

Notice of a meeting of the

Planning and Development Committee

Tuesday 16th July 2024 at 7:30pm

Main Hall, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Tuesday 16th July 2024 at 7.30pm.

Admission of the public and media

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

Reports and minutes

We add reports and minutes to our website.

Recording, photographs, and filming

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

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

Public participation

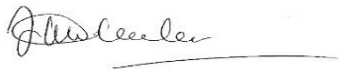
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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

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

AGENDA

1. To 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 of June 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 consider as listed: applications for certificates of lawful development and information only
7. To comment on the Proposed Diversion of Didcot Footpath No. 20 (part) under Highways Act 1980 s.119
8. To note the conversion of rear of building to a duplex apartment.
9. To note the adoption of Unit A, Lower Broadway, Didcot (S278)
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 receive an update on the Neighbourhood Plan



Janet Wheeler
Town Clerk
10th July 2024

Voting committee members

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

Substitute committee members

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

Didcot Town Council

Minutes of the

Planning and Development Committee Tuesday 25th June 2024 at 7:30pm Main Hall, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr S Cole
Cllr S Nohre
Cllr N Hards
Cllr D Macdonald

Officers:

A Guzinski (Planning and Estate Officer [minutes])

19. To receive apologies

Apologies were received from Cllr H Macdonald.

No other apologies were received.

Cllr A Hudson was absent.

20. 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.

21. To approve the draft minutes of the meeting held on 4th June 2024 (attached)

It was proposed by Cllr D Rouane, 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.

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

There were no questions on the minutes.

PUBLIC PARTICIPATION

Cllr D Rouane proposed to move item 7c) – *Planning Application P24/S1631/DIS, Land at Ladygrove East Didcot* out of order to allow for Public Participation.

All members agreed.

Cllr D Rouane suspended Standing Orders to allow the members of the public to address the Committee.

The first member of the public introduced themselves, and explained that the part of the estate in which they resided did not get consulted after they had moved in.

The resident also had concerns regarding the privacy, as the pathways were only 2 meters wide between the development and the existing estate.

The resident further explained that the development could result in loss of light, and it would impact the ground stability and have impact on traffic and local flooding.

The second member of the public also pointed out the high risk of ground stability being affected, and questioned why it took 30 years to agree a development on the site.

The resident also had concerns about the impact on the local wildlife, the lack of provisions, and the inclusion of power pylons on some of the area marked as a park.

Cllr D Rouane explained that the Outline Planning Permission has already been granted and gave an overview of the current application. Cllr D Rouane also explained that the developer has passed the wildlife assessment and explained that the delays in planning permission were caused by a mix of reasons, including financial implications and land ownership.

The Committee thanked the members of the public, and reinstated Standing Orders to discuss the application.

7c)	Application	P24/S1631/DIS	Land at Ladygrove East Didcot
	Proposal	Discharge of condition 8 (Design Code) on application P19/S0720/O (Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use,	

		allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters)
	Response date	26 th June 2024 (extended from 25 th June 2024)
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to object to this application with the following comments:</p> <p>Didcot Town Council’s Planning and Development Committee would like to object based on the comments made by the South and Vale Ecology Team.</p> <p>The Committee noted the proposed SUDS and Flood Defence plans, but they have doubts on their adequacy.</p> <p>The Committee also noted the legal requirement on net biodiversity gain.</p> <p>(Ref: Sent directly to head of planning as no consultation link was provided) All members agreed.</p>

Cllr D Rouane continued the agenda in order.

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

The Committee noted the correspondence received as listed below.

Item	Date received	Received from	Sent to Members	Details
5a)	30/05/2024	SODC	06/06/2024	To inform DTC about the Green Infrastructure and Open Space Survey.

24. Applications for certificates of Lawful Development and Information only

The Committee noted that no applications for Lawful Development were received.

