

## Notice of a meeting of the

### **Planning and Development Committee**

Wednesday 19<sup>th</sup> April 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 19<sup>th</sup> April 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**

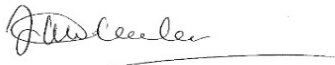
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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](mailto: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 29<sup>th</sup> March 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 change of use of commercial building to 1 new residential dwelling known as Ridgeway House, 1A Hagbourne Road, DIDCOT OX11 8DP and removal of former business name: Beauty & Wellbeing
7. To note the response letter regarding Planning Application P22/V2705/FUL
8. To note and comment on the response letter regarding the consultation area for planning applications nearby the district boundary.
9. To consider as listed: applications for certificates of lawful development and information only
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



Janet Wheeler

**Town Clerk**

13<sup>th</sup> April 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

## Didcot Town Council

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### Minutes of the

### **Planning and Development Committee** Wednesday 29<sup>th</sup> March 2023 at 7:30pm All Saints Room, Civic Hall, Didcot



#### **PRESENT**

##### **Councillors:**

Cllr A Dearlove (Acting Chair)  
Cllr D Rouane  
Cllr M Khan  
Cllr J Moody  
Cllr J Durman  
Cllr M Mallows

##### **Officers:**

J Wheeler (Town Clerk)  
A Guzinski (Planning and Allotments Officer [minutes])

##### **Public:**

Cllr P Davies (non-voting)  
2 Members of the public attended.

#### **Public participation**

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

Both residents spoke regarding agenda item 23 (*To consider responding positively to OCC's call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph*). They both spoke against the motion.

Their main concerns were:

- The motion was inappropriate without prior consultation with the residents
- The Planning and Development Committee was not an appropriate forum for such complex and controversial proposals

- The Council had already rejected a blanket 20mph limit over the entirety of Didcot at a Full Council meeting
- Oxfordshire County Council had previously ignored the views of the public on areas in Witney and the Ladygrove estate regarding the speed limits
- The wording of the motion should be changed to better outline the motion rather than make it sound like a blanked consultation.

Cllr J Durman asked one of the participants about their views regarding the speed limit being implemented at Ladygrove despite no public vote.

The member of the public answered that the process was undemocratic.

The Chair thanked the speakers and invited Cllr P Davies to address the Committee.

Cllr P Davies spoke on 6 items as follows:

**Item 9** (*To note and comment on the Assets of Community (ACV) nomination for Land at Ladygrove Park and Land lying to the north-west of Cow Lane, Didcot*):

Cllr P Davies explained that the area had been repeatedly approved as an Asset of Community in previous years, and the most recent ACV expired last year. He asked the Committee to continue with their support of the ACV nomination.

**Item 14a** ((SCHEME 2) *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*):

Cllr P Davies explained that this item had been previously objected but won on appeal. The current application drawings showed recreational footpaths which were offset; however, they were conflicting with each other and would result in a desire line being created. The drawn paths did not comply with the LTN1/20 regulations and urged the Committee to object to the application.

**Item 20** (*To consider requesting OCC to trial non-prescribed Zebra crossings to all side roads along Cow Lane and Mersey Way to further encourage and facilitate safer walking routes*):

Cllr P Davies spoke in support of the motion and suggested that DTC ask OCC for their consideration and feasibility on this proposal, at no cost to DTC.

Cllr D Rouane asked for a description of the project.

Cllr P Davies explained that the crossings would look like zebra crossings, using white paint, and would be used to further enforce the new Highway Code rule regarding

priority on crossings for pedestrians on side roads. Cllr P Davies proposed 9 such crossings to be considered at an approximate cost of £500 to OCC.

**Item 21** (*To consider if DTC should request SODC to link shared paths near the Ladygrove shops along a visible desire line to facilitate Cycling and Walking*):

Cllr P Davies explained the current location of the path and the existing desire line connecting the two paths together. Cllr P Davies recommended the Committee consider contacting SODC to gauge support and investigate available options.

**Item 22** (*To consider requesting SODC to improve the 2m wide footpath alongside the railway tracks on Ladygrove to a shared path to better encourage and facilitate cycling and walking*):

Cllr P Davies explained that one of the existing paths in the Ladygrove estate narrows to 2 meters in width, while paths leading to and from the 700m section were all 3 meters wide. Cllr P Davies further stated that the LTN1/20 and Oxfordshire Cycle Standards outline that all footpaths should be 3 meters wide, especially considering that the route would be used as a commuting route to the new development. This request should be put to OCC as the landowner, SODC only maintain it.

**Item 23** (*To consider responding positively to OCC's call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph*):

Cllr P Davies explained that DTC had previously asked OCC for a proposal, a feasibility study, and a consultation. OCC had since responded to suggest that the project was feasible and the budget allowed for the project to go-ahead. A consultation would begin if DTC requested one, but OCC were not willing to provide the plans.

