

Notice of a meeting of the

Planning and Development Committee

Wednesday 8th March 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 8th March 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

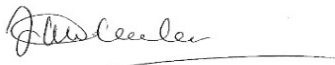
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 15th February 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 1 new residential dwelling to be numbered 73 Abbott Road, Didcot, OX11 8JA
7. To note the erection of 287 new residential dwellings to be known as listed
8. To comment on OCC's Notice of Submission of Further Information in relation to Planning Application to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School (Chalkhill when originally approved reference R3.0001/17 – Submitted 6th December 2016 and approved in March 2017)
9. To comment on OCC's Section 106A application to modify or discharge a Section 106 Planning Obligation: Removal of the existing waste catchment area restriction and amendment to a permissive path at Sutton Courtenay Landfill Site, Appleford, Abingdon.
10. To consider whether the Committee wishes to write a formal letter to South and Vale and South Oxfordshire District Council's, regarding any concerns on the consultation process for application P22/V2705/FUL
11. To consider writing to South and Vale and South Oxfordshire District Councils to highlight potential issues where Didcot Town Council may not be consulted on planning applications that fall just outside the town's boundaries, despite the applications affecting residents in Didcot and Didcot town. When residents move to the western side of Didcot – they consider themselves Didcot residents, use Didcot facilities and would expect Didcot Town Council to be consulted in planning matters
12. To consider as listed: applications for certificates of lawful development and information only
13. To consider as listed: planning applications
14. To note as listed: planning appeals
15. To note as listed: planning applications approved
16. To note as listed: planning applications refused
17. To note as listed: planning applications withdrawn
18. To note as listed: planning applications referred



Janet Wheeler
Town Clerk
2nd March 2023

Voting committee members

Cllr Eleanor Hards (Chair)
Cllr Anthony Dearlove (Vice Chair)
Cllr Denise Macdonald
Cllr Amanda Sandiford
Cllr David Rouane
Cllr James Durman
Cllr Melissa Mallows

Substitute committee members

Cllr John Moody
Cllr Pam Siggers
Cllr Mocky Khan
Cllr Dave Chandran

Minutes of the

Planning and Development Committee

Wednesday 15th February 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr A Dearlove (Chair)
Cllr M Mallows
Cllr D Rouane
Cllr J Moody
Cllr P Siggers
Cllr J Durman

Officers:

L Blake (Planning and Environment Officer)
A Guzinski (Planning and Allotments Officer [minutes])

Five members of the public were present.

Public participation.

The Chair invited the three members of the public who had registered to speak to address the Committee.

All the speakers spoke regarding their objections to planning application P22/V2705/FUL - Use of land as a ground maintenance compound and associated infrastructure (agenda item 8b).

The main concerns raised by the speakers were the impact the development would have on the residents, including the increase in traffic, dust and noise, the potential impact on the surrounding green area and on the nearby allotment site.

The original approved plans for the Great Western Park development had also included plans for green spaces, and should those areas be lost to other developments, the original GWP plan would no longer be in line with the agreed proposals.

They also expressed the lack of communication between the agent and residents, and the various legislation and the South and Vale District Council's long-term strategy, which were contradictory to the application.

The speakers suggested various alternative sites, which could be deemed more suitable, including land at the old Power Station site.

The meeting opened at 7.45pm.

184. To receive apologies

Cllrs E Hards and D Macdonald tendered their apologies.

Cllr J Moody substituted for Cllr E Hards, and Cllr P Siggers substituted for Cllr D Macdonald.

Cllr A Sandiford was absent.

185. To receive declarations of interest

Cllr D Rouane declared an interest on agenda item 8b - application P22/V2705/FUL, "Use of land as a ground maintenance compound and associated infrastructure" and would therefore leave the meeting while the item was discussed.

186. To approve the draft minutes of the meeting held on 25th January 2023

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

All members agreed.

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

There were no questions from the minutes.

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

Item	Date received	Received from	Sent to Members	Details
5a)	25/01/2023	OCC	30/01/2023 via email	OCC had requested a comment on the HIF1 pack regarding the 'bridge scheme' and 'side roads order'. (Agenda item 6)
5b)	01/02/2023	Phil Moule – SODC Officer	02/02/2023 via email	An email regarding application P21/S2542/RM - Land to the North-East of Didcot. Reconsider the previous objection – decision withdrawn on request of the Town Clerk as DTC's objection was raised due to a holding objection

				from the Crime Prevention Officer and an objection from OCC Highways. These objections had since been removed.
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The Committee noted the correspondence received.

