

Notice of a meeting of the

Planning and Development Committee

Wednesday 13th September 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 13th September 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

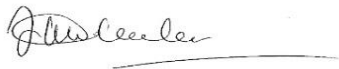
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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.

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 23rd August 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 a community centre to be known as North Brook Community Centre
7. To note the conversion of a part of first floor of remaining commercial property to 1 residential flat
8. To consider as listed: applications for certificates of lawful development and information only
9. To consider as listed: planning applications
10. To comment on license 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



Janet Wheeler

Town Clerk

7th 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

Minutes of the

Planning and Development Committee

Wednesday 23rd August 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr C Jennings
Cllr S Cole
Cllr L Hislop
Cllr A Hudson
Cllr A Jones

Officers:

A Guzinski (Planning and Allotments Officer [minutes])

Public:

3 members of the public attended.

81. To receive apologies

Apologies were received from Cllr N Hards and Cllr H Macdonald.

Cllr A Jones substituted for Cllr H Macdonald. Cllr D Macdonald was due to substitute for Cllr N Hards; however, an apology was received prior to the meeting.

No other apologies were received.

82. 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

Cllr D Rouane declared an interest on agenda item 12i) – *Planning Application P23/S2621/FUL, Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN*, however it was clarified by the SODC Monitoring Officer that Cllr D Rouane would not be excluded from the discussions.

No other interests were declared.

83. To approve the draft minutes of the meeting held on 2nd August 2023

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

All members agreed.

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

There were no questions on the minutes.

Public Participation

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

Two members of the public had registered to speak.

One member spoke about agenda item 14 – *Planning Applications Approved - P23/S1775/FUL, Car Park Station Road Didcot OX11 7NN.*

The member of the public thanked Cllr S Cole and the Mayor for representing the Didcot Town Council at the South Oxfordshire District Council's planning meeting and voicing their objections to the application. The speaker urged the Committee to view the recording of the meeting.

The speaker also urged the Committee to write to SODC to express their disappointment, and formally request SODC to enter into a dialogue regarding the alternative uses for the land.

Cllr D Rouane stated that a letter was written to the Chair of the SODC's Planning Committee regarding the approval of the application despite the objections.

Both members of the public also spoke on agenda item 12i - *Planning Application P23/S2621/FUL, Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN.*

The first speaker stated that the SODC had encouraged the internal staff to comment on the application, despite not living within the Didcot boundary, and the interests of Didcot Residents are inaccurately represented by the Didcot Garden Town Team, which may include members of the SODC. Comments made by the residents of Didcot were overwhelmingly negative towards the proposed building.

The speaker urged the Committee to object to the application, based on the fact that it contradicted the Local Development Plan 2035 Policy H2, which states that the

area is allocated for housing. The member stated that if the area were to be developed into the offices, other green areas would have to be allocated for housing.

The member also explained that the SODC's 5-year land supply still includes 300 homes at the Gateway site is at risk due to the recent objection to the HIF 1 scheme.

Other points raised by both speakers were:

- The architecture presented did not match the “pioneering” quality promised in the Garden Town plans.
- The proposed bus stop could cause confusion if the buses no longer drive through the bus station opposite of the development.
- The proposed parking provisions are inadequate, and there were rumours of the SODC already investigating overspill car parks.
- The access road to the site is already overbearing but does not include a pavement on the western side.
- The building is being funded by a loan, despite other suitable locations present for reuse.
- Alternative priorities are needed in town, such as health facilities. Office facilities are not needed.
- While the building prides itself on sustainability, it would be more sustainable to redevelop or refurbish an existing building elsewhere.
- Changes in working practices mean that a large office is not needed, as a lot of SODC staff already works remotely, is there evidence of demand for two additional floors?
- Infrastructure should be considered, such as water, IT, and sewage, as the town is already struggling to cope with the demand.
- The timing of the application was concerning as the local villages, who are represented by the SODC, might be on holiday and may not hold planning meetings during that period.