25. To consider as listed: Planning Applications

7a)	Application	P24/S1291/HH	39 Manor Road Didcot OX11 7JZ
	Proposal	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024). (Amended plans removing gutter overhang received 29 May 2024).	
	Amendment	No. 2 - dated 29th May 2024	
	Response date	26 th June 2024	
	Previous comments	No objections	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 264234) All members agreed.	
7b)	Application	P24/S1682/FUL	Unit 41 and Unit 42 The Orchard Centre Didcot OX11 7LL
	Proposal	Installation of mezzanine floor for retail sales and/or storage purposes.	
	Response date	27 th June 2024 (extended from 21 st June 2024)	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr D Macdonald, and RESOLVED to submit no objections to this application. (Ref: 264235) All members agreed.	
7d)	Application	P24/S1129/S73	Land at Lady Grove Didcot OX11 9BP
	Proposal	Variation of condition 1 (Approved plans), 2 (Tree Protection (Detailed) and 3 (Tree pits design) on application P22/S3532/RM (All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O)	
	Amendment	No. 2 - dated 11th June 2024	
	Response date	27 th June 2024 (extended from 25 th June 2024)	
	Previous comments	Didcot Town Council's Planning and Development Committee would like to object to this application, based on the comments made by the Forestry Officer and the Landscape Architect.	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to comment on this application: Didcot Town Council's Planning and Development Committee would like to support the comments raised by the South and Vale Forestry Team. The Committee also noted the incorrect address and location being	

		included in the correspondence with the Ecologist. (Ref: 264236) All members agreed.	
7e)	Application	P24/S1707/HH	13 East Street Didcot OX11 8EJ
	Proposal	Erection of a ground and first floor side / rear extension and loft conversion. Demolition of existing outbuilding and erection of a detached garden room / store and related alterations. (Amended Certificate of Ownership received 11 June 2024)	
	Amendment	No. 1 - dated 11th June 2024	
	Response date	3 rd July 2024	
	Previous comments	N/A	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 264237) All members agreed.	
7f)	Application	P24/S1944/HH	20 Humber Close Didcot OX11 7RU
	Proposal	The removal of porch window loft conversion.	
	Response date	10 th July 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 264238) All members agreed.	
7g)	Application	P24/S1936/HH	3 Elbourne Didcot OX11 0BL
	Proposal	Single storey ground floor rear and side aspect (west) extension. Two storey rear extension. Garage front aspect (north) moved forward with first floor over.	
	Response date	10 th July 2024	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 264239) All members agreed.	

26. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

27. To note as listed: Planning Applications approved.

The Committee noted planning applications approved as listed.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S1345/HH	Single storey rear extension in place of conservatory. 14 Tavy Close Didcot Oxon OX11 7XR
No objections	P24/S1386/HH	Demolition of existing conservatory and construction of new single storey rear extension. 26 Bowmont Water Didcot OX11 7GE
No objections	P24/S1313/HH	First floor side extension, single storey rear extension. 18 Wheatfields Didcot OX11 0BQ
No objections	P24/S1486/HH	Demolition existing garage; erection single storey rear and side extension together with front porch. 6 Slade Road Didcot Oxon OX11 7AP
No objections	P24/S1560/HH	Proposed two storey side extension, internal alterations, demolition of existing conservatory and all associated works. 41 High Street Didcot OX11 8EG

28. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

29. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

30. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

The meeting closed at 20:42

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 June 2024 (attached)

