

## Didcot Town Council

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### Minutes of the

# Planning and Development Committee

Wednesday 24<sup>th</sup> August 2022  
All Saints Room, Civic Hall



#### **PRESENT:**

##### **Councillors:**

E Hards (Chair)  
D Rouane  
J Durman  
D Macdonald  
M Khan  
M Mallows

##### **Officers:**

J Wheeler (Town Clerk)

#### **76. To receive apologies**

Cllrs A Sandiford and A Dearlove tendered their apologies.  
Cllr M Khan substituted for Cllr A Sandiford.

#### **77. To receive declarations of interests**

No declarations were made.

#### **78. To approve the minutes of the meeting held on 3<sup>rd</sup> August 2022**

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

All members agreed.

## 79. Questions on the minutes as to the progress of any item

Cllr E Hards updated the Committee on the meeting with developers for the proposed application on the south end of Abingdon Road.

The developers had been contacted but no dates had been suggested.

## 80. To note as listed: correspondence regarding planning matters

Item	Date received	Received from	Sent to Members	Details
5a)	2 <sup>nd</sup> August 2022	Long Wittenham Parish Council	12 <sup>th</sup> August 2022	To ask DTC to comment on cycle path upgrades.  Agenda item 7.

The Committee noted the item of correspondence.

## 81. To review the Planning and Development Committee Terms of Reference

The Committee discussed the terms of reference, and it was **RESOLVED** to recommend adding “*and other consultations*” to item 9, bullet 4.

This amendment would be considered at the Full Council meeting on 5<sup>th</sup> September 2022.

## 82. To consider the request from the Clerk at Long Wittenham Parish Council

The Committee discussed the request. Members were concerned on how hazardous it had become along Abingdon Road and Lady Grove for cyclists as more houses were being built and agreed to stress these safety points.

It was **RESOLVED** to support this request and contact the developers and ask them to bring the timeline to upgrade the cycle path next to the NE Didcot development, forward (appendix 1).

## 83. To note the erection of 2 new residential dwellings to replace previous approval for one property known as: 104 Norreys Road, DIDCOT OX11 0AN. New dwellings to be numbered: 104 and 106 Norreys Road, DIDCOT OX11 0AN

The Committee noted the erection and numbering of the 2 new residential dwellings.

**84. To note the erection of school to be known as: Sires Hill Primary Academy, Darwin Drive, DIDCOT**

The Committee noted the erection of Sires Hill Primary Academy.

**85. To note the Notice of Landowner Deposit: Land at Didcot & Brightwell Cum Sotwell, Oxfordshire, from Oxfordshire County Council**

The Committee noted this item.

**86. To note the Notice of Landowner Deposit: Land at Didcot, Oxfordshire, from Oxfordshire County Council**

The Committee noted this item.

It was agreed that this information would be shared with all councillors and members would individually contact OCC regarding the paths if they had any specific information regarding them. The Town Clerk would investigate a deadline for comments then Officers would advertise on the website.

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

The Committee noted the certificates for Lawful Development listed below:

12a)	Application	<a href="#">P22/S2772/LDP</a>	14 Lea Grove Didcot OX11 7UN
	Proposal	Garage conversion	
12b)	Application	<a href="#">P22/S2786/LDP</a>	67 Wessex Road Didcot OX11 8BH
	Proposal	Loft conversion to existing house.	