Cllr P Davies explained further that the wording of the motion meant to “respond positively” was to the consultation proposal. Cllr P Davies stated, in response to Cllr J Durman, that there was no data for the Ladygrove consultation, and the number of votes was very low with a 50/50 split.

Cllr D Rouane answered that the report presented to OCC Cabinet contained the relevant data, such as postcodes, to ensure that people voting resided in the Ladygrove estate. The vote presented was 13 IN FAVOUR, 13 AGAINST, 1 UNDECIDED.

Cllr P Davies further explained that the consultation was not a referendum, and stated that the time delay in a 2 mile stretch would only equate to approximately 2 minutes, and with the current congestions, the traffic was unlikely to be affected as the speeds were often lower.

Cllr P Davies suggested that pollution would not be a strong factor, as most of the pollution is caused by the frequency of acceleration and deceleration, rather than the speed.

Cllr P Davies also suggested that the 20mph limit could encourage more walking and cycling to and from schools. Cllr P Davies also suggested that if the 20mph speed limit was introduced on the main road, it would reduce the number of accidents along the main road and encourage people to use the Northern Perimeter Road to navigate through Didcot. Most of the roads in Didcot are residential roads and would benefit from the reduced limit.

Cllr P Davies also stated that the Committee could only make a recommendation to Full Council, as they did not have the delegated authority to carry out the request on a major item.

The Town Clerk clarified that OCC had previously stated that they did not have the capacity or resources to carry out comprehensive consultation across the whole town, and it was up to the Town Council to decide where the limits should be applied.

Cllr P Davies answered that during the Traffic Advisory Group meetings, there was demand for 20mph across a variety of areas.

Cllr J Durman asked about the road safety aspect and inquired about the number of deaths in the recent years, and the number of deaths that could have been prevented by a reduced speed limit.

Cllr P Davies answered that there had been at least 4 deaths, with all of those being preventable with a reduction in the speed limit, as it allows for less distance to stop and less inertia on impact.

Cllr J Durman queried the claim on frequency of acceleration and deceleration being a key factor impacting the emissions and stated that even if the speed limit would be reduced, the stop-go frequency would not decrease due to the number of crossings, traffic lights and roundabouts throughout the town.

Cllr P Davies answered that as the speed is reduced, the amount of time spent accelerating and decelerating would be greatly reduced.

The Chair thanked Cllr P Davies for addressing the Committee.

**The meeting opened at 19:55**

**215. To receive apologies**

Apologies were received from Cllrs E Hards and D Macdonald. Cllr M Khan substituted for Cllr E Hards, and Cllr J Moody substituted for Cllr D Macdonald.

No other apologies were received.

Cllr A Sandiford was absent.

**216. To receive declarations of interest**

Cllr D Rouane declared a pecuniary interest in agenda items 14b) – Planning Application for a proposed first floor rear extension and 14d) – Planning Application for resurfacing the existing playing surface with a modern synthetic playing surface and would not participate in the voting.

Cllr M Khan declared a personal interest on item 12) - To note the Certificate of Adoption at Hagbourne Road, Didcot, as highway maintainable at the public expense from 16 Mar 2023.

**217. To approve the draft minutes of the meeting held on 8<sup>th</sup> March 2023**  
(attached)

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

All members agreed.

**218. Questions on the minutes as to the progress of any item**

There were no questions on the previous minutes.

**219. 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)	07/03/2023	SODC	08/03/2023 Via email	To inform DTC of the ACV nomination received for Land at Ladygrove Park.  Agenda item 9.
5b)	08/03/2023	OCC	08/03/2023 via email	To inform DTC of the proposed residents permit parking and parking restrictions for the Rail Station area. Any objections or other representations on the proposal should be submitted by Friday 31st March 2023.  Agenda item 10.

**220. To note the erection of 1 new residential dwelling to be known as:19A  
Richmere Road, DIDCOT OX11 8HT**

The Committee noted the erection and numbering of the new dwelling.

**221. To note the erection of 1 new residential dwelling to be numbered: 2A  
Sherwood Road, DIDCOT OX11 0BU**

The Committee noted the erection and numbering of the new dwelling.



**222. To suggest 6 new street names for Phase 4a North of Avon Way.**

The Committee considered various options. After some discussion, it was decided that the old lists could be used and to suggest any names which had not been used previously.

The Town Clerk suggested that the Officers could suggest a list of names and send them out for the Committee's approval.

It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and **RESOLVED** to create an action point for the new cohort of Councillors to create a list of recommendations to be considered in future. The names needed for this occasion would be discussed by the Officers.

All members agreed.

**223. To note and comment on the Assets of Community (ACV) nomination for Land at Ladygrove Park and Land lying to the north-west of Cow Lane, Didcot**

The Committee noted the ACV nomination.