Cllr A Dearlove read an update to the Committee on the Gateway Project, received as a late correspondence item; A new application would be submitted in the summer, with the plans for the proposed building being four storeys high, not five as previously planned and would include a large 'living wall'.

189. To comment on the 'Bridge Scheme' and 'Side Roads Order' (Didcot Garden Town Highways Infrastructure – A4130 Improvement (Milton Gate to Collett Roundabout), A4197 Didcot to Culham Link Road, and A415 Clifton Hampden Bypass) 2022. (Application [R3.0138/21](#))

It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and **RESOLVED** to **SUPPORT** the application and to re-submit the Committee's previous comments.

All members agreed.

190. Applications for certificates of Lawful Development and Information only

The Committee noted the Lawful Development Application listed below:

7a)	Application	P23/S0181/PDH	36 Kynaston Road Didcot OX11 8HD
	Proposal	Enlarge existing back porch and construction of rear extension: Depth: 6.00m, Height: 3.30m, Height to eaves: 2.70m	

191. To consider as listed: Planning Applications

It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and **RESOLVED** to discuss agenda item 8b first.

All members agreed.

Cllr D Rouane left the room at this point.

8b)	Application	P22/V2705/FUL	Land to the west of Sir Frank Williams Way Great Western Park Didcot
	Proposal	Use of land as a ground maintenance compound and associated infrastructure. (as amplified by Transport Statement received 20 January 2023).	
	Response date	16 th February 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to object to this application with the following comments (Ref: 241949):</p> <p>The Planning and Development Committee would like to object to this application.</p> <p>This space was originally approved and designated as a public open space and the proposed application contradicts policies advertised by South and Vale and South Oxfordshire's District Council's – CP16b (Didcot Garden Town), CP46 (Conservation and Improvement Biodiversity), CP37 (Design and Local Distinctiveness), DP23 (Impact of Development on Amenity), DP25 (Noise Pollution) and DP33 (Open Space).</p> <p>This proposed application will have a detrimental impact on the residents in the area, not only visually but the noise, the smell, the dust, and potential contamination (due to possible spillages of fuel effecting the adjacent allotments) will have negative ramifications on the neighbours.</p> <p>The change of use no longer meets the approved criteria.</p> <p>All members agreed.</p>	

Cllr D Rouane returned to the meeting. The four members of public left the meeting. The remaining agenda items were discussed in order.

8a)	Application	P22/S2087/HH	57 & 59 Reed Street 26 Barleyfields Didcot OX11 6FL
	Proposal	Removal of failed gravel boards from gardens of 57 & 59 Reed Street and 26 Barleyfields and construction of new masonry retaining wall with close board fence over to match existing heights and levels and on existing curtilage / boundaries.	

	Response date	16 th February 2023 (extended from 10 th February 2023)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref: 241930). All members agreed.	
8c)	Application	P22/S3973/HH	37 Craven Way Didcot OX11 8NS
	Proposal	Erection of single storey rear extension.	
	Response date	17 th February 2023	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application (ref: 241931). All members agreed.	
8d)	Application	P23/S0263/FUL	Land at Pearith Farm Appleford Road North East Didcot OX14 4PS
	Proposal	Full planning application for the erection of 38 dwellings including 15 (40%) affordable dwellings with associated landscaping, parking and access.	
	Response date	1 st March 2023	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr J Moody, and RESOLVED to object to this application with the following comments (ref: 241971): 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. All members agreed.	
8e)	Application	P22/V1053/RM	Phase A3 & A4 Signia Park Didcot
	Amendment	No. 2 - dated 1st February 2023	
	Proposal	Approval of reserved matters for access, appearance, landscaping, layout and scale for the erection of four employment unit (Use Class B1(c)/B2/B8) at plot A3/A4 with ancillary offices, including new vehicular and pedestrian access, HGV and car parking, servicing, external lighting, landscaping, infrastructure and associated works pursuant to outline planning permission P19/V1472/FUL dated 15th October 2019. (as amended by plans and information received 01 November 2022)	
	DTC's previous	Objection with comments:	