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

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

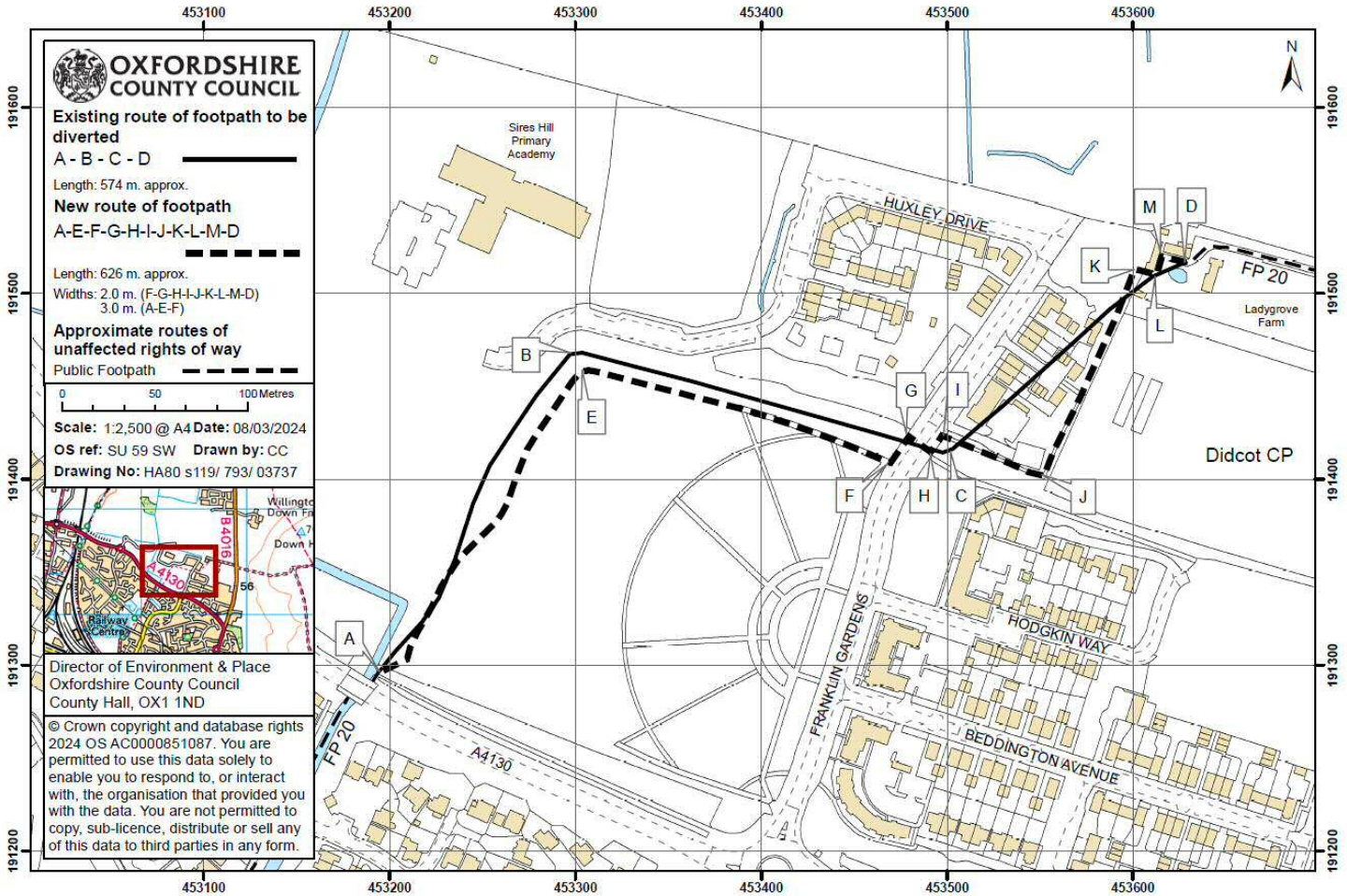
Item	Date received	Received from	Sent to Members	Details
5a)	28/06/2024	OCC	02/07/2024	To inform DTC about the OCC Local Flood Risk Management Strategy Consultation: Local Flood Risk Management Strategy consultation Let's Talk Oxfordshire.

6. Applications for certificates of Lawful Development and Information only

6a)	Application	P24/S2113/PDH	6 Macdonald Close Didcot OX11 7BH
	Proposal	Replace existing conservatory with single story rear extension using prefabricated roof system.	