Cllr D Rouane explained that the land had been previously assigned as an Asset of Community Value, but the nomination had since expired. This ACV had been historically supported by the Town Council over the years, and therefore should be renewed to further protect the land from building projects.

Cllr A Dearlove stated that the land was leased to DTC by SODC, and the renewal of the ACV would show the intent to protect the land.

It was proposed by Cllr D Rouane, seconded by Cllr M Khan, and **RESOLVED** to **support** the renewal of the ACV for the area.

All members agreed.

**224. To consider and comment on the consultation for proposed residents permit parking and parking restrictions at the Railway Station area**

Cllr D Rouane had recommended that the Committee support the scheme as a trial to obtain relevant data.

Cllr M Khan agreed that the trial was necessary. After some consideration, a two-year trial was recommended.

Cllr A Dearlove had also stated that there would be costs associated with the project, as new signs would need to be implemented in the area. This cost would be covered by the parking fees.

It was proposed by Cllr M Khan, seconded by Cllr J Moody, and **RESOLVED** to **support** a minimum 2-year trial period in the highlighted areas, with a further evaluation of the data after the trial had expired.

All members agreed.

After the meeting had concluded, it was revealed that the CPZ scheme was not subject to a trial and would instead be considered as a permanent scheme.

**225. To comment on OCC's Details pursuant to Condition 3 (School Travel Plan) of planning permission no. (R3.0002/22) at Land north east of Didcot, Didcot, OX11 7SB**

<b>Application</b>	<a href="#">R3.0002/22</a>	View application and make comment using reference no: R3.0002/22
<b>Proposal</b>	Details pursuant to Condition 3 (School Travel Plan) of planning permission no. (R3.0002/22)	
<b>Location</b>	<b>Land north east of Didcot, Didcot, OX11 7SB</b>	
<b>Response date</b>	4 <sup>th</sup> April 2023.	
<b>Agreed response</b>	It was proposed by Cllr J Moody, seconded by Cllr M Khan, and <b>RESOLVED</b> to <b>object</b> to this application with the following comments:  The current 5 year plan provided should not be time-limited, and the School Travel Plan should be maintained indefinitely. The school would not reach full capacity until 2030, whereas the current plans will expire in 2028. The Committee recommends amending the application.  All members agreed.	

**226. To note the Certificate of Adoption at Hagbourne Road, Didcot, as highway maintainable at the public expense from 16 Mar 2023**

The Committee noted the certificate of adoption.

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

13a)	Application	<a href="#">P23/S0983/LDP</a>	2A Fairacres Road Didcot OX11 8QE
	Proposal	Proposed single storey rear extension following demolition of existing conservatory.	

The Committee noted the Lawful Development applications listed below:

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

14a)	Application	<a href="#">P23/S0733/RM</a>	Land at Lady Grove Didcot OX11 9BP
	Proposal	(SCHEME 2) 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	
	Response date	30 <sup>th</sup> March 2023 (extended from 27 <sup>th</sup> March 2023)	
	Agreed response	<p>It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and <b>RESOLVED</b> to <b>object</b> this application with the following comments: (Ref <b>244280</b>)</p> <p>The Town Council were extremely disappointed with the approval of this application by the Planning Inspectorate, given the value of this land both environmentally and in terms of biodiversity and what will now be lost. It is important that this development is linked by footpaths and cycle paths with existing developments and within the development itself. Given the value of the trees within the land of this application, the Committee think it is important that developers take every step they can do to avoid any potential damage to, or loss of, the trees.</p> <p>In addition, the application includes plans for recreational footpaths, which are conflicting, and the included plans could result in a creation of a 'desire line'. The current drawings do not comply with current regulations, such as LTN1/20.</p>	

		All members agreed.	
		Cllr D Rouane left the meeting.	
14b)	Application	<a href="#">P23/S0783/HH</a>	3 East Street Didcot OX11 8EJ
	Proposal	Proposed first floor rear extension.	
	Response date	30 <sup>th</sup> March 2023 (extended from 28 <sup>th</sup> March 2023)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr M Khan, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref <b>244273</b> )  All members agreed.	
		Cllr D Rouane re-joined the discussion	
14c)	Application	<a href="#">P22/V1053/RM</a>	Phase A3 & A4 Signia Park Didcot
	Amendment	No. 3 - dated 13th March 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 and 13 March 2023).	
	DTC's Previous response	The Planning and Development Committee would like to maintain their previous objection and comments on this application.	
	Response date	30 <sup>th</sup> March 2023 (extended from 28 <sup>th</sup> March 2023)	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and <b>RESOLVED</b> to continue previous <b>objection</b> with an amendment to previous comments (Ref: <b>244258</b> ):  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.  In addition, the Committee noted that the application plans do not include travel plans, transport assessment statements, sustainability and energy efficiency statements, or environmental impact statements. There is also a lack of a low carbon commitment, or a	