The Chair thanked the speakers and reinstated Standing Orders.

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

The Committee noted the correspondence received.

86. To comment on OCC's planning application for Details pursuant to Conditions 7 Cycle Parking of planning permission no (R3.0002/22)

Application	R3.0095/23	View application and make comment using reference no: R3.0095/23
Proposal	Details pursuant to Conditions 7 Cycle Parking of planning permission no (R3.0002/22) at Land Northeast of Didcot, Didcot, OX11 7SB	
Location	Land Northeast of Didcot, Didcot, OX11 7SB	
Response date	24 th August 2023 (extended from 17 th August 2023)	
Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr L Hislop, and RESOLVED to submit the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to query the number of cycle parking provisions and would request that more are provided.</p> <p>The Committee would also like to see the inclusion of e-bike and e-scooter charging facilities within the cycle parking facilities.</p> <p>The Committee also had some concerns over the safety, security and lighting of the cycle parking provisions, and would like to see assurances of the safety and security of the cycle parking provisions.</p> <p>All members agreed.</p>	

87. To comment on OCC's planning application for Details pursuant to Conditions 11 External Lighting of planning permission no (R3.0002/22)

Application	MW.0097/23	View application and make comment using reference no: MW.0097/23
Proposal	Details pursuant to Conditions 11 External Lighting of planning permission no (R3.0002/22) at Land Northeast of Didcot, Didcot, OX11 7SB	
Location	Land Northeast of Didcot, Didcot, OX11 7SB	
Response date	24 th August 2023 (extended from 18 th August 2023)	

Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to suggest that a cooler colour lighting is selected, as the currently proposed warmth signature is unsuitable and dim. The Committee suggested a light which closely resembles daylight lighting.</p> <p>All members agreed.</p>
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88. To comment on OCC's planning application for Details pursuant to Conditions 9 Landscaping of planning permission no (R3.0002/22)

Application	R3.0096/23	View application and make comment using reference no: R3.0096/23
Proposal	Details pursuant to Conditions 9 Landscaping of planning permission no (R3.0002/22) at Land Northeast of Didcot, Didcot, OX11 7SB	
Location	Land Northeast of Didcot, Didcot, OX11 7SB	
Response date	24 th August 2023 (extended from 18 th August 2023)	
Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to see an inclusion of a wildflower area within this application.</p> <p>The Committee would also like to see enforcement on the long-term maintenance of the planting. The Committee had some concerns regarding the costs of maintenance.</p> <p>All members agreed.</p>	

89. To note the erection and numbering of 150 dwellings at Ladygrove Northeast

The Committee noted the erection and numbering of the 150 dwellings.

90. To note the demolition of existing properties and erection of 7 apartments and 1 office

The Committee noted the demolition of existing properties and the erection of 7 apartments and 1 office.

91. Applications for certificates of Lawful Development and Information only

The Committee noted the below listed applications.

11a)	Application	P23/S2465/LDP	12A Sycamore Way Didcot OX11 6DY
	Proposal	Removal of leaking false fibreglass chimney and rectification of the roof to make watertight. Move ensuite bathroom extractor vent from roof to side wall.	
11b)	Application	P23/S2482/LDE	30 Longford Way Lady Grove Didcot OX11 7UW
	Proposal	Certificate of Lawfulness for an existing single storey extension to form a new kitchen.	

92. To consider as listed: Planning Applications

12a)	Application	P23/S2162/HH	36 Meadow Way Didcot OX11 0AY
	Proposal	Double storey side extension.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 250902) All members agreed.	
12b)	Application	P23/S2515/HH	40 Haydon Road Didcot OX11 7JF
	Proposal	New front porch and loft conversion to include internal changes and three skylight windows.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 250903) All members agreed.	
12c)	Application	P23/S2225/HH	12 Garth Road Didcot OX11 7JG
	Proposal	Demolition of garage and erection of a new porch, ground floor rear extension and two storey side extension.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 250904) All members agreed.	
12d)	Application	P23/S2412/HH	42 Usk Way Didcot OX11 7SQ
	Proposal	Erection of wrap around double storey extension, alterations to the perimeter fence, and erection of timber shed of 2.5m height at the front.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 250905) All members agreed.	