**88. To consider as listed: Planning Applications**

13a)	Application	<a href="#">P22/S2678/HH</a>	51 The Avenue Didcot OX11 6AW
	Proposal	Relocation of garden wall	
	Response date	30 <sup>th</sup> August 2022 (extended from 19 <sup>th</sup> August 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr D Macdonald and <b>RESOLVED</b> to submit <b>no objection</b> to the application (ref. 219864).  All members agreed.	
13b)	Application	<a href="#">P22/S0395/HH</a>	4 The Oval Didcot OX11 7EL
	Proposal	Retrospective application for a temporary pent roof timber storage shed	
	Response date	30 <sup>th</sup> August 2022 (extended from 23 <sup>rd</sup> August 2002)	

	<b>Agreed response</b>	It was proposed by Cllr M Khan, seconded by Cllr D Macdonald, and <b>RESOLVED</b> to submit <b>no objection</b> to the application, but the Committee would like to see the shed removed within 12 months (ref. 219866).  All members agreed.	
<b>13c)</b>	<b>Application</b>	<a href="#">P22/S2762/FUL</a>	26 Manor Road Didcot OX11 7JY
	<b>Proposal</b>	Variation of condition 2 (Approved plans) & 6 (Withdrawal of P.D) in application P20/S2056/FUL To provide additional light in the stairway/hall section of the property. New barn-style dwelling together with associated access, garden and other related works.	
	<b>Response date</b>	30 <sup>th</sup> August 2022 (extended from 23 <sup>rd</sup> August 2022)	
	<b>Agreed response</b>	It was proposed by Cllr D Macdonald, seconded by Cllr M Khan, and <b>RESOLVED</b> to submit <b>no objection</b> to the variation of condition 2 but to <b>object</b> to the variation of condition 6 (withdrawal of PD) as no rationale was given (ref. 219867).  All members agreed.	
<b>13d)</b>	<b>Application</b>	<a href="#">P22/S2752/FUL</a>	102 Norreys Road Didcot OX11 0AN
	<b>Proposal</b>	s73 application to vary condition 2(approved plans) & 9(energy statement verification) on application P21/S2085/FUL to change the approach from air source heat pumps to photovoltaic panels mounted on the main pitched roof of the dwellings. (Erection of two 4-bedroom detached dwellings to the rear of 100 & 102 Norreys Road, Didcot together with access, parking, and the provision of new amenity space).	
	<b>Response date</b>	30 <sup>th</sup> August 2022 (extended from 25 <sup>th</sup> August 2022)	
	<b>Agreed response</b>	It was proposed by Cllr D Rouane, seconded by Cllr J Durman, and <b>RESOLVED</b> to submit <b>no objection</b> to the application (ref. 219865).  All members agreed.	
<b>13e)</b>	<b>Application</b>	<a href="#">P22/S2831/HH</a>	5 Crookdale Beck Didcot OX11 7US
	<b>Proposal</b>	Single storey rear extension with internal ground floor remodelling.	
	<b>Response date</b>	2 <sup>nd</sup> September 2022	
	<b>Agreed response</b>	It was proposed by Cllr E Hards, seconded by Cllr J Durman, and <b>RESOLVED</b> to submit <b>no objection</b> to the application (ref. 219959).  All members agreed.	
<b>13f)</b>	<b>Application</b>	<a href="#">P22/S2924/HH</a>	86 Brunstock Beck Didcot OX11 7YG
	<b>Proposal</b>	Proposed single storey rear extension	
	<b>Response date</b>	3 <sup>rd</sup> September 2022	
	<b>Agreed response</b>	It was proposed by Cllr M Mallows, seconded by Cllr D Macdonald, and <b>RESOLVED</b> to submit <b>no objection</b> to the application (ref. 219963).	

