

Notice of a meeting of the

Planning and Development Committee

Wednesday 15th November 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 15th November 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

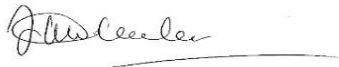
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 25th October 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 consider as listed: applications for certificates of lawful development and information only
7. To consider as listed: planning applications
8. To note as listed: planning appeals
9. To note as listed: planning applications approved
10. To note as listed: planning applications refused
11. To note as listed: planning applications withdrawn
12. To note as listed: planning applications referred
13. To discuss the options for a neighbourhood plan (referred from the Full Council meeting 06/11/2023)



Janet Wheeler
Town Clerk
9th November 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 25th October 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

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

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Public:

Cllr A Tinsley – District Councillor for Didcot North East

129. To receive apologies

Apologies were received from Cllr H Macdonald.

Cllr A Jones substituted for Cllr H Macdonald.

No other apologies were received.

Cllr S Nohre was absent.

130. 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 L Hislop declared an interest on agenda item 8b) – *Planning Application P23/S3275/HH - 73 Oxford Crescent Didcot OX11 7AL* and would not participate in the discussion.

No other declarations were made.

131. To approve the draft minutes of the meeting held on 4th October 2023

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

All members agreed.

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

Cllr D Rouane gave a brief summary of the license application *McDonalds, unit 04 the Orchard Centre, Didcot*.

Cllr A Jones gave an update on the license application hearing for *McDonalds, unit 04 the Orchard Centre, Didcot*, and stated that the license was **GRANTED**, but with the hours only extended to midnight.

There were no other questions on the minutes.

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

The Committee noted the correspondence received.

Cllr D Rouane asked for the Planning and Estate Officer to read out the correspondence for item 5d) - *To inform DTC about the circumstances in which a planning application will be referred to the SODC planning committee meeting.*

The Planning and Estate Officer read out the statement and gave a brief explanation of the circumstances.

Cllr D Rouane asked about agenda item 5e) - *To ask the Committee for feedback on the pre-planning proposal for the upgrade of the GPS module at Wantage Road.*

The Planning and Estate Officer explained that the correspondence was a pre-application query, and has been circulated to the Committee before, with no objections presented, other than a comment regarding the possible traffic restrictions.

The Committee had no objections to the revised plans presented.

134. To note the erection of 40 new residential dwellings to be named and numbered.

The Committee noted the erection of 40 new residential dwellings.

135. Applications for certificates of Lawful Development and Information only

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

7a)	Application	P23/S3475/LDP	Unit 48 Orchard Centre Didcot OX11 7LG
	Proposal	Confirmation of the proposed use as a solarium (tanning salon)	

136. To consider as listed: Planning Applications

8a)	Application	P23/S3270/S73	Down Farm Didcot OX11 6DJ
	Proposal	Variation of condition 2 (approved plans) on application P22/S1415/FUL for the change of description - to permit the phasing of the development and the substitution of drawing numbers referenced within the condition (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).	
	Response date	26 th October 2023 (Extended from: 20 th October 2023)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application, with the following comments : The Committee has no objections to this application, but it wishes to see the enforcement of the condition that plots 4,5,6,7 and 8 will be self-built. (Ref no: 253651) All members agreed.	
Cllr L Hislop left the meeting at 19:45			
8b)	Application	P23/S3275/HH	73 Oxford Crescent Didcot OX11 7AL
	Proposal	Single storey rear extension.	
	Response date	26 th October 2023 (Extended from: 20 th October 2023)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref no: 253650) All members agreed.	
Cllr L Hislop rejoined the discussion at 19:47			
8c)	Application	P23/S1794/FUL	Land to the north of the A4130 Didcot
	Amendment	No. 3 - dated 17th October 2023	
	Proposal	Development of a neighbourhood centre to comprise a convenience retail store and additional commercial, business and service floorspace (Use Class E); coffee shop with drive-thru facility (Use Class E(a)); day nursery (Use Class E(f)); 169 residential flats (Use Class C); together with car parking, public realm and structured landscaping and the creation of an access road and associated works. (As amended by information received 14 June, 30 August and 16 October 2023.)	