12e)	Application	P23/S2589/HH	24 Edwin Road Didcot OX11 8LE
	Proposal	Single storey rear and side extension.	
	Response date	25 th August 2023 (extended from: 23 rd August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 250907) All members agreed.	
12f)	Application	P23/S2564/FUL	Unit 3 Orchard Centre Didcot OX11 7L
	Proposal	Extension of mezzanine floor.	
	Response date	25 th August 2023 (extended from: 23 rd August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. (Ref: 250909) All members agreed.	
12g)	Application	P23/S2594/HH	6 Lincoln Gardens Didcot OX11 8UF
	Proposal	Installation of a heat pump in the rear garden of the property.	
	Response date	25 th August 2023 (extended from: 24 th August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 250910) All members agreed.	
12h)	Application	P23/S1398/FUL	Former Site of Georgetown Filling Station Broadway Didcot OX11 8SD
	Amendment	No. 2 - dated 28th July 2023	
	Proposal	Redevelopment for retirement living accommodation for older people. (Sixty years of age and/or partner over fifty-five years of age) comprising 33 retirement apartments including communal facilities, access, car parking and landscaping. (Additional drainage information received 27 June 2023, amended plans and additional drainage, contamination and highways information received 28 July 2023).	
	DTC's previous response	Didcot Town Council's Planning and Development Committee would like to object to this application due to the new design altering the character of the development, which would make it less in keeping with the neighbouring buildings. The design does not seem to meet the requirements of high quality. The Committee would like to point out that any visitors to the site will not be eligible to park in the Didcot Civic Hall car park, as it is private land.	
	Response date	16 th August 2023 (CONSULTED VIA EMAIL)	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr D Rouane, and RESOLVED to submit no objections to this application. (Ref: 250534) 4 members agreed, 1 member disagreed, 2 members abstained	
Cllr D Rouane proposed that Cllr C Jennings chairs item 12i. All members agreed.			
12i)	Application	P23/S2621/FUL	Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN
	Proposal	A proposed new office building together with associated development on the Didcot Gateway Site.	
	Response date	25 th August 2023	

	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application, with the following comments: (Ref: 250911) Didcot Town Council's Planning and Development Committee would like to see increased decorations/public art on the frontage of the building, as the current building does not seem "beautiful", as portrayed by the application document.</p> <p>The Committee would like to see improvement in the cycling infrastructure around the development prior to the development opening and have noted the recent LCWIP draft.</p> <p>The Committee had some concerns regarding the utility services and bins and would like to see the bin storage being located away from the local nursery.</p> <p>All members agreed.</p>	
Cllr C Jennings passed the Chair back to Cllr D Rouane			
12j)	Application	P23/S2623/FUL	Land at 60-68 Broadway Didcot OX11 8AE
	Proposal	A hand-operated carwash and car sales lot on a vacant site.	
	Response date	25 th August 2023	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to object to this application with the following comment: (Ref: 250912) Didcot Town Council's Planning and Development Committee would like to object to this application based on the comments made by the Local Highway Authority.</p> <p>All members agreed.</p>	
12k)	Application	P23/S0772/FUL	5 Yare Close Didcot OX11 7QB
	Proposal	Proposed 2 bed new dwelling.	
	Response date	31 st August 2023	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to object to this application for the following reasons: (Ref: 250913) Didcot Town Council's Planning and Development Committee would like to object on the grounds of overdevelopment, being unneighbourly, and potentially blocking an access/way leave path on the application boundary. The Committee would like to enquire whether the land on the boundary is an official right of way path.</p> <p>All members agreed.</p>	
12l)	Application	P23/S2663/HH	27 Brasenose Road Didcot Oxfordshire OX11 7BL
	Proposal	Demolition of conservatory and erection of a new ground floor side and rear extension.	
	Response date	31 st August 2023	