	response – sent 16th June 2022	The Committee are concerned that the large number of vehicle movements at the present time is already putting the roundabout under pressure. An increase in vehicle movements to and from the site will only exacerbate the issue. The only entrance to the site is off the roundabout (until Science Bridge is constructed and opened). This roundabout, along with the DMH1 roundabout was due to be upgraded at the end of 2021, using CIL/s106 monies. Unfortunately, this work was postponed, and the Council have not been informed when this will happen. The Committee are concerned that these funds could be lost if the work is not carried out. With only one entrance to the site, any accidents or roadworks on the road/roundabouts, would cause long delays to an area which is already under pressure from the volume of traffic. Members expressed the need for the HIF roads and the previously proposed upgrade to the roundabouts which need addressing as a matter of urgency. In addition, the Committee noted this area is part of the Science Vale Cycle Network (Route 6 - Didcot to Milton Park) and have concerns regarding the potential increased risks to cyclists.	
	Response date	17 th February 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to continue the previous objection and comments: (ref: 241940) The Planning and Development Committee would like to maintain their previous objection and comments on this application. All members agreed.	
8f)	Application	P23/S0403/HH	107 Lydalls Road Didcot OX11 7DZ
	Proposal	Single storey rear extension, revised fenestration, and new rooflights.	
	Response date	27 th February 2023	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr J Durman, and RESOLVED to submit no objection to this application (ref: 241932) . All members agreed.	
8g)	Application	P22/S4615/HS	Basildon House Hawksworth Harrier Park Didcot OX11 7PL
	Amendment	No. 1 - dated 3rd February 2023	
	Proposal	Application for Hazardous Substances Consent. (As clarified by the supplementary information report accompanying Agent's email dated 3 February 2023)	
	DTC's previous response – sent 26th January 2023	Didcot Town Council objects to this application with the following comment: There is no Environmental Impact Assessment and no evidence of measures that will be implemented to contain and mitigate the environmental consequences of a spill of hazardous chemicals. The application is premature as the applicant has not gathered all the information to enable full and proper scrutiny of the application. Notwithstanding this, given the nature and quantity of hazardous chemicals the applicant wishes to store on site, a spill into the local environment would be catastrophic for the wildlife and ecology locally as well as downstream in the Thames. Consequently, this application should be refused.	
	Response date	20 th February 2023	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr P Siggers, and	

		<p>RESOLVED to continue the previous objection with the following comments (ref: 241938):</p> <p>The Planning and Development Committee would like to maintain their previous objection and comments. It was felt that the information supplied did not satisfy the Committee and had not addressed the comments previously submitted.</p> <p>All members agreed.</p>
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192. To note as listed: Planning Appeals.

The Committee noted that no appeals had been received.

193. To note as listed: Planning Applications approved.

The Committee noted the approved applications:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No strong views	P22/S4169/HH	Provision of opening and un-observed glazing to side facing rooflights. 11 Mallard Drive Didcot OX11 6EH
No strong views	P22/S4406/FUL	Revision to planning permission ref: P21/S2453/FUL. Proposed mixed use of existing premises as personal training studio/gym and storage facility for mobile car repair mechanic. Unit At East Workshop Richs Sidings Didcot OX11 8AG
No objection	P22/S4337/FUL	New dwelling joined to No. 2 Sherwood Road and extension to No. 2 Sherwood Road.(As amended by plan SHWD.P01B which sets front wall of new dwelling back received 11 January 2023). 2 Sherwood Road Didcot OX11 0BU
No objection	P22/S4567/HH	Erection of ground floor front extension, first floor side extension and ground floor rear extension.

		10 Garth Road Didcot OX11 7JG
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194. To note as listed: Planning Applications refused.

The Committee noted that no applications had been refused.

195. To note as listed: Planning Applications withdrawn.

The Committee noted the below withdrawn application:

12a)	Application	P20/S0210/O	Pearith Farm Road Between Woodside Farm Junction and Appleford Long Wittenham OX14 4PS
	Proposal	Outline application for the construction of up to 45 Class C3 dwellings, together with associated works with all matters reserved. (Additional Information received 27 March 2020, 20 May 2020, 2 July 2020, 9 July 2020, 16 December 2020 and 12 January 2021 and as amended by site boundary plan received 12 April 2022).	
	DTC's previous response	<p>Members of Didcot Town Council's Planning and Development Committee are willing to withdraw their previous objection to application P20/S0210/O, which had been raised under the headings mentioned in your correspondence.</p> <p>They do, however, have some concerns regarding the housing mix and need, which wasn't addressed in your email. The Committee request reassurance that this will be looked at.</p>	

196. To note as listed: Planning Applications referred.

The Committee noted that no applications had been referred.

