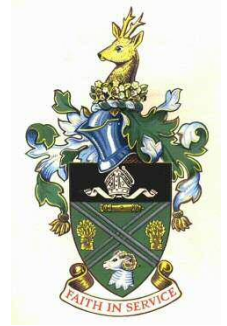


Notice of a meeting of the

Planning and Development Committee
Wednesday 20th 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 20th 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

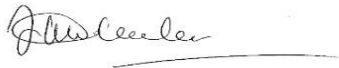
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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.

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 6th March 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 note the erection and numbering of 179 new residential dwellings
7. To discuss and agree on 8 new street name suggestions for Phases 3 and 5a of Ladygrove North
8. To consider as listed: applications for certificates of lawful development and information only
9. To consider as listed: planning applications
10. To note as listed: planning appeals
11. To note as listed: planning applications approved
12. To note as listed: planning applications refused
13. To note as listed: planning applications withdrawn
14. To note as listed: planning applications referred



Janet Wheeler
Town Clerk
14th March 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

Minutes of the

Planning and Development Committee Wednesday 6th March 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 L Hislop
Cllr A Hudson
Cllr D Macdonald

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Cllr A Jones attended as a member of the public.

216. To receive apologies

Apologies were received from Cllrs N Hards and S Nohre.

Cllr D Macdonald substituted for Cllr S Nohre.

No other apologies were received.

217. 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 items 8 and 9 (OCC Planning Applications) and would pass the Chair to Cllr H Macdonald.

No other declarations were made.

218. To approve the draft minutes of the meeting held on 14th February 2024
(attached)

Cllr H Macdonald raised an amendment to minute 214 and asked for the minutes to be amended to remove line 2 of the minute. The minute should be amended to “Some members of the Committee did not receive the report in time to discuss it at the meeting, and therefore the item will be deferred to a future meeting”.

It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and **RESOLVED** to **approve** the minutes as a true and accurate record of the meeting, subject to the amendments, and note them as such.

All members agreed.

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

Cllr D Rouane updated the Committee regarding the letter of support for pharmacies. The circulated draft was **approved**, and the letter will be sent out shortly after the meeting.

220. 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)	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

The Committee also noted a late item of correspondence regarding Planning Application 19/S0720/O - Land at Ladygrove East Didcot and noted the response from the Planning Case Officer.

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

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and **RESOLVED** to suggest Scottish Mountains as the street names.

All members agreed.

222. Applications for certificates of Lawful Development and Information only

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

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	

Cllr D Rouane passed the Chair to Cllr H Macdonald at 20:00

223. 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)

Application	MW.0067/22	View application and make comment using reference no: MW.0067/22
Proposal	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.	
Location	Land at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP	
Response date	28 th March 2024	
Agreed response	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. All members agreed.	

224. 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)

Application	MW.0008/20	View application and make comment using reference no: MW.0008/20
Proposal	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	
Location	Land at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP	
Response date	28 th March 2024	
Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr D Macdonald, and RESOLVED to submit no objections to this application. All members agreed.	

Cllr H Macdonald passed the Chair back to Cllr D Rouane at 20:08

225. To consider as listed: Planning Applications

10a)	Application	P24/S0490/LB	125 Lydalls Road Didcot OX11 7EA
	Proposal	To replace an unused (and rotting) rear door with a window.	
	Response date	7 th March 2024 (extended from 6 th March 2024)	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 260192) All members agreed.	
10b)	Application	P23/S3495/HH	5 Yare Close Didcot OX11 7QB
	Amendment	No. 1 - dated 7th February 2024	

	Proposal	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).	
	DTC's previous response	No objections.	
	Response date	7 th March 2024 (extended from 28 th February 2024)	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 260193) All members agreed.	
10c)	Application	P24/S0190/FUL	32-34 Wantage Road Didcot Oxon OX11 0BT
	Proposal	Change of use and alterations to form two ancillary staff living accommodation bedrooms and associated works.	
	Response date	8 th March 2024	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr D Macdonald, and RESOLVED to object to this application with the following comments : Didcot Town Council's Planning and Development Committee would like to object to this application, due to the lack of easy access to the proposed accommodation, especially for emergency services. The cold storage looks to be impeding on the larger pathway, leaving only the small pathway for accessing the dwelling. (Ref: 260194) All members agreed.	
10d)	Application	P24/S0497/FUL	21 Barnes Close Didcot OX11 8JN
	Proposal	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.	
	Response date	8 th March 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 260195) All members agreed.	
10e)	Application	P24/S0515/HH	5 Nene Grove Didcot Oxon OX11 7QW
	Proposal	Single storey side extension.	
	Response date	8 th March 2024	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application.	