7. To comment on the Proposed Diversion of Didcot Footpath No. 20 (part) under Highways Act 1980 s.119

Proposed Diversion of Didcot Footpath No. 20 (part)



8. To note the conversion of rear of building to a duplex apartment.

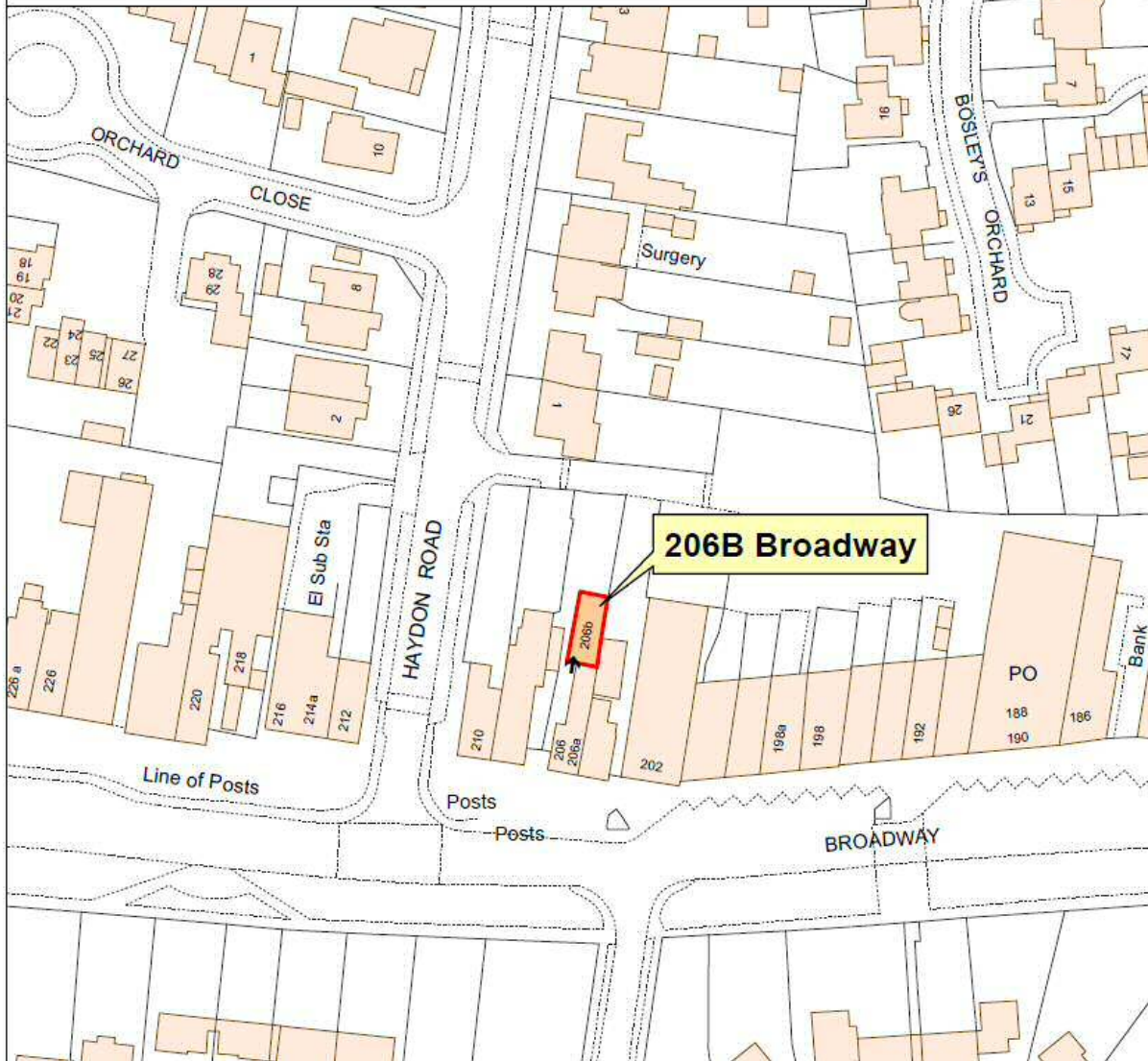
Our Ref: BNN/24/0000080

Drawn by: NAH | Date: 05/07/2024

Conversion of rear of building to a duplex apartment to be known as:

206B Broadway

DIDCOT OX11 8RN



9. To note the adoption of Unit A, Lower Broadway, Didcot (S278)

Didcot: 189.230 S278 Highways Act 1980 - location plan Highway works at Unit A, Lower Broadway

OXFORDSHIRE COUNTY COUNCIL

SECTION 278 CERTIFICATE OF COMPLETION

SCHEME: Unit A, Lower Broadway, Didcot

DEVELOPER: Priory CC5 Limited

I certify that in accordance with the Agreement dated 3rd August 2021 between Oxfordshire County Council and Priory CC5 Limited the Highway Works at Unit A, Lower Broadway, Didcot, Oxfordshire were substantially completed on 5th July 2024. The dedication of any new highway can now take place. Maintenance of the works area will now be carried out by Oxfordshire County Council. Latent defects will be the responsibility of the developer for 2 years from the date of the issue of this certificate. The following items need to be completed within one month of the date of this certificate.

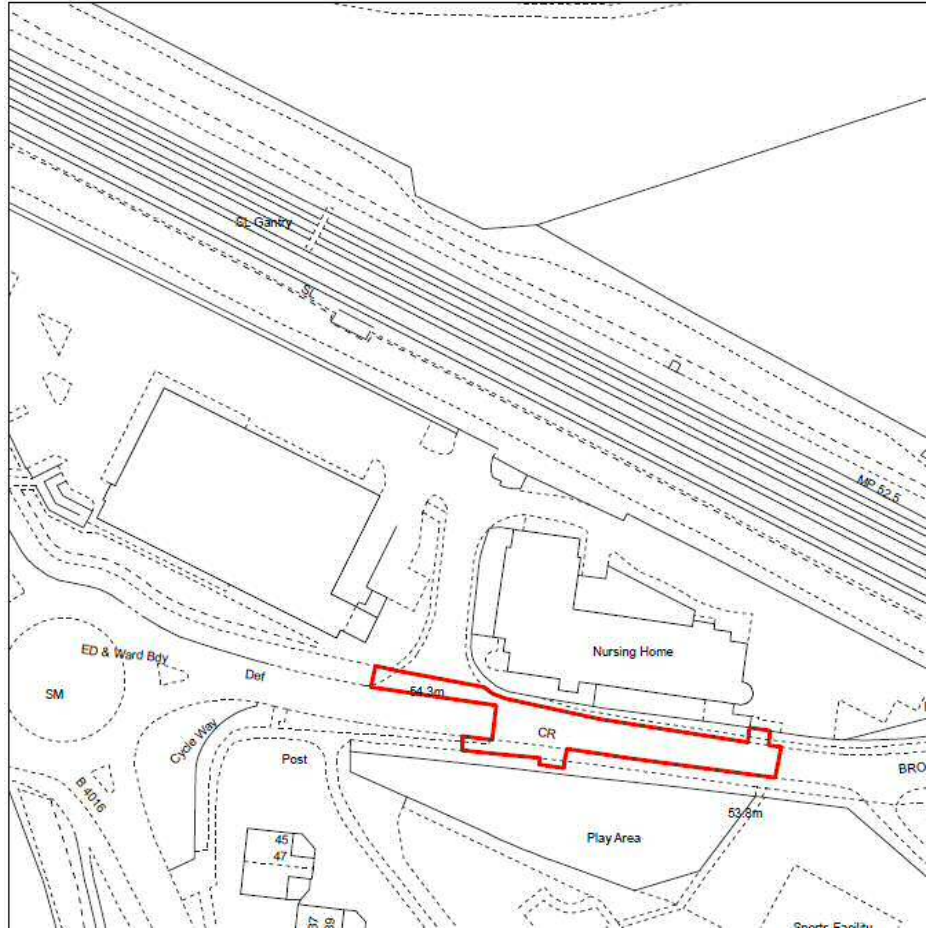
Details of items outstanding:-

None



Name: Ryan Moore
File Ref: 189.230
Date: 08/07/2024
CON29: 7331

Circulation: Developer, Highway Records
roadagreements@oxfordshire.gov.uk



10. To consider as listed: Planning Applications

10a)	Application	P24/S1776/HH	47 Hagbourne Road Didcot OX11 8DP
	Proposal	Demolition of existing rear lean to and side conservatory. Erection of a part single part two storey side and rear extension. Formation of front porch.	
	Response date	17 th July 2024 (extended from 11 th July 2024)	
	Agreed response		

10b)	Application	P21/S1580/MPO	131-145 (odd) Blackthorn Road Didcot OX11 6EP
	Proposal	Application for the modification of planning obligation 08S35	
	Response date	17 th July 2024 (extended from 12 th July 2024)	
	Agreed response		
10c)	Application	P24/S1987/FUL	Former Julians Garage Station Road Didcot OX11 7NN
	Proposal	Change of use of land for car parking for a temporary period.	
	Response date	17 th July 2024 (extended from 16 th July 2024)	
	Agreed response		
10d)	Application	P24/S2021/S73	Ridgeway House 1A Hagbourne Road Didcot OX11 8DP
	Proposal	Variation of condition 2 (Bicycle Storage facilities) on application P21/S5378/FUL / APP/Q3115/W/22/3298682 (Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer).	
	Response date	17 th July 2024	
	Agreed response		
10e)	Application	P24/S2022/S73	14 Haydon Road Didcot OX11 7JD