The meeting closed at 8.25pm.

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 15th February 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)	28/02/2023	OCC Civil Parking Enforcement	01/03/2023 via email	OCC have sent an update regarding the proposed parking schemes around Didcot. A press notice has been provided. A formal consultation will follow.
5b)	01/03/2023	OCC Minerals and Waste Plan	01/03/2023 via email	OCC have sent an update regarding the current Minerals and Waste Local Plan, outlining the merging of the two plans into one.

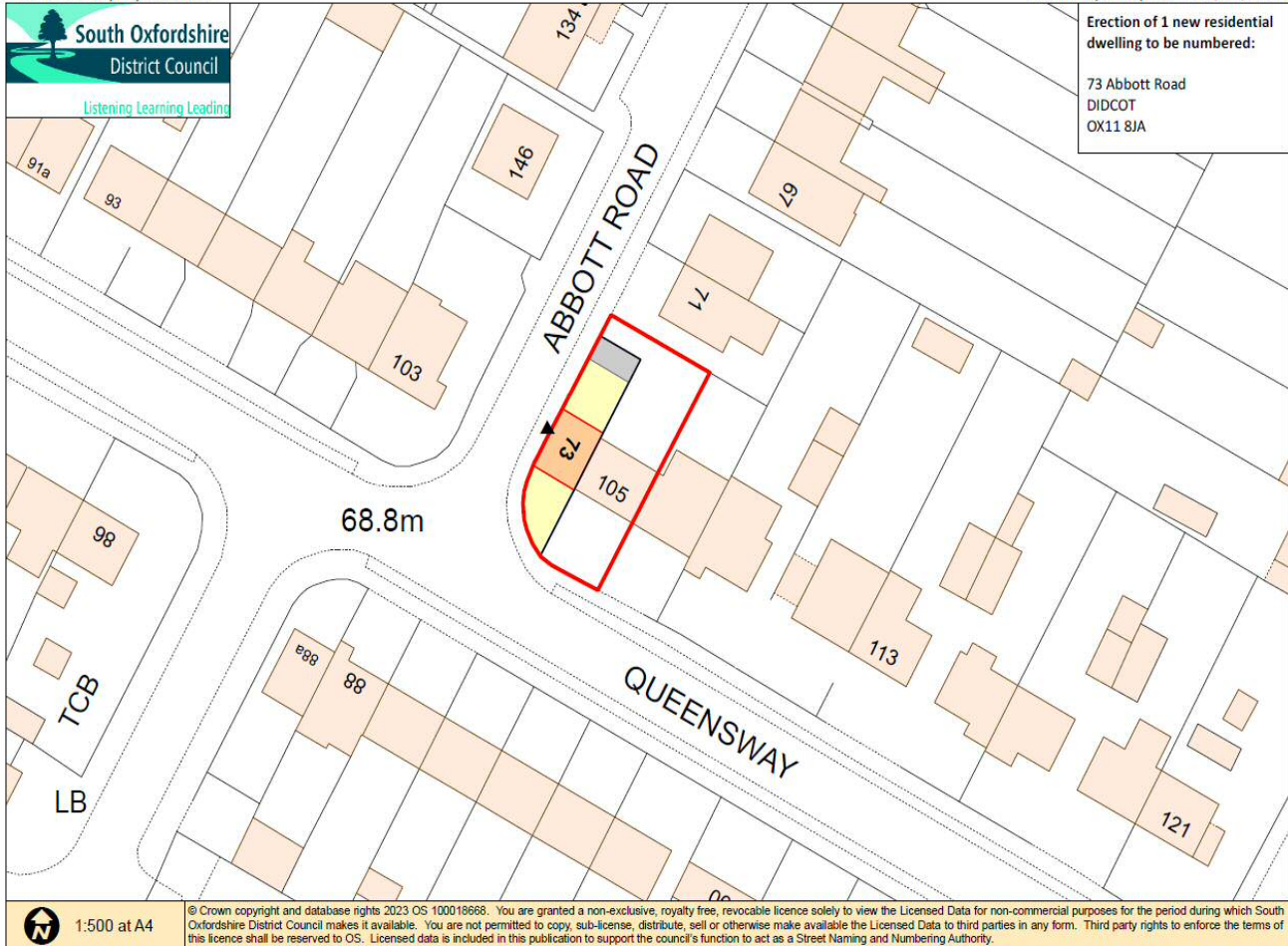
6. To note the erection of 1 new residential dwelling to be numbered 73 Abbott Road, Didcot, OX11 8JA