	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 250915) All members agreed.	
12m)	Application	P23/S0263/FUL	Land at Pearith Farm Appleford Road North East Didcot OX14 4PS
	Amendment	No. 1 - dated 9th August 2023	
	Proposal	Full planning application for the erection of 37 dwellings including 15 (40%) affordable dwellings with associated landscaping, parking, and access. (As amended by drawings received 9 August 2023).	
	DTC's previous response	The Planning and Development Committee would like to object to this application. The previous application for this development did not show an entrance via Appleford Road. The Committee had concerns regarding traffic and potential issues accessing and exiting the site to and from the busy road. The proposed development seems out of phase and the Committee had concerns regarding access to required and necessary facilities and infrastructure, as the location, by nature, has no connectivity to the town and is isolated. There were also concerns regarding non-deliverance of sustainable transport, as there are no planned link ups with existing cycle routes.	
	Response date	24 th August 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to continue the previous objections . (Ref: 250878) All members agreed.	
12n)	Application	P23/S1699/HH	61 Westwater Way Didcot OX11 7SR
	Amendment	No. 1 - dated 11th August 2023	
	Proposal	Erection of a ground floor extension, garage extension and first floor extension above the existing garage (as amended by plans received on 11 August).	
	DTC's previous response	No objections.	
	Response date	25 th August 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 250917) 5 members agreed, 1 member abstained.	
12o)	Application	P23/S2715/HH	19 Meadow Way Didcot OX11 0AU
	Proposal	Construct ground floor side extension to enlarge existing kitchen and provide utility room and WC.	
	Response date	5 th September 2023	
	Agreed response	It was proposed by Cllr A Jones, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 250918) All members agreed.	

93. To note as listed: Planning Appeals.

The Committee noted that no appeals were received.

94. 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/S0813/HH	Two storey side and single storey rear extension. (As amended and clarified by amended plans received 5 July 2023, reducing the two-storey side element to demonstrate subservience to the existing property, and the provision of 2 off street parking spaces) 36 Monks Lode Didcot OX11 7UY
Previous comments submitted on 25th August 2022, 'no objection with comment': The Council broadly supports this application but express concerns that the material used is inappropriate as it is combustible and not durable.	P21/S2541/FUL	Youth shelter and swale crossing. POS Area W Southern Neighbourhood Park Great Western Park Didcot
No objections	P23/S1934/HH	Construction of two storey rear/side extension; raise gable over porch/garage on front elevation; replacement of flat roof with pitched roof over existing porch and garage; rendering to existing face brickwork. (As amended and clarified by amended elevations received 5 July 2023, to omit the wind turbine from the proposed scheme). 126a Park Road Didcot Oxon OX11 8QR

No objections	P23/S1798/S73	Variation of condition 2 (Approved plans) on application reference number P21/S2637/FUL - to allow for the provision of a parking space to accord with highways standards and to discharge condition 4 of P21/S2637/FUL. As clarified by revised parking layout plan submitted on 7 June 2023. 4 Ernest Road Didcot OX11 8QH
No objections	P23/S2007/HH	Erection of new workshop. 1 Lydalls Close Didcot OX11 7LD
No objections	P23/S1598/HH	Single storey front and side extension. 18 Churchill Close Didcot OX11 7BX
No objections	P23/S2198/HH	Single storey extension (As amended by drawing received 7 August 2023 removing proposed access) 58 Park Road Didcot OX11 8QP
Didcot Town Council's Planning and Development Committee would like to object to this application, as the Committee believed that the car park has been made redundant by the redevelopment of the nearby Railway Station's car park, which was designed to take on the full capacity of the existing temporary car park. As this car park land is due to be redeveloped, the Committee believed that the land could be used for alternative purposes, which could promote the town or wellbeing and provide more variety in the area. The Committee also noted that the temporary car park has been listed as temporary for a prolonged period. The Committee urges the applicant to find	P23/S1775/FUL	Change of use of land for car parking for a temporary period of two years until 2 September 2025. Car Park Station Road Didcot OX11 7NN