		(Ref: 260196) All members agreed.	
10f)	Application	P24/S0534/S73	Calnan Bros Butchers 5 Hagbourne Road Didcot OX11 8DP
	Proposal	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.	
	Response date	8 th March 2024	
	Agreed response	It was proposed by Cllr H Macdonald, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 260197) All members agreed.	
10g)	Application	P24/S0618/FUL	Orchard Centre Car Park Hitchcock Way Didcot OX11 7LL
	Proposal	Replacement of 19 standard car parking bays with 12 EV charging bays with associated equipment including substation, feeder pillar and charging units.	
	Response date	15 th March 2024	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr D Macdonald, and RESOLVED to submit no objections with the following comments : Didcot Town Council's Planning and Development Committee would like to point out that the location of the bays could impede the flow of traffic, as they are located on a busy stretch of the road leading out of the car park, and cars would be most likely reversing into those bays. (Ref: 260198) All members agreed.	

226. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

227. 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
<p>Didcot Town Council's Planning and Development Committee has no objections to the application; however, the Committee endorses the comments made by Thames Valley Police.</p>	<p>P23/S2883/RM</p>	<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. (Amended and additional information received on 31 August 2023, 16, 28 & 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>

		Cala Homes Phase 6 Willington Down Land at North East Didcot
No objections	P23/S4335/HH	Adaptation of home to accommodate wheelchair access by enclosing an existing porch to create space to turn from the corridor into the bedroom. Proposed ramp at the front and rear of the property. Internal alterations to provide a ground floor wet room and to widen internal doorways. 10 Brent Avenue Didcot OX11 7UD
No objections	P24/S0008/HH	Infill rear ground floor extension, loft conversion and front porch. 27 Church Street Didcot OX11 8DQ
No objections	P23/S4338/A	New fascia with internally illuminated KFC letters, internally illuminated box sign and projecting sign. KFC Unit 5A Orchard Centre Didcot OX11 7LJ
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). (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). Down Farm Didcot OX11 6DJ
Didcot Town Council s Planning and Development Committee would like	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

to see an inclusion of a planning condition, which states that the proposed annexe remains ancillary.		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) 20 The Croft Didcot OX11 8HR
No objections	P24/S0020/HH	Construct new conservatory and convert existing garage into living area and utility room. 40 Usk Way Didcot OX11 7SQ

228. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

229. 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
No objections	P23/S4013/HH	Single and two storey extensions. 24 Slade Road Didcot OX11 7AT

230. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

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

Cllr A Jones briefly addressed the Committee regarding his support for the Neighbourhood Plan to be created, citing previous comments made by the Committee regarding various Planning Applications.

Cllr H Macdonald introduced the report, outlining the key areas of interest and the findings gathered by the group.

Cllr H Macdonald then spoke about the depth of the Neighbourhood Plan and explained the proposed recommendation.

Cllr A Hudson spoke against the recommendation, listing the unnecessary costs and burden on Officers as the primary reasons.

Cllr S Cole stated that the vast majority of residents do not usually vote in local referendums, however he had reassured the group that while there were initial concerns regarding the costs, the application for a Neighbourhood Plan can be withdrawn before any money is spent if undue costs arise during the process.

Cllr S Cole also suggested that certain aspects of the Neighbourhood Plan do not have to be made from scratch, as they can be re-used from suitable plans created by other Parishes.

The Planning and Estate Officer relayed some concerns from the Town Council Officers, which included the costings, the need for additional staffing, and the volunteering requirements needed to be met.

Cllr D Macdonald stated that she also had concerns about the total costs of the project, including the need for extra staff, and the uncertainty regarding the volunteers needed.

Cllr D Rouane expressed his support for the proposal for a Neighbourhood Plan and clarified the discussion points made during the meeting.

Cllr H Macdonald summarised the report.

It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and **RESOLVED** to **recommend** that the Full Council consider applying for a Neighbourhood Plan, which will cover the Didcot Parish to begin with, but could be extended to the Didcot Area of Influence after consultations with neighbouring Parishes.

5 members agreed, 1 member abstained.

The meeting closed at 21:20

Signed _____

Date _____

DRAFT

Agenda continued.