		<p>lack of inclusion of renewable energy usage, such as the use of solar panels, and no inclusion of low-carbon building materials. The Committee also noted that in the previous application labelled P15/V1304/O had some of the statements provided, however those documents are now outdated and no longer applicable, and would therefore need to be refreshed.</p> <p>All members agreed.</p>	
<b>14d)</b>	<b>Application</b>	<a href="#">P23/S0947/FUL</a>	Loop Meadow Bowmont Water Didcot OX11 7GA
	<b>Proposal</b>	Resurface the existing playing surface with a modern synthetic playing surface.	
	<b>Response date</b>	6 <sup>th</sup> April 2023	
	<b>Agreed response</b>	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref <b>244275</b>)</p> <p>Cllrs M Khan and M Mallows abstained; all other members agreed.</p>	
<b>14e)</b>	<b>Application</b>	<a href="#">P23/S0911/HH</a>	174 Wantage Road Didcot OX11 0AH
	<b>Proposal</b>	Removal of existing conservatory and construction of single storey side extension facing Slade Road	
	<b>Response date</b>	6 <sup>th</sup> April 2023	
	<b>Agreed response</b>	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref <b>244276</b>)</p> <p>All members agreed.</p>	
<b>14f)</b>	<b>Application</b>	<a href="#">P23/S0813/HH</a>	36 Monks Lode Didcot OX11 7UY
	<b>Proposal</b>	Two storey side and single storey rear extension	
	<b>Response date</b>	15 <sup>th</sup> April 2023	
	<b>Agreed response</b>	<p>It was proposed by Cllr A Dearlove, seconded by Cllr M Mallows, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref <b>244278</b>)</p> <p>All members agreed.</p>	

## 229. To note as listed: Planning Appeals

None received.

**230. To note as listed: Planning Applications approved.**

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	<a href="#">P22/S3973/HH</a>	Erection of single storey rear extension.  <b>37 Craven Way Didcot OX11 8NS</b>
No objections	<a href="#">P23/S0460/S73</a>	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.  <b>Unit 2 Hadden Hill Retail Park near Didcot OX11 9BF</b>

**231. To note as listed: Planning Applications refused**

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	<a href="#">P22/S0557/FUL</a>	Internal revisions to the building to create 2 additional flats (1 each at first and second floors) together with alterations to layout of 2 previously permitted flats (1 each at first and second floors).  <b>136-138 The Broadway and 3-5 Station Road Didcot OX11 8RJ</b>

**232. To note as listed: Planning Applications withdrawn**

The Committee noted that no applications were withdrawn.

**233. To note as listed: Planning Applications referred**

The Committee noted that no applications were referred.

**234. To consider requesting OCC to trial non-prescribed Zebra crossings to all side roads along Cow Lane and Mersey Way to further encourage and facilitate safer walking routes** (Cllr P Davies's motion referred from Full Council)

Cllr M Mallows suggested that the non-prescribed Zebra crossings could potentially be used for traffic calming and reduce the need for 20mph speed limits. Cllr A Dearlove stated that Ladygrove estate already had a 20mph limit introduced across the estate.

Cllr J Durman stated that the crossings could be dangerous, as while the proposed crossings would look like Zebra crossings, they would not be, and it could lead to pedestrians entering the crossing believing that they had priority.

Cllr J Moody explained that with the change to the Highway Code, pedestrians waiting to cross at a junction should have priority, and the crossings could reinforce the new law. Cllr J Moody also stated that due to the nature of the roads, there would be no impact on speed.

Cllr A Dearlove stated that the crossings could resolve the confusion where pedestrians wait for the cars to pass while the cars were slowing down for the pedestrians. Cllr A Dearlove also suggested that the crossings could look cluttered and could force cars to wait further away from the junction, impacting the visibility when pulling out of the junction. Cllr A Dearlove also suggested that as a trial, the number of non-prescribed Zebra crossings could be limited to two and be implemented on the busier roads.

Cllr M Khan suggested that the whole list could be sent over to OCC with the request for them to pick the most important roads.

Cllr J Moody explained that if there were no pedestrians waiting to cross, motorists could enter the crossing to pull in closer to the 'give way' line.

Cllr D Rouane suggested that the Committee should propose that Tamar Way and Tyne Avenue be prioritised.

It was proposed by Cllr D Rouane, seconded by Cllr M Khan, and **RESOLVED** to **support** the motion, with priority being given to Trent Road and Tyne Avenue.

Votes – 5 IN FAVOUR, 1 AGAINST – the motion **PASSES**.

