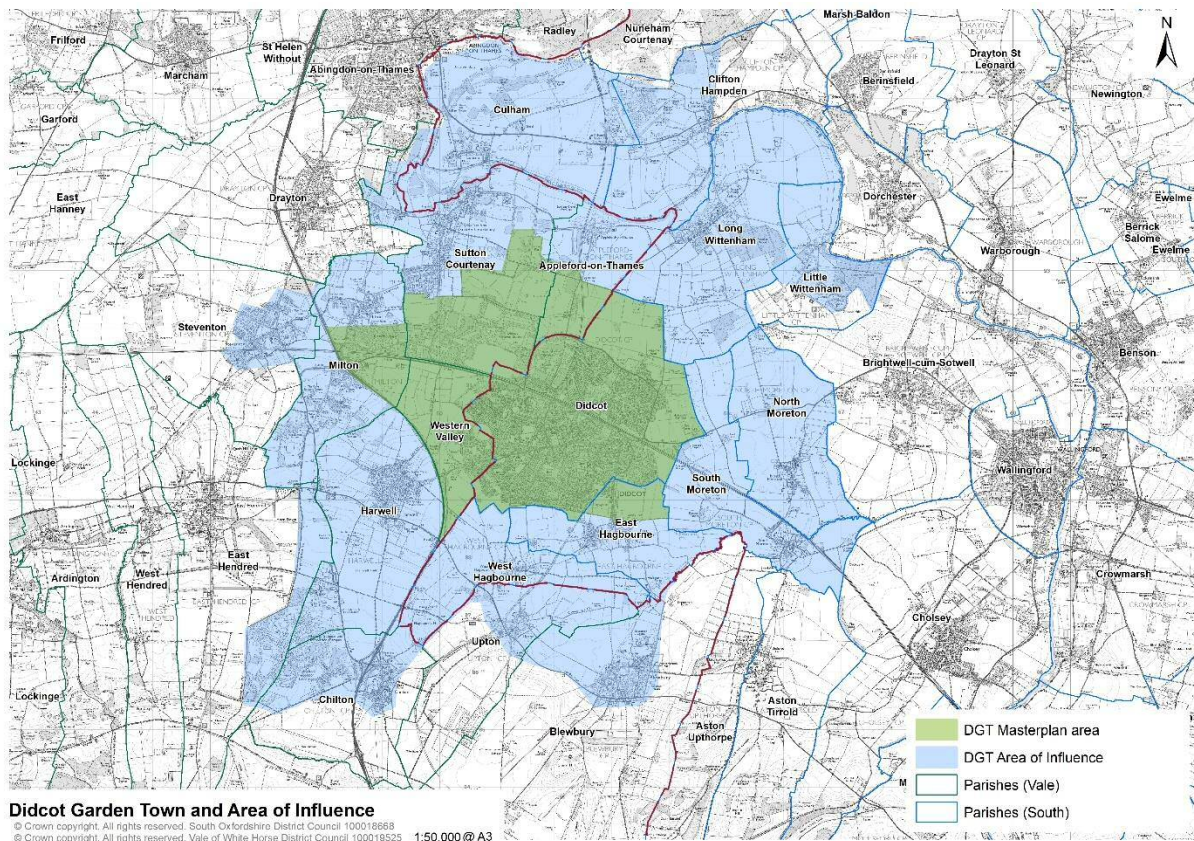
**Didcot has a population of about 35k, more than Thame and Henley-on-Thames combined. Does this mean there will be more work required to get a sensible plan running?** Our experience suggests that how much work is required to prepare a neighbourhood plan is normally impacted by the number of topics and complexity of those topics. For example, identifying local green spaces for special protection is significantly less complex than identifying a site to be developed for housing. The size of the population has not yet played a significant factor in the complexity or how much work may be necessary to prepare a neighbourhood plan. However, I can imagine that while implications may not be very significant, they may not be entirely negligible. I can imagine other practical implications could be the number of representatives you may receive in response to a

and informal consultations. This has not proved to be a barrier to the preparation of neighbourhood plans in other places with large populations across the country.

**What is the average time from starting the plan to referendum?** This will vary depending on the scope of the neighbourhood plan. Neighbourhood plans that focus on several topics may take longer to produce, they place a demand on project management (progressing different strands concurrently) and require some care and attention ensuring different topics are addressed in a coherent and mutually supportive manner. We would suggest, 1 year from start to referendum is a reasonable ambition for the preparation of a non-complex neighbourhood plan. This would provide 6 months for drafting and formal consultation leaving here remaining 6 months for the formal stages managed by the district council.

**Is there a "Hall of Fame" where outstanding planning results are recognized?** The Royal Town Planning Institute offers an award programme designed to showcase and reward outstanding achievements in planning. More information can be found here <https://www.rtpi.org.uk/events-training-and-awards/awards/>

**Map of Didcot and the Garden Town Project's 'Area of Influence':**



**Cllr. Hugh Macdonald**

**Cllr. Steve Cole**

**Cllr. Luke Hislop**