an alternative short-term solution for the land.		
No objections	P23/S1629/FUL	<p>Erection of 4.8-metre-high fence to provide extension to existing external garden centre with associated lighting scheme (as amplified by drwgnos ZGDWG-0002288155-EX1-R01-030823, AC-GCC, AC-GCLD and the lighting product datasheet reference: 96633104 received on 03 August 2023).</p> <p>B & M Stores Wallingford Road North Moreton OX11 9DA</p>

95. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

96. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

97. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

98. Motion to invite members of the SODC Neighbourhood Planning Team to a future meeting of the committee to discuss the costs and benefits of Didcot producing its own Neighbourhood Plan.

Cllr D Rouane briefly explained the motion and the benefits of a Neighbourhood Plan.

Cllr C Jennings reminded the Committee about the comments made by Cllr N Hards at the Finance and General Purposes Committee meeting, in which Cllr N Hards stated that the Neighbourhood Plan would come at a large cost to the Council, and that more than 1 plan would be needed to cover the different areas of the town.

Cllr C Jennings further stated that it would be worth asking the exact prices of the relevant plans.

Cllr A Hudson agreed, stating that it would be beneficial to decide based on the information and prices given by the Neighbourhood Planning team. The team would not charge the Council for a basic overview.

It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and **RESOLVED** to **agree** to the motion and invite the members of the SODC Neighbourhood Planning Team to a future meeting of the Committee.

All members agreed.

The meeting closed at 20:58

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 23rd August 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)	31 st August 2023	OCC	4 th September 2023	To inform DTC that the planning application R3.0138/21 - <i>Planning Application for the dualling of the A4130 carriageway, construction of the Didcot Science Bridge, road bridge over the Appleford railway sidings and road bridge over the River Thames and associated works between the A34 Milton Interchange and the B4015 north of Clifton Hampden, Oxfordshire</i> - has been called in for the determination of the Secretary of State. Additional comments to be made if required.

5b)	6 th September 2023	OCC	7 th September 2023	To inform the residents/DTC that a TTRO has been issued on Park Road, resulting in road closure from the 25 th of September for 3 weeks
5c)	7 th September 2023	SODC	7 th September 2023	To inform DTC that the Neighbourhood Planning Team will be able to attend a future meeting of the Planning and Development Committee, dates TBC.