		All members agreed.	
13g)	<b>Application</b>	<a href="#">P22/S1119/FUL</a>	88 Abbott Road Didcot OX11 8HY
	<b>Amendment</b>	No. 3 - dated 15th August 2022	
	<b>Previous responses</b>	<p>19<sup>th</sup> May 2022 – No objection with comment: The Committee are concerned that there has been a significant number of infill developments over the years which has seen informal parking for residents diminish. The road is routinely used by school children and is already extremely busy, and the Committee are concerned that the development will have a cumulative effect on the surrounding area.</p> <p>30<sup>th</sup> June 2022 – DTC maintained previous response and comments.</p> <p>14<sup>th</sup> July 2022 – DTC maintained their previous comments.</p>	
	<b>Proposal</b>	Demolition of existing sheds and garage and construction of two one-bedroom flats. (As amended by plan ref ABBT.P10C received on 11 July 2022 and as amended by plan ref ABBT.P10E which replaces 2 x 1 bed flats with 1 x 2 bed house).	
	<b>Response date</b>	31 <sup>st</sup> August 2022	
	<b>Agreed response</b>	<p>It was proposed by Cllr E Hards, seconded by Cllr J Durman and <b>RESOLVED</b> to <b>maintain the previous comments</b> and reiterate the Committee's concern regarding the loss of informal parking.</p> <p>All members agreed.</p>	
13h)	<b>Application</b>	<a href="#">P22/V1857/O</a>	RWE N Power Plc Didcot Power Station Didcot OX11 7HA
	<b>Proposal</b>	Hybrid application comprising: 1. Outline planning permission for the erection of up to 197,000m <sup>2</sup> Use Class B8 data centre development with ancillary Use Class E office space, together with associated groundworks, utilities, infrastructure, engineering and enabling works. Matters relating to appearance, landscaping, drainage, layout and scale of the development areas reserved for subsequent approval; and 2. Full planning permission for the construction of new and improved site access, new access roads, hard & soft landscaping, creation of SUDS and all associated infrastructure and engineering works	
	<b>Response date</b>	8 <sup>th</sup> September 2022	
	<b>Agreed response</b>	<p>It was proposed by Cllr E Hards, seconded by Cllr M Khan, and <b>RESOLVED</b> to submit <b>no objection</b> with the following comments (ref. 219960):</p> <p>Didcot Town Council would like to reiterate the need to use solar panels and renewable energy sources to help mitigate the high power consumption of such a facility.</p> <p>All members agreed.</p>	

<b>13i)</b>	<b>Application</b>	<a href="#">P22/S2624/HH</a>	19 Tavistock Avenue Didcot OX11 8NA
	<b>Proposal</b>	Double storey rear extension and front porch.	
	<b>Response date</b>	9 <sup>th</sup> September 2022	
	<b>Agreed response</b>	It was proposed by Cllr D Macdonald, seconded by Cllr M Mallows, and <b>RESOLVED</b> to submit <b>no objection</b> to the application (ref. 219961).  All members agreed.	
<b>13j)</b>	<b>Application</b>	<a href="#">P22/S2989/HH</a>	17 Loddon Drive Didcot OX11 7QA
	<b>Proposal</b>	Single storey rear extension, double storey side extension, new porch and garage removal	
	<b>Response date</b>	9 <sup>th</sup> September 2022	
	<b>Agreed response</b>	It was proposed by Cllr D Macdonald, seconded by Cllr E Hards, and <b>RESOLVED</b> to <b>object</b> to the application with the following comments (ref. 219962):  Didcot Town Council object to the application as the proposal seems unneighbourly and overdeveloped. The only available parking will be on the shared private road.  All members agreed.	

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

None were received.

### 90. Applications Approved

The Committee noted the below listed approvals.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No strong views	<a href="#">P22/S2281/FUL</a>	Subdivision of unit to form two units and external alterations including installation of new shop front within existing door openings to serve proposed unit.  <b>Wilkinson 7 Market Place Didcot OX11 7LE</b>
No objection	<a href="#">P22/S2150/HH</a>	Installation of a garden room.  <b>33 Beech Lane Didcot OX11 6EB</b>