1. To receive apologies

2. To receive declarations of interest

Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct

3. To approve the draft minutes of the meeting held on 6th March 2024 (attached)

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

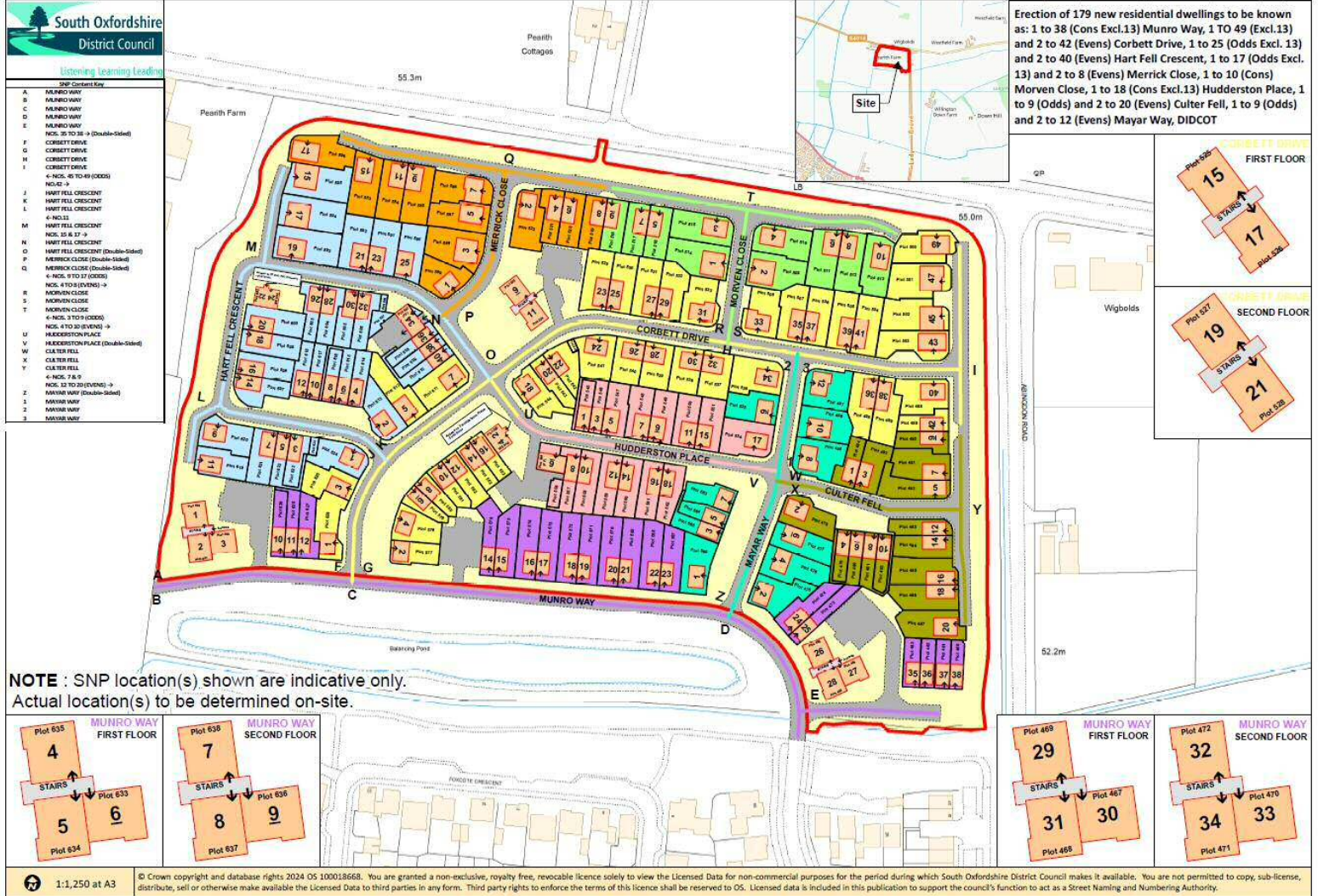
5. To note as listed: correspondence received regarding planning matters

Item	Date received	Received from	Sent to Members	Details
5a)	07/03/2024	OCC	13/03/2024	To inform DTC about the consultation regarding the Proposed Disabled Persons Parking Places.
5b	13/03/2024	SODC	13/03/2024	To inform DTC about South and Vale's proposals for Playing Pitches and Leisure Facilities