	Proposal	Variation of condition 2 (Bicycle storage facilities) on application P21/S3973/FUL Appeal Ref APP/Q3115/W/22/3296235 (The change of use of a dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two-storey side extensions, a single-storey rear extension, and an extension to the dropped kerb to create additional parking).	
	Response date	19 th July 2024	
	Agreed response		
10f)	Application	P24/S2142/FUL	Unit 8 Moorbrook Park Didcot OX11 7HP
	Proposal	Proposed installation of ventilation flue	
	Response date	29 th July 2024	
	Agreed response		

10g)	Application	P24/S0201/HH	1 Tavistock Avenue Didcot Oxon OX11 8NA
	Proposal	Erection of a two-storey rear extension and single storey rear extension. (Amended plans received 27 June 2024).	
	Amendment	No. 1 - dated 27th June 2024	
	Response date	23 rd July 2024	
	Previous comments	No objections	
	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	P24/S1594/HH	Installation of air source heat pump. (Additional noise assessment details received 4 June 2024). 4 Daniel Shepherd Avenue Didcot OX11 6BS
No objections	P24/S1346/HH	Construction of single storey rear extension. (Additional plan received 26 June 2024). 36 Icknield Close Didcot Oxon OX11 7AU
No objections	P24/S1569/HH	Demolition of existing conservatory, erection of single storey rear extension 28 Cromwell Drive Didcot Oxon OX11 9RB
No objections	P24/S1481/HH	Proposed ground floor rear extension. 36 Freeman Road Didcot OX11 7DD

No objections	P24/S1592/HH	Single storey rear extension and infill porch to front. 10 Calder Way Didcot OX11 7QG
No objections	P24/S1682/FUL	Installation of mezzanine floor for retail sales and/or storage purposes (as amended by drwgnos 11423-41-F-P01 C and 11423-41-F-P02 C to reduce size of mezzanine received on 11 June 2024). Unit 41 and Unit 42 The Orchard Centre Didcot OX11 7LL
No objections	P24/S1291/HH	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024). (Amended plans removing gutter overhang received 29 May 2024). 39 Manor Road Didcot OX11 7JZ

13. To note as listed: Planning Applications refused

None received.

14. To note as listed: Planning Applications withdrawn

None received.

15. To note as listed: Planning Applications referred

None received.

16. To receive an update on the Neighbourhood Plan.