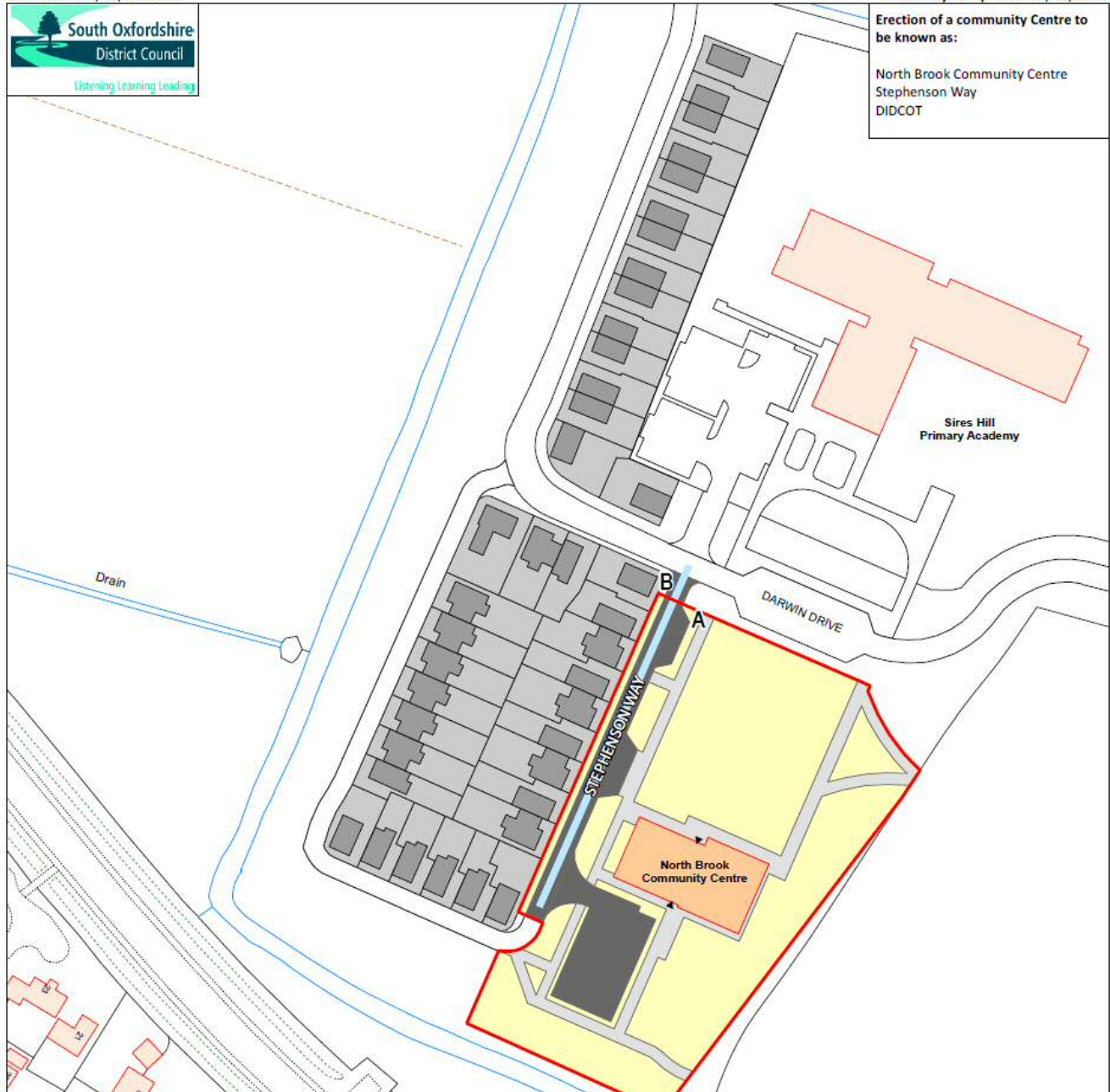
6. To note the erection of a community centre to be known as North Brook Community Centre