<p>DTC's previous response</p>	<p>Didcot Town Council's Planning and Development Committee would like to object to this application with the following comments: The Committee noted that the development is not in keeping with the remainder of the town and out of character. The proximity to the nearby Science Parks of Culham, Harwell and Milton Park would also negatively affect the traffic at peak times. Unit B (drive-through cafe) also needs to be reconsidered, as it was noted that the current layout has poor access and has a detrimental impact on traffic, both to the proposed nursery and to the already congested road and roundabout located nearby. Unit E (Buy to Rent Accommodation) was noted as professional, high quality private rental sector in the pre-application advice, however the Committee do not believe that the proposed accommodation unit matched the description given by the developer. The design of the buildings is not in keeping with the area and does not look to be of high quality. The Committee does not believe that the blocks make a positive statement as claimed in the design statements. The Committee also noted the poor provision of sustainable energy and environmental considerations, as the current statement only shows a small number of solar panels installed if necessary. The Committee would like to see the inclusion of more sustainable solutions throughout the development. The Committee noted the development's proximity to Moore Ditch, and other potential drainage issues throughout the development, such as the inclusion of a swale marked as 3 metres deep. The Committee does not believe that the currently present swale is of the marked depth, and the Committee would wish to see the comments made by the drainage officer. The Committee also noted the lack of access to the bin stores, as the current application plans do not show an easy route or a bay for a bin lorry to carry out the collection safely and conveniently without impacting the car park or the pathways throughout the development.</p>
<p>Response date</p>	<p>1st November 2023</p>
<p>Agreed response</p>	<p>It was proposed by Cllr N Hards, seconded by Cllr A Jones, and RESOLVED to continue the previous objections with additional comments:</p> <p>Didcot Town Council's Planning and Development Committee would like to continue their previous objections, with further comments. The Committee believe that this is not an appropriate location for this development, and that the buildings are still not of high quality or "beautiful". The Committee also has concerns regarding the reliance on drainage pumps. The development is also located at the edge of the town and will lack amenities in close proximity. (Ref: 253714) All members agreed.</p>

137. To note as listed: Planning Appeals.

The Committee noted that no appeals were received.

138. 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/S2663/HH	Demolition of conservatory and erection of a new ground floor side and rear extension. 27 Brasenose Road Didcot Oxfordshire OX11 7BL
No objections.	P23/S1500/S73	Variation of conditions 2 (Approved Plans), 3 (Surface Water Drainage) & 4 (Tree Protection) on application reference number P22/S4152/FUL (Erection of chalet-style dwelling) - to make changes to external wall and roof materials and for Drainage scheme and Arboricultural method statement to be approved. (As clarified by additional drainage information and arboricultural method statement accompanying Agent's email received on 5 July 2023 and further clarified by drainage information submitted on 8 September 2023). 5 Lydalls Close Didcot OX11 7LD
No objections.	P23/S2597/HH	To remove the existing conservatory and construct a rear single storey extension. 69 Lydalls Road Didcot Oxon OX11 7DT
No objections.	P23/S2893/HH	Single storey rear extension. 80 Queensway Didcot OX11 8LU
No objections.	P23/S2245/HH	Proposed ground floor rear extension. 6 Wessex Road Didcot OX11 8BT
Didcot Town Council s Planning and Development Committee would like to object to this application on the grounds of highway safety and parking, as	P23/S1226/FUL	Erection of a three-bedroom detached dwelling with parking space. Land Adjacent to 55 Broadway Didcot OX11 8AJ

under the current planning application, cars would have to reverse onto or from the main road, across a public pathway. The current plans do not allow for a vehicle to manoeuvre within the property boundary.		
Didcot Town Council's Planning and Development Committee has no objections to this application; however, the Committee would like to point out that should the proposed building lack insulation, the water supply to the building should be insulated.	P23/S1919/FUL	Proposed development of the existing sidings and storage space at Didcot Railway Centre to provide a replica 1930's Goods Depot with exhibition space, to be designed to fit in with the character of the site and give an authentic feel of a historic goods depot. Didcot Railway Centre Station Road Didcot OX11 7NJ
No objections.	P23/S2412/FUL	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). 42 Usk Way Didcot OX11 7SQ
No objections.	P23/S2643/FUL	Change of use of Unit C16 to a taxi base. Didcot Enterprise Centre Unit C16 Conference Room Hawksworth Didcot OX11 7PH

139. To note as listed: Planning Applications refused

The Committee noted the refused applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Didcot Town Council's Planning and Development Committee would like to object to this application based on the comments	P23/S2623/FUL	A hand-operated carwash and car sales lot on a vacant site. Land at 60-68 Broadway Didcot OX11 8AE

made by the Local Highway Authority.		
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140. 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
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.	P23/S0772/FUL	Proposed 2 bed new dwelling. 5 Yare Close Didcot OX11 7QB

141. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

142. To discuss the findings from the previous meeting regarding the Neighbourhood Plan

Cllr D Rouane gave a brief recap of the previous meeting, where a member of the South Oxfordshire District Council's Planning team gave some insight and information regarding the Neighbourhood Planning process and benefits.

The Planning and Estate Officer followed up with a brief statement regarding the fact that most land within the Didcot Parish is already developed or had approved development. The SODC Officer replied to this query by stating that policies can still be drafted and made available for when the site is redeveloped, or for any future updates to the site.