Our Ref: BNN/23/0000021

Drawn by: GP | Date: 10/02/2023



Erection of 1 new residential dwelling to be numbered:
73 Abbott Road
DIDCOT
OX11 8JA



1:500 at A4

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8. To comment on OCC's Notice of Submission of Further Information in relation to Planning Application to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School (Chalkhill when originally approved reference R3.0001/17 – Submitted 6th December 2016 and approved in March 2017)

Application	R3.0150/22	View application and make comment using reference no: R3.0150/22
Proposal	Planning Application to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School (Chalkhill when originally approved reference R3.0001/17 – Submitted 6th December 2016 and approved in March 2017)	
Location	Aureus Primary School, Clover Fields, Didcot, Oxfordshire, OX11 6GS	
Response date	23 rd March 2023	
Agreed response		

9. To comment on OCC's Section 106A application to modify or discharge a Section 106 Planning Obligation: Removal of the existing waste catchment area restriction and amendment to a permissive path at Sutton Courtenay Landfill Site, Appleford, Abingdon.

Application	MW.0034/23	View application and make comment using reference no:
Proposal	Section 106A application to modify or discharge a Section 106 Planning Obligation: Removal of the existing waste catchment area restriction and amendment to a permissive path at Sutton Courtenay Landfill Site, Appleford, Abingdon.	
Location	Sutton Courtenay Landfill Site, Appleford, Abingdon, OX14 4PP	
Response date	30 th March 2023	
Agreed response		

10. To consider whether the Committee wishes to write a formal letter to South and Vale and South Oxfordshire District Council's, regarding any concerns on the consultation process for application P22/V2705/FUL

11. To consider writing to South and Vale and South Oxfordshire District Councils to highlight potential issues where Didcot Town Council may not be consulted on planning applications that fall just outside the town's boundaries, despite the applications affecting residents in Didcot and Didcot town. When residents move to the western side of Didcot – they consider themselves Didcot residents, use Didcot facilities and would expect Didcot Town Council to be consulted in planning matters

12. Applications for certificates of Lawful Development and Information only

None received.

13. To consider as listed: Planning Applications

13a)	Application	P23/S0176/A	Ladygrove Farm Lyon Close Didcot OX11 9BS
	Proposal	2x Stack Signage	
	Response date	9 th March 2023 (extended from 3 rd March 2023)	
	Agreed response		
13b)	Application	P23/S0441/S73	88 Broadway Didcot OX11 8AB
	Proposal	Variation of condition 5(Restricted Hours) on application P18/S2805/FUL to extend opening times. (Change of use from retail (Class A1) to a hot food takeaway (Class A5) and new rear extension at the rear and new raised parapet wall to the side)	
	Response date	9 th March 2023 (extended from 3 rd March 2023)	
	Agreed response		
13c)	Application	P23/S0460/S73	Unit 2 Hadden Hill Retail Park near Didcot

			OX11 9BF
	Proposal	Variation of condition 2(approved plans) on application P22/S3629/FUL (Application for the installation of a mezzanine floor to be used for retail (Class E) and an ancillary pet care, treatment, and grooming facility) - to facilitate an increase to the floorspace provided at mezzanine level.	
	Response date	9 th March 2023 (extended from 2 nd March 2023)	
	Agreed response		
13d)	Application	P23/S0189/HH	Clifton House 20 Wessex Road Didcot OX11 8BT
	Proposal	Conversion of an existing detached garage into a self-contained annex with bathroom and kitchenette.	
	Response date	9 th March 2023 (extended from 7 th March 2023)	
	Agreed response		
13e)	Application	P23/S0463/FUL	Unit 2 Hadden Hill Retail Park Didcot OX11 9BF
	Proposal	Application for minor alterations to the external elevations of the building and installation of A/C units and a gas cylinder cage.	
	Response date	10 th March 2023	
	Agreed response		
13f)	Application	P23/S0202/HH	105 Park Road Didcot OX11 8QT
	Proposal	Single storey rear extension and loft conversion with raised roof.	
	Response date	10 th March 2023	
	Agreed response		
13g)	Application	P23/S0486/HH	60 Haydon Road Didcot OX11 7JR
	Proposal	2-storey side and single-storey rear extension to an existing family dwelling.	
	Response date	10 th March 2023	
	Agreed response		