Our Ref: BNN/23/0000105

Drawn by: GP | Date: 22/08/2023



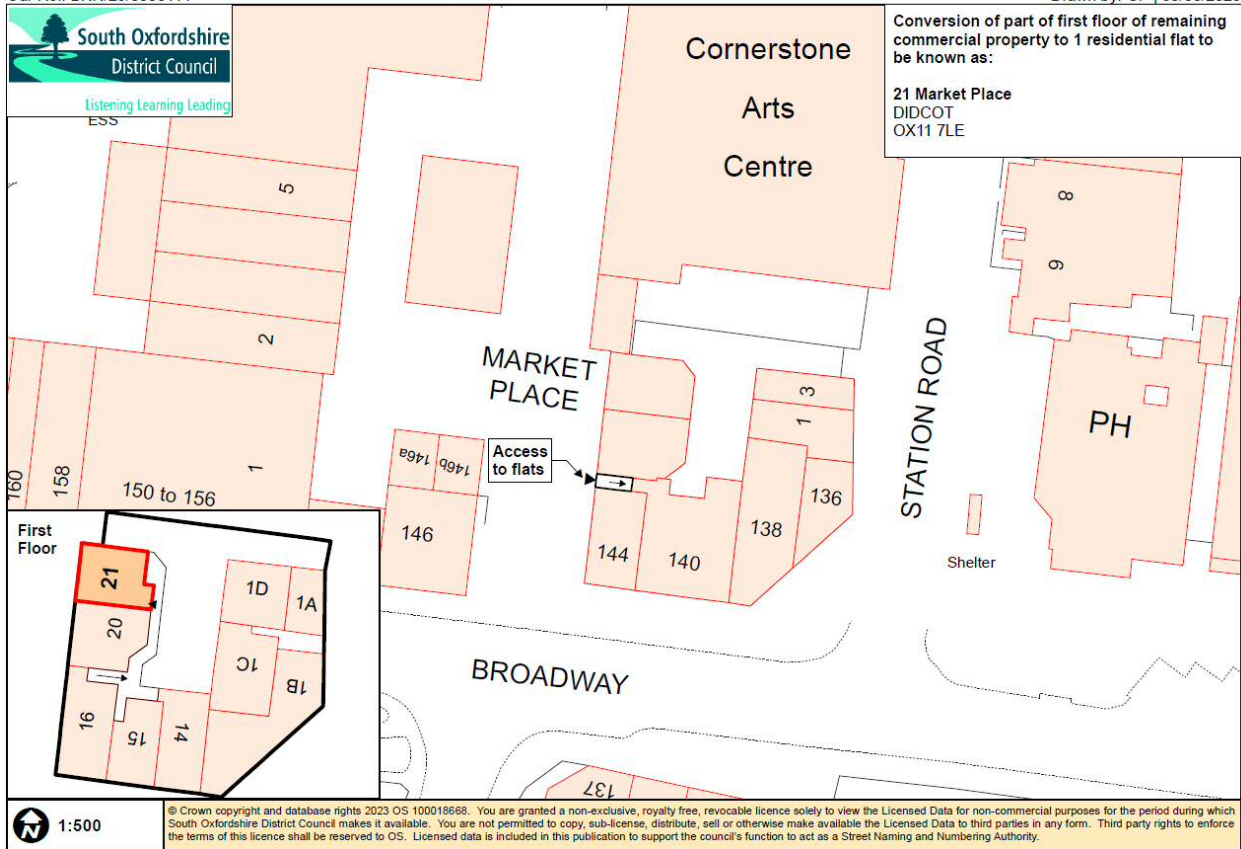
Erection of a community Centre to be known as:
 North Brook Community Centre
 Stephenson Way
 DIDCOT



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

Our Ref: BNN/23/0000114

Drawn by: GP | 30/08/2023



8. Applications for certificates of Lawful Development and Information only

None received.

9. To consider as listed: Planning Applications

9a)	Application	P23/S2533/HH	9 Edwin Road Didcot OX11 8LG
	Proposal	Proposed single storey rear extension and relocation of single storey garage.	
	Response date	14 th September 2023 (extended from 9 th September 2023)	
	Agreed response		
9b)	Application	P22/V0604/RM	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 th September 2023 (extended from 8th September 2023)	
	Agreed response		
9c)	Application	P23/S2790/HH	14 Barnes Road Didcot OX11 8JL
	Proposal	Proposed ground floor rear extension	
	Response date	14 th September 2023 (extended from 12th September 2023)	
	Agreed response		
9d)	Application	P23/S2801/HH	14 Orwell Drive Didcot OX11 7RY
	Proposal	Single storey extension to the front of the existing attached garage.	
	Response date	15 th September 2023	
	Agreed response		
9e)	Application	P23/S2809/HH	12 Teal Close Didcot OX11 6HU
	Proposal	Proposed porch and flank windows.	
	Response date	15 th September 2023	
	Agreed response		
9f)	Application	P22/S0491/O	Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR
	Amendment	No. 3 - dated 22nd August 2023	
	Proposal	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).	