Cllr D Rouane answered, stating that there are patches of land which are not approved for development, and that the land ownership is irrelevant when it comes to creating a Neighbourhood Plan.

Cllr A Hudson stated that the Neighbourhood Plan is unnecessary, as Didcot is currently covered by the Garden Town project, and that it will put too much strain on the Councillors and the Officers in terms of commitment and time and will incur unnecessary costs to the Council.

Cllr A Jones enquired if a smaller plan for the relevant patches of land can be developed for a reduced cost.

Cllr N Hards responded that the costs would not reduce, and while there is some undeveloped land, the Neighbourhood Plan is not necessary.

It was decided by the Committee that a recommendation should be made to the Full Council to **not pursue** the Neighbourhood Plan, due to high costs for minimal benefits, and that it would add too much strain on the Councillors and Officers.

One member abstained from the vote.

The meeting closed at 20:06

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 25th October 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)	31/10/23	SODC	31/10/23	To inform DTC that the license for additional opening hours for McDonalds (unit 04 Orchard Centre, Didcot) was GRANTED up to MIDNIGHT (new opening hours 0500 – 0000).

6. Applications for certificates of Lawful Development and Information only

6a)	Application	P23/S3512/N8A	Didcot Methodist Church Broadway Didcot OX11 8RQ
	Proposal	Prior Notification for the installation of solar panels on top of flat hall roof.	

7. To consider as listed: Planning Applications

7a)	Application	P23/S3543/HH	69 Loyd Road Didcot OX11 8JP
	Proposal	Proposed greenhouse in garden.	
	Response date	17 th November 2023 (extended from 14 th November 2023)	
	Agreed response		
7b)	Application	P23/S3580/HH	9 Windsor Close Didcot OX11 8TT
	Proposal	Single storey front extension.	
	Response date	17 th November 2023 (extended from 14 th November 2023)	
	Agreed response		
7c)	Application	P23/S3495/HH	5 Yare Close Didcot OX11 7QB
	Proposal	Demolition of existing garage, construction of two bay garage with room over the top. Single storey rear extension.	
	Response date	20 th November 2023	
	Agreed response		
7d)	Application	P23/S3666/HH	28 Prestwick Burn Didcot OX11 7UZ
	Proposal	Ground floor rear extension with timber cladding and gable roof, first floor extension with gable roof.	
	Response date	21 st November 2023	
	Agreed response		
7e)	Application	P23/S3666/HH	28 Prestwick Burn Didcot OX11 7UZ
	Proposal	Ground floor rear extension with timber cladding and gable roof, first floor extension with gable roof.	
	Response date	21 st November 2023	
	Agreed response		
7f)	Application	P23/S3713/HH	40 Manor Road Didcot OX11 7JY
	Proposal	Render to the existing bungalow and approved (P23/S1033/HH) proposed extension (material change). Retain existing power supply pole location (previously proposed to be relocated as part of P23/S1033/HH).	

	Response date	24 th November 2023	
	Agreed response		
7g)	Application	P23/S3699/A	9 Orchard Street Didcot OX11 7LG
	Proposal	Replace 1no. Projecting signage with new 600mm. Replace 1no. Lozenge logo with new blue fascia and 490mm logo height. Replace 1no. ATM surround and decals with new. Replace 1no. Statutory signage with new. Replace safety manifestation with new. Install 1no. New window message " A good way to bank.". Allow to refresh decorations to shopfront, full scope to be confirmed following survey	
	Response date	24 th November 2023	
	Agreed response		
7h)	Application	P23/S3738/HH	16 North Bush Furlong Didcot OX11 9DY
	Proposal	First floor rear extension	
	Response date	27 th November 2023	
	Agreed response		

8. To note as listed: Planning Appeals.

None received.

9. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections.	P23/S2875/HH	First floor side extension. 67 Warner Crescent Didcot OX11 8JY
No objections.	P23/S2872/A	Replacement shopfront signage of The Body Shop retail store. 11 The Body Shop Orchard Street Didcot OX11 7LG

No objections.	P23/S3159/HH	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. 117 Lydalls Road Didcot OX11 7EA
No objections.	P23/S3014/A	Internally illuminated projecting sign, internally illuminated fascia sign and services menu window graphic. W H Smith 188 Broadway Didcot OX11 8RN

10. To note as listed: Planning Applications refused

None received.

11. To note as listed: Planning Applications withdrawn

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections.	P22/S2659/HH	Part Single, Part Two Storey Side/Rear Extensions and Part Conversion of Existing Garage 3 Swale Drive Didcot OX11 7SF

12. To note as listed: Planning Applications referred

None received.

13. To discuss the options for a neighbourhood plan (referred from the Full Council meeting 06/11/2023)