**235. To consider if DTC should request SODC to link shared paths near the Ladygrove shops along a visible desire line to facilitate Cycling and Walking (Cllr P Davies's motion referred from Full Council)**

Cllr J Moody explained that a previous request for a desire line in the Stubbings Land in Great Western Park was fulfilled, and it would be sensible and safer to introduce the path on the desire line in Ladygrove. Cllr A Dearlove stated that it would only be a cosmetic change.

It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and **RESOLVED to support** the motion.

All members agreed.

**236. To consider requesting SODC to improve the 2m wide footpath alongside the railway tracks on Ladygrove to a shared path to better encourage and facilitate cycling and walking (Cllr P Davies's motion referred from Full Council)**

Cllr D Rouane suggested that the request be written to SODC, OCC, and the LCWIP (Local Cycling and Walking Infrastructure Plan).

It was proposed by Cllr M Khan, seconded by Cllr D Rouane, and **RESOLVED to support** the motion, with the amended contact list.

All members agreed.

**237. To consider responding positively to OCC's call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph (Cllr P Davies's motion referred from Full Council)**

Cllr M Khan stated that the topic had become very contentious and political, and proposed that it should be discussed and debated by the next Council. The current Committee should not provide any comment or discussion, as the topic was too big.

Cllr J Durman proposed that the Committee's response should be that DTC will never accept a blanket 20mph speed limit.



Cllr D Rouane asked for clarification on the deferral, as the topic had been deferred between the Committee and Full Council a number of times.

Cllr M Khan stated that the final decision should be made at a Full Council meeting, with a recommendation from the Planning and Development Committee.

Cllr J Durman had enquired as to why the motion was deferred from Full Council for discussion by the Committee. Cllr M Khan explained that the decision was deferred as it had become too political, and it could have been used for political gains rather than to fully consider the views of all residents.

Cllr M Khan explained that the topic needed to be publicised better, and that the 20mph limit should be implemented where appropriate, however a blanket 20mph should not be considered.

Motion 1 - It was proposed by Cllr M Khan, seconded by Cllr D Rouane, to **defer** this item to the next cohort of the Planning and Development Committee to make a recommendation to the Full Council.

Votes for motion 1:

3 IN FAVOUR, 3 AGAINST. Chair casts a standing vote AGAINST. The motion **fails**.

Motion 2 - It was proposed by Cllr J Durman, seconded by Cllr A Dearlove, to **not respond positively** to a blanket 20mph limit.

Votes for motion 2:

3 IN FAVOUR, 3 AGAINST. Chair casts a standing vote IN FAVOUR. The motion **passes**.

The meeting closed at 20:53

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 29<sup>th</sup> March 2023 (attached)**

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


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

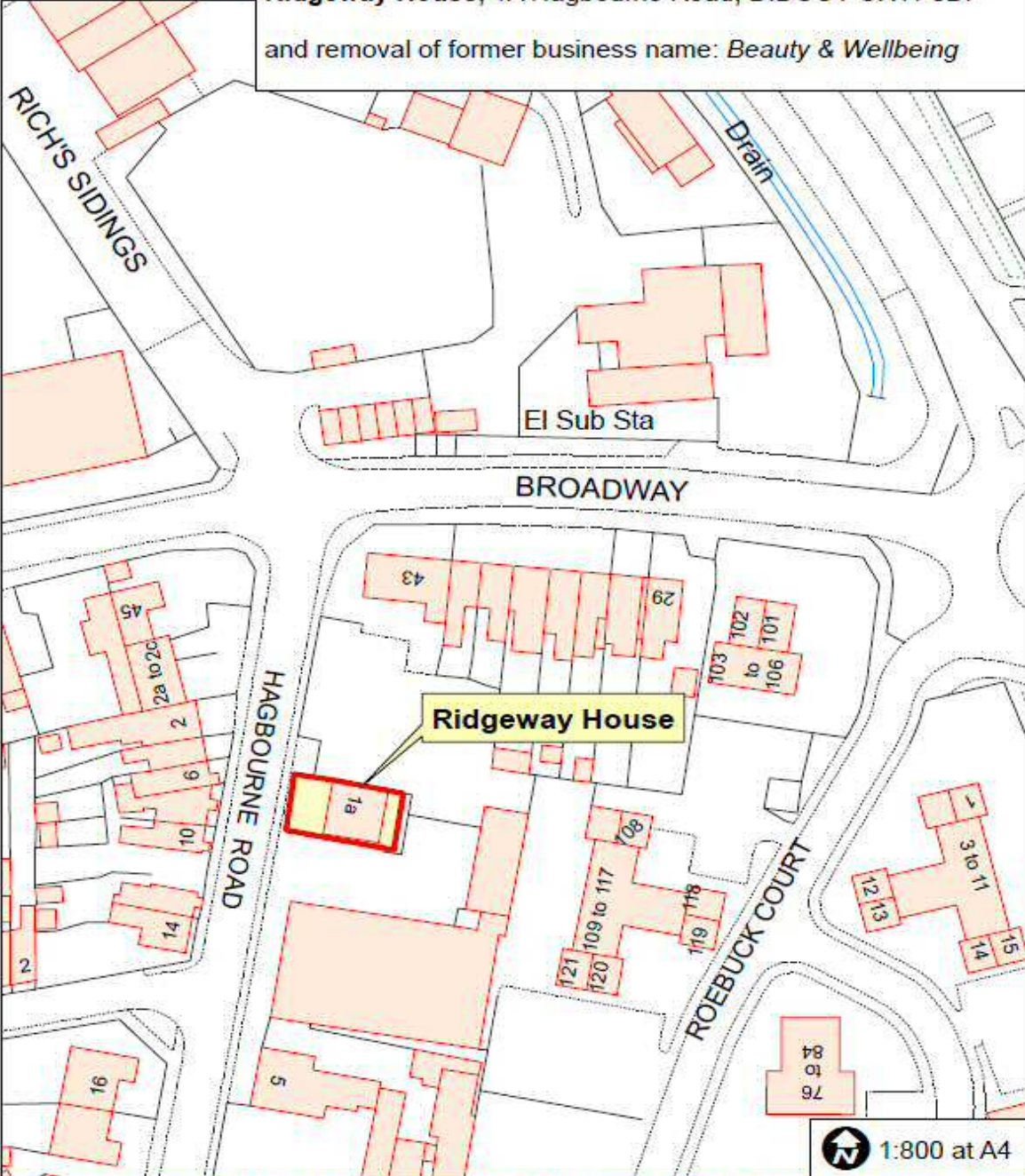
Item	Date received	Received from	Sent to Members	Details
5a)	11/04/2023	Peacock + Smith	11/04/2023 Via email	Director of Peacock and Smith had submitted proposals for the Neighbourhood Centre Site Development in Didcot Northeast.
5b)	28/03/2023	SODC	28/03/2023 Via email	Response letter to Cllr A Dearlove regarding Planning Application P22/V2705/FUL  Agenda item 7
5c)	28/03/2023	SODC	28/03/2023 Via email	Response letter to Cllr A Dearlove regarding the consultation area for planning applications nearby the district boundary Agenda item 8