<p>DTC's previous response</p>	<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"> • South Oxfordshire Local Plan 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. • Impact on the surrounding area 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. • Access 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). • Insufficient Parking 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 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. • Cycle storage 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
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		<p>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"> • Drainage and water supply <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>	
	Response date	14 th September 2023 (extended from 7 th September 2023)	
	Agreed response		
9g)	Application	P23/S1689/HH	20 Meadow Way Didcot OX11 0AY
	Proposal	To extend dropped kerb at front of the property and create a hard surface between boundary and the highway by replacing grass verge.	
	Response date	16 th September 2023	
	Agreed response		
9h)	Application	P23/S2883/RM	Cala Homes Phase 6 Willington Down Land at North East Didcot
	Proposal	<p>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)</p>	

	Response date	20 th September 2023	
	Agreed response		
9i)	Application	P23/S2597/HH	69 Lydalls Road Didcot Oxon OX11 7DT
	Proposal	To remove the existing conservatory and construct a rear single storey extension.	
	Response date	22 nd September 2023	
	Agreed response		
9j)	Application	P23/S2893/HH	80 Queensway Didcot OX11 8LU
	Proposal	Single storey rear extension.	
	Response date	22 nd September 2023	
	Agreed response		
9k)	Application	P23/S2875/HH	67 Warner Crescent Didcot OX11 8JY
	Proposal	First floor side extension.	
	Response date	22 nd September 2023	
	Agreed response		
9l)	Application	P23/S2913/HH	10 Richmere Road Didcot OX11 8HT
	Proposal	Two storey side extension and alterations	
	Response date	25 th September 2023	
	Agreed response		
9m)	Application	P23/S2872/A	11 The Body Shop Orchard Street Didcot OX11 7LG
	Proposal	Replacement shopfront signage of The Body Shop retail store.	
	Response date	27 th September 2023	
	Agreed response		

10. To comment on license applications

Application	LAPREM/22459/23	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 st September 2023	
Agreed response		
Application	LAPREM/22150/23	To view application, use LAPREM/22150/23, or the key words:
Details	New Premises License Application - Vine Beverages, 48 Wantage Rd, Didcot, OX11 0BT	
Response date	29 th September 2023	
Agreed response		

11. To note as listed: Planning Appeals.

None received.

12. To note as listed: Planning Applications approved.

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. 3 Stort Close Didcot OX11 7UR
No objections	P23/S2165/HH	Single storey side/rear extension forming and porch following demolition of existing garage. 124 Lydalls Road Didcot OX11 7EA
No objections	P23/S2039/HH	Single storey rear extension. 19 Wantage Road Didcot OX11 0BS

<p>Didcot Town Council's Planning and Development Committee would like to continue their previous objections.</p> <p>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.</p>	<p>P23/S1174/HH</p>	<p>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).</p> <p>81 Loyd Road Didcot OX11 8JP</p>
<p>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.</p>	<p>P23/S1522/FUL</p>	<p>Extension and conversion of a dwellinghouse (classC3) to a 7-person House in Multiple Occupation (HMO) (Sui Generis).</p> <p>60 Haydon Road Didcot OX11 7JR</p>
<p>No objections</p>	<p>P23/S2247/HH</p>	<p>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.</p> <p>11 Warner Crescent Didcot OX11 8JY</p>
<p>No objections</p>	<p>P23/S2564/FUL</p>	<p>Extension of mezzanine floor to be used for sales and/or storage purposes (existing and proposed mezzanine areas)</p> <p>Unit 3 Orchard Centre Didcot OX11 7L</p>
<p>No objections</p>	<p>P23/V1024/FUL</p>	<p>Erection of 9 dwellinghouses and associated works and operations. (Amended plans and information</p>

		<p>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.)</p> <p>Alma Barn Didcot Road Harwell Didcot OX11 6DN</p>
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13. To note as listed: Planning Applications refused

None received.

14. To note as listed: Planning Applications withdrawn

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
N/A	P23/S2251/LDP	<p>Single storey rear extension.</p> <p>18 Marjoram Way Didcot OX11 6HJ</p>

15. To note as listed: Planning Applications referred

None received.