<p>Objection with comments:</p> <p>On the basis of the evidence provided, the proposed extension does not look in keeping with the street scene.</p>	<p><a href="#">P22/S2309/HH</a></p>	<p>Two storey side extension, single storey front extension.</p> <p><b>26 St Hildas Close Didcot OX11 9UX</b></p>
<p>No strong views</p>	<p><a href="#">P22/S2334/HH</a></p>	<p>Two-storey rear extension.</p> <p><b>3 Queensway Didcot OX11 8LY</b></p>
<p>No objection with comments:</p> <p>The Committee would like assurance that the amenity space is adequate for each of the new houses.</p>	<p><a href="#">P22/S1415/FUL</a></p>	<p>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.</p> <p><b>Down Farm Didcot OX11 6DJ</b></p>
<p>No objection with comments:</p> <p>The Committee would like assurance that the amenity space is adequate for each of the new houses.</p>	<p><a href="#">P22/S1418/LB</a></p>	<p>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.</p> <p><b>Down Farm Didcot OX11 6DJ</b></p>
<p>No objection with comments:</p> <p>28<sup>th</sup> April 2022 - The Committee noticed a neighbouring resident has some concerns over the loss of light, particularly at number 64, and ask that this be taken into consideration.</p> <p>4<sup>th</sup> August 2022 – No objection.</p>	<p><a href="#">P22/S1195/HH</a></p>	<p>Two storey rear extension to both adjoining properties. (As amended by drawings received 14 July 2022 reducing the height and eaves of the proposed two storey extension).</p> <p><b>60 &amp; 62 Norreys Road Didcot Oxon OX11 0AN</b></p>
<p>Support</p>	<p><a href="#">P22/S2256/HH</a></p>	<p>Demolition and replacement of existing porch with new, single storey porch.</p> <p><b>179 Broadway Didcot OX11 8RZ</b></p>
<p>No strong views</p>	<p><a href="#">P22/S2280/HH</a></p>	<p>Erection of a single storey extension to the rear of the dwelling.</p> <p><b>28 Haydon Road Didcot OX11 7JF</b></p>
<p>No objection</p>	<p><a href="#">P22/S2238/HH</a></p>	<p>Single storey rear extension.</p> <p><b>7 Barn Owl Way Didcot OX11 6EG</b></p>

No strong views	<a href="#">P22/S2296/HH</a>	Single storey rear extension.  <b>All Saints House Lydalls Close Didcot OX11 7LA</b>
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### 91. Applications refused

The Committee noted the refused application, below:

16a)	<b>Application</b>	<a href="#">P21/S3003/HH</a>	20 Finham Brook Didcot OX11 7YE
	<b>Proposal</b>	Two storey extension to the side and a single extension to the rear.	
	<b>Date refusal confirmation received</b>	2 <sup>nd</sup> August 2022	
	<b>DTC's response</b>	Object with comments: The Committee were concerned about the loss of trees. The creation of the new access would remove two on-road visitor parking spaces. They noted the application appears to be overdeveloped and unneighbourly	

### 92. Applications withdrawn

The Committee noted no planning applications had been withdrawn.

### 93. Applications referred

The Committee noted no planning applications had been referred.

The meeting closed at 8.20pm.

Signed: .....

Date: .....



# Didcot Town Council

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5<sup>th</sup> September 2022



[REDACTED]  
(sent by email)

Dear [REDACTED]

Didcot Town Council's Planning and Development Committee met on 24<sup>th</sup> August 2022 and discussed a request they had received from a neighbouring Parish.

The Committee were made aware of the need for the condition of the cycleway next to the NE Didcot development to be upgraded and wondered if [REDACTED] would consider bringing the upgrade date forward?

It is understood, under the s106 agreement, the trigger to provide the cycleway upgrade works is the 1,200<sup>th</sup> occupation on the wider site. However, it seems there are only 180 occupations to date so any work to improve this cycleway could potentially be a long way off.

The Committee were concerned at how hazardous it had become along the Abingdon Road and Lady Grove for cyclists as more houses were being built and the condition of the roads has deteriorated and asked that you consider the safety issues and the need for this cycleway to be constructed in a timelier manner.

Yours sincerely

Lucy Blake  
**Planning and Environment Officer**  
**on behalf of the Planning and Development Committee**