

Notice of a meeting of the

Planning and Development Committee

Wednesday 17th May 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 17th May 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

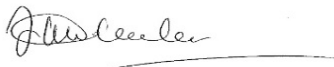
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 elect the Chair of the Committee.
2. To elect the Vice Chair of the Committee.
3. To receive apologies.
4. 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
5. To review the Planning and Development Committee Terms of Reference (attached)
6. To approve the draft minutes of the meeting held on 19th April 2023 (attached).
7. Questions on the minutes as to the progress of any item.
8. To note as listed: correspondence regarding planning matters.
9. To discuss a list of street names or themes to be sent to South Oxfordshire District Council.
10. To comment on the Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement.
11. To note the erection of 1 new residential dwelling to be known as: 15A Park Close, DIDCOT OX11 0AA
12. To note the response letter to Cllr A Dearlove regarding Planning Application P22/V2705/FUL (attached)
13. To note the ACV Nomination Decision for the Land at Ladygrove Park and Land lying to the north-west of Cow Lane. (attached)
14. To consider as listed: applications for certificates of lawful development and information only.
15. To consider as listed: planning applications.
16. To note as listed: planning appeals.
17. To note as listed: planning applications approved.
18. To note as listed: planning applications refused.
19. To note as listed: planning applications withdrawn.
20. To note as listed: planning applications referred.



Janet Wheeler
Town Clerk
11th May 2023

Didcot Town Council

Minutes of the

Planning and Development Committee

Wednesday 19th April 2023 at 7:30pm

All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr A Dearlove (Acting Chair)
Cllr D Macdonald
Cllr P Siggers
Cllr M Mallows

Officers:

A Guzinski (Planning and Allotments Officer)

Public:

1 Member of the public attended.

Public participation

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

The member of the public spoke with regards to agenda item 7 (*To note the response letter regarding Planning Application P22/V2705/FUL*).

The member of the public had requested for the Committee to consider responding to this letter with the following concerns:

- 1) Consultation of Didcot Town Council:
 - The response letter claimed that the failure to consult Didcot Town Council was an oversight which was quickly corrected; however, the relevant officer was informed on the 23rd of January, with the consultation being received 3 days later, a day after the Planning and Development Committee meeting held on the 25th of January. The consultation period was set to end on the 6th of February, before the next scheduled meeting.

2) Backdating of the site notice:

- The member of the public provided information obtained via a Freedom of Information (FOI) request, regarding backdating of the site notice. The member of the public requested that the Committee query this with SODC.

3) Pre-application advice and arrangements regarding applicants:

- The resident spoke on documentation obtained via the FOI request regarding the pre-app advice.

The member of the public urged the Committee to act on the requests and queries in their response letter.

Cllr A Dearlove asked the member of the public as to what their desired outcome would be.

The member of the public explained that the immediate outcome should be a response to the letter received, challenging the points made during the public participation, and for Didcot Town Council to hold the District Council accountable and to voice the resident's concerns as a statutory consultee.

The Chair thanked the member of the public for their participation.

The meeting opened at 19:45

238. To receive apologies

Apologies were received from Cllrs E Hards, J Durman, and D Rouane.

Cllr P Siggers substituted for Cllr E Hards.

No other apologies were received.

Cllr A Sandiford was absent.

239. To receive declarations of interest

No declarations were made.

240. To approve the draft minutes of the meeting held on 29th March 2023

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

All members agreed.

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

Cllr M Mallows enquired about the progress of the three letters regarding the motions agreed in the previous meeting.

The Planning and Allotments Officer explained that three letters had been drafted and was awaiting review and comments by the Committee. As no comments were received, the letters were scheduled to be sent the following day.

No other questions were raised.

- All agreed letters from the last Committee meeting were sent on 20th April 2023 (attached as appendix 1).

242. 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)	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

Cllr A Dearlove suggested that once a full application is made regarding item 5a), the developers should be invited to speak during the next appropriate Committee meeting.

243. 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

The Committee noted the change of use and the change of name.

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

The Committee noted the response letter.

Cllr A Dearlove suggested that another letter should be sent in response to the correspondence received. Cllr A Dearlove also suggested that should the application be resubmitted, a different procedure to determine the outcome of the application should be used, and it must not be determined by either SODC or VOTWH, but by an independent body, such as the Government Inspectorate. The three points raised by the member of the public should also be brought forward.

It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonald, and **RESOLVED** to draft a response letter with the following points:

- 1) The timings of the consultation of Didcot Town Council – What was the exact time frame and procedures when the Didcot Town Council was notified of the consultation.
- 2) Backdating of the site notice, – Is this standard procedure across all applications.
- 3) Pre-