6. To note the change of use of commercial building to 1 new residential dwelling known as Ridgeway House, 1A Hagbourne Road, DIDCOT OX11 8DP and removal of former business name: Beauty & Wellbeing

Our Ref: BNN/23/000042

Drawn by: NAH | Date: 24/03/2023

 Change of use of commercial building to 1 new residential dwelling known as:  
**Ridgeway House, 1A Hagbourne Road, DIDCOT OX11 8DP**  
and removal of former business name: *Beauty & Wellbeing*



**Ridgeway House**

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**7. To note the response letter regarding Planning Application P22/V2705/FUL**

Attached as appendix 1.

**8. To note and comment on the response letter regarding the consultation area for planning applications nearby the district boundary.**

Attached as appendix 2.

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

9a)	Application	<a href="#">P23/S1129/LDP</a>	27 Park Road Didcot OX11 8QL
	Proposal	Proposal of a constructing an outbuilding, under Class E, which will be utilized as a home office and gym, with facilities to include a shower room.	

**NOTE – The above application had since been withdrawn as shown in agenda item 14.**

9b)	Application	<a href="#">P23/S1261/LDP</a>	27 Park Road Didcot Oxon OX11 8QL
	Proposal	Proposal of constructing an outbuilding, under Class E, which will be utilised as a home office and gym, with facilities to include a shower room. The proposed garden room will have an internal floor area of 29.61m <sup>2</sup> and will be used as incidental use to complement the main dwelling house.	

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

10a)	Application	<a href="#">P23/S1069/HH</a>	60 & 62 Norreys Road Didcot Oxfordshire OX11 0AN
	Proposal	Re-submission of P22/S1195/HH for two storey rear extension to both adjoining properties.	
	Response date	20 <sup>th</sup> April 2023 (extended from 16 <sup>th</sup> April 2023)	
	Agreed response		