6. To note the erection and numbering of 179 new residential dwellings

Our Ref: BNN/24/0000017

Drawn by: RM | Checked by: AA & NH | Date: 11/03/2024



7. To discuss and agree on 8 new street name suggestions for Phases 3 and 5a of Ladygrove North

8. Applications for certificates of Lawful Development and Information only

8a)	Application	P24/S0758/LDP	Busby House Dental Practice 13 Hagbourne Road Didcot OX11 8DP
	Proposal	Insertion of 4no rooflights across two roof slopes to rear of building to create a new room in first floor loft space.	
8b)	Application	P24/S0843/LDP	46 Haydon Road Didcot OX11 7JR
	Proposal	Conversion of loft by hip to gable with rear dormer	

9. To consider as listed: Planning Applications

9a)	Application	P24/S0671/S73	St Edmonds Park Park Road Didcot OX11 8QE
	Proposal	Variation of condition 7 (BREEAM final certificate) on application P21/S2646/FUL (The construction of a new single storey pavilion providing sports changing rooms and a multi-functional community space together with related facilities. External hard and soft landscaping, sports and play equipment, bicycle storage and improved parking arrangements) - to change the implementation from pre occupation to within 6 months of occupation.	
	Response date	22 nd March 2024	
	Agreed response		
9b)	Application	P24/S0325/HH	18 East Street Didcot OX11 8EJ
	Amendment	No. 1 - dated 6th March 2024	
	Proposal	Erection of a 7.5m x 3.5m timber log cabin in the rear garden to be used as an office/leisure room. (As amended by description 06 March 2024.)	
	DTC's previous response	Not Applicable	
	Response date	24 th March 2024	
	Agreed response		
9c)	Application	P24/S0747/HH	6 Cole Court Didcot OX11 7XL
	Proposal	Erection of first floor side extension.	
	Response date	28 th March 2024	
	Agreed response		

10. To note as listed: Planning Appeals.

None received.

11. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>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.</p>	<p>P24/S0245/HH</p>	<p>Construction of two-storey extension to eastern side of property and internal remodelling of existing house.</p> <p>131 Blackthorn Road Didcot OX11 6EP</p>
<p>Didcot Town Council has no objection to this application with the following comment: The Committee have noted and strongly agree with the comments raised by the Housing Development Team in relation to affordable housing.</p>	<p>P22/S4011/RM</p>	<p>Application for Approval of Reserved Matters for Phase 3 & 5a for 158 dwellings together with associated landscaping and infrastructure further to application P15/S2902/O (as amended by drawings received 31 March 2023, 1 August 2023, 27 November 2023 and 15 February 2024).</p> <p>Phases 3 and 5a Nobel Park Didcot</p>
<p>Didcot Town Council's Planning and Development Committee has concerns regarding the disruption of habitat caused by this development. The Ecology Management Plan states that there will be ecological enhancements. The Committee would like to enquire as to how the enhancements will be made in the area, given that the ecological environment is already high.</p>	<p>P23/S1270/RM</p>	<p>Reserved Matters submission relating to phase P7 infrastructure comprising link road, drainage, shared footway/cycleway, street lighting, hard and soft landscaping, and other associated engineering works of outline permission P15/S2902/O (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</p>

		<p>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 children's 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) (as amended by plans and information received 9 August 2023, 17 January 2024 and 13 February 2024).</p> <p>CALA Homes Phase 7 (Infrastructure) Land at Willington Down Didcot</p>
No objections	P24/S0222/HH	<p>Two storey rear extension to detached house. Replacement wider garden gate at rear and new internal garden wall.</p> <p>6 Hazel Gardens Didcot OX11 6DF</p>
Didcot Town Council's Planning and Development Committee would like to question the removal of 3 trees (T170, T171, and T172), as the Committee believes that these trees are healthy enough, and there is no immediate danger from the trees. The Committee would also like to raise a concern regarding the sewage system and would like to enquire if Thames Water	P22/V0604/RM	<p>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 amplified and amended by information received 16 May 2022, 28 April 2023, 17 August 2023, 4 December 2023, 30 January 2024 and 15 February 2024).</p>

would be able to accommodate for the site prior to the opening of the site.		Phase 1a Valley Park Land to the West of Great Western Park
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12. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
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.	P23/S0263/FUL	Full planning application for the erection of 37 dwellings including 14 (40%) affordable dwellings with associated landscaping, parking, and access (as amended by drawings received 9 August 2023 and 9 January 2024). Land at Pearith Farm Appleford Road North East Didcot OX14 4PS

13. To note as listed: Planning Applications withdrawn

None received.

14. To note as listed: Planning Applications referred

None received.