13h)	Application	P23/S0610/FUL	Unit 5A Orchard Centre Didcot OX11 7LG
	Proposal	Change of use of Unit 5A from a retail use to a mixed restaurant/hot-food takeaway use.	
	Response date	14 th March 2023	
	Agreed response		
13i)	Application	P23/S0363/HH	137 Wessex Road Didcot OX11 8BJ
	Proposal	Demolition of existing front porch and rear conservatory; construction of new front porch and single storey side and rear extension.	
	Response date	16 th March 2023	
	Agreed response		
13j)	Application	P23/S0571/FUL	Unit R04 The Orchard Centre Didcot OX11 7LL
	Proposal	Change of use from restaurant use to mixed restaurant/hot-food takeaway use with associated external seating area.	
	Response date	16 th March 2023	
	Agreed response		
13k)	Application	P22/S3532/RM	Land at Lady Grove Didcot OX11 9BP
	Amendment	No. 1 - dated 27th February 2023	
	Proposal	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. (as amended by drawings and information received 27 February 2023).	
	Response date	14 th March 2023	
	Agreed response		

13I)	Application	P23/S0489/HH	27 Meadow Way Didcot OX11 0AX
	Proposal	Proposed rear extension to existing dwelling.	
	Response date	23 rd March 2023	
	Agreed response		

14. To note as listed: Planning Appeals

None received.

15. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Previous objections withdrawn	P21/S2542/RM	Application proposal, including any amendments: Reserved Matters Application in respect of 59 dwellings and 4 multi-use commercial space including car parking, open space, landscaping and associated works (as amended by drawings and information received 26 October 2021, 6 January 2022, 19 August 2022 and 5 December 2022 and 16 January 2023). Land to the North East of Didcot Didcot

16. To note as listed: Planning Applications refused

None received.

17. To note as listed: Planning Applications withdrawn

17a)	Application	P22/V2705/FUL	Land to the west of Sir Frank Williams Way Great Western Park Didcot
	Proposal	Use of land as a ground maintenance compound and associated infrastructure. (as amplified by Transport Statement received 20 January 2023).	
	DTC's previous response	<p>The Planning and Development Committee would like to object to this application.</p> <p>This space was originally approved and designated as a public open space and the proposed application contradicts policies advertised by South and Vale and South Oxfordshire s District Council s CP16b (Didcot Garden Town), CP46 (Conservation and Improvement Biodiversity), CP37 (Design and Local Distinctiveness), DP23 (Impact of Development on Amenity), DP25 (Noise Pollution) and DP33 (Open Space).</p> <p>This proposed application will have a detrimental impact on the residents in the area, not only visually but the noise, the smell, the dust, and potential contamination (due to possible spillages of fuel effecting the adjacent allotments) will have negative ramifications on the neighbours.</p> <p>The change of use no longer meets the approved criteria.</p>	
17b)	Application	P22/S2706/FUL	Land to the South of A4130 Didcot
	Proposal	Variation of condition 2 (approved plans) under Section 73 of the Town and Country Planning Act 1990 on application P18/S0719/RM - two proposed footpath links adjacent to LEAP area removed; turning head added in private road of plots 18 and 25 and additional Hoggin footpath link added outside plot 18. Reserved Matters application following Outline approval P16/S3609/O for up to 166 dwellings, associated open space and infrastructure.	
	DTC's previous response	<p>Didcot Town Council object to this application with the following comments:</p> <p>The Committee have concerns with the removal of the footpath but appreciate that steps may cause an inconvenience. However, the Council recognise the need of a footpath and request that a graduated path be considered as an alternative to the removal, for inclusivity.</p>	

18. To note as listed: Planning Applications referred

None received.