10b)	Application	<a href="#">P23/S1037/HH</a>	29 Lisa Head Avenue Didcot OX11 6BJ
	Proposal	Proposal for conversion of garage into habitable space.	
	Response date	20 <sup>th</sup> April 2023 (extended from 16 <sup>th</sup> April 2023)	
	Agreed response		
10c)	Application	<a href="#">P23/S1140/HH</a>	41 Torridge Drive Didcot OX11 7QY
	Proposal	Demolition of existing conservatory and construction of single storey rear extension.	
	Response date	22 <sup>nd</sup> April 2023	
	Agreed response		
10d)	Application	<a href="#">P23/S1125/HH</a>	22 Glyn Avenue Didcot OX11 7AH
	Proposal	Erection of a new storey and a half side extension. Erection of new rear porch.	
	Response date	22 <sup>nd</sup> April 2023	
	Agreed response		
10e)	Application	<a href="#">P23/S0953/HH</a>	77 Green Close Didcot Oxon OX11 8TE
	Proposal	Proposed single storey garage/workshop.	
	Response date	22 <sup>nd</sup> April 2023	
	Agreed response		
10f)	Application	<a href="#">P23/S1101/HH</a>	17 Sorrel Crescent Didcot OX11 6HQ
	Proposal	Single storey rear garden room extension.	
	Response date	23 <sup>rd</sup> April 2023	
	Agreed response		
10g)	Application	<a href="#">P23/S1134/HH</a>	1 Abbott Close Didcot Oxon OX11 8HX
	Proposal	Construction of single storey rear extension.	
	Response date	27 <sup>th</sup> April 2023	
	Agreed response		

<b>10h)</b>	<b>Application</b>	<a href="#">P23/S1188/HH</a>	161 Green Close Didcot OX11 8TD
	<b>Proposal</b>	Two storey side extension and single storey rear extension - Revision to approval P22/S3817/HH to bring first floor flush with front elevation.	
	<b>Response date</b>	27 <sup>th</sup> April 2023	
	<b>Agreed response</b>		
<b>10i)</b>	<b>Application</b>	<a href="#">P23/S1153/A</a>	6 Orchard Centre Didcot OX11 7LG
	<b>Proposal</b>	New internally illuminated fascia signage to front of building to replace existing in canopy.	
	<b>Response date</b>	28 <sup>th</sup> April 2023	
	<b>Agreed response</b>		
<b>10j)</b>	<b>Application</b>	<a href="#">P23/S1209/A</a>	The Smile Practice 200A Broadway Didcot OX11 8RN
	<b>Proposal</b>	Installation of 1 x fascia sign, internally illuminated	
	<b>Response date</b>	29 <sup>th</sup> April 2023	
	<b>Agreed response</b>		
<b>10k)</b>	<b>Application</b>	<a href="#">P23/S1033/HH</a>	40 Manor Road Didcot OX11 7JY
	<b>Proposal</b>	Demolish existing side garage, conservatory and rear ancillary room. Construct side extension and enclose front porch. Relocate front door and construct a separate garage / bike store incorporating solar panels.	
	<b>Response date</b>	3 <sup>rd</sup> May 2023	
	<b>Agreed response</b>		
<b>10l)</b>	<b>Application</b>	<a href="#">P23/S1253/HH</a>	60 Park Road Didcot OX11 8QP
	<b>Proposal</b>	Two story side extension, single story rear extension and amendments to the fenestration.	
	<b>Response date</b>	4 <sup>th</sup> May 2023	
	<b>Agreed response</b>		

## 11. To note as listed: Planning Appeals

None received.

**12. To note as listed: Planning Applications approved.**

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	<a href="#">P23/S0176/A</a>	2x Stack Signage  <b>Ladygrove Farm Lyon Close Didcot OX11 9BS</b>
The annex is described as self-contained which is an oxymoron. For this to remain ancillary to the main dwelling, the Committee believe the annex should rely on the main dwelling for either cooking or bathing facilities. Under its current format it could be rented out as an additional dwelling which could cause issues with the need of additional parking.	<a href="#">P23/S0189/HH</a>	Conversion of an existing detached garage into a self-contained annex with bathroom and kitchenette.  <b>Clifton House 20 Wessex Road Didcot OX11 8BT</b>
No objections	<a href="#">P23/S0403/HH</a>	Single storey rear extension, revised fenestration, new rooflights. (As clarified by amended plans received 24 March omitting the proposed parking area from the application).  <b>107 Lydalls Road Didcot OX11 7DZ</b>
No objections	<a href="#">P23/S0571/FUL</a>	Change of use from restaurant use to mixed restaurant/hot-food takeaway use with associated external seating area.  <b>Unit R04 The Orchard Centre Didcot OX11 7LL</b>
No objections	<a href="#">P23/S0610/FUL</a>	Change of use of Unit 5A from a retail use to a mixed restaurant/hot-food takeaway use.  <b>Unit 5A Orchard Centre Didcot OX11 7LG</b>
No objections	<a href="#">P22/S2087/HH</a>	Removal of failed gravel boards from

		<p>gardens of 57 &amp; 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. (Retrospective).</p> <p><b>57 &amp; 59 Reed Street 26 Barleyfields Didcot OX11 6FL</b></p>
No objections	<a href="#">P20/V2899/RM</a>	<p>Approval of reserved matters - access, appearance, landscaping, layout and scale for the erection of an employment unit (Use Class B1(c)/B2/B8) 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 25 February 2022).</p> <p><b>Plot A2 Signia Park Didcot</b></p>
The Town Council has declared a climate emergency and as such is concerned that there does seem to be a lot of air conditioning units in this application. The Committee wondered if the applicant is doing the best they can to conserve energy usage and lower carbon emissions.	<a href="#">P23/S0463/FUL</a>	<p>Application for minor alterations to the external elevations of the building and installation of A/C units and a gas cylinder cage.</p> <p><b>Unit 2 Hadden Hill Retail Park Didcot OX11 9BF</b></p>
No objections	<a href="#">P23/S0486/HH</a>	<p>2-storey side and single-storey rear extension to an existing family dwelling.</p> <p><b>60 Haydon Road Didcot OX11 7JR</b></p>
No objections	<a href="#">P23/S0363/HH</a>	<p>Demolition of existing front porch and rear conservatory; construction of new front porch and single storey side and rear extension.</p>



		<b>137 Wessex Road Didcot OX11 8BJ</b>
No objections	<a href="#">P23/S0202/HH</a>	Single storey rear extension and addition of first floor.
		<b>105 Park Road Didcot OX11 8QT</b>

**13. To note as listed: Planning Applications refused**

None received.

**14. To note as listed: Planning Applications withdrawn**

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
(Not Applicable)	<a href="#">P23/S1129/LDP</a>	Proposal of a constructing an outbuilding, under Class E, which will be utilized as a home office and gym, with facilities to include a shower room.
		<b>27 Park Road Didcot OX11 8QL</b>

**15. To note as listed: Planning Applications referred**

None received.

## Planning Service

HEAD OF SERVICE: Adrian Duffield



Cllr Anthony Dearlove

**CONTACT OFFICER: Adrian Duffield**

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Tel: 01235 422422

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Abbey House, Abbey Close, Abingdon,  
OXON, OX14 3JE

Our reference: PE/S0041/23

23 March 2023

Dear Cllr Dearlove

Thank you for your letter received on 20 March 2023, setting out concerns regarding the consultation process for a planning application off Sir Frank Williams Avenue (P22/V2705/FUL). I address in turn below the concerns you have raised.

### Consultees

The application site is situated within the parish of Harwell and Harwell Parish Council were consulted in accordance with the council's Statement of Community Involvement. Given the proximity of the site to Didcot parish, the Town Council should also have been consulted. This was an oversight that was quickly corrected.

As set out in the council's Statement of Community Involvement (Figure 10 and Figure 11), notification letters regarding a proposed development are sent to properties adjacent to the boundary of the application site. In this case, no properties are adjacent to the application boundary. Consequently, and in accordance with the Statement of Community Involvement, a site notice was displayed at the site to publicise the proposal. Great Western Park Residents Association is not a statutory consultee. A statutory consult needs to be identified in legislation. For example, the highway authority or the Environment Agency are statutory consultees in planning.

### Location name

Our correspondence should have referred to Sir Frank Williams Avenue as opposed to Sir Frank Williams Way, which was stated on the application form. This was an error. The site notice provided the application reference number to be used to find the application on the council's planning portal. However, if you search for Sir Frank Williams Way, on the council's planning portal it displays the application

**Site notices**

The decision to display a site notice was made prior to the request from a resident. It takes a number of days to request, generate and display a site notice on site. There was a slight delay in displaying the site notice on site, and therefore the consultation deadline was extended to ensure the required 21-day public consultation period was available to interested parties from the day the site notice was displayed. This is our standard approach and practice.

**Pre-application advice**

It is not unusual for departments within the Council to seek planning advice for intended development that requires planning permission. On this occasion SODC Property Services sought advice from the VoWH Planning Department. We will pass your comments onto the applicants.

I hope my comments and explanation are helpful.

Yours sincerely

Adrian Duffield  
Head of Planning

## Planning Service

HEAD OF SERVICE: Adrian Duffield



Cllr Anthony Dearlove

By Email: [council@didcot.gov.uk](mailto:council@didcot.gov.uk)

**CONTACT OFFICER: Adrian Duffield**

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Tel: 01235 422422

Textphone: 18001 01235 422422

Abbey House, Abbey Close, Abingdon,  
OXON, OX14 3JE

Our reference: PE/S0040/23

23 March 2023

Dear Cllr Dearlove

Thank you for your letter dated 20 March 2023, setting out your concerns regarding the planning consultation process for a planning application which fall outside the parish boundary.

I note your request to be consulted on all applications within a reasonable distance of the parish boundary. I am sure we can set something up to assist, but I need you to define the boundary clearly, so there is no misunderstanding by either party.

Thus, if you could please define on a map the area within which you would like the district council to consult you on individual planning applications, I can then look to see how we can achieve your request.

I hope this is helpful.

Yours sincerely

Adrian Duffield  
Head of Planning

[www.southoxon.gov.uk](http://www.southoxon.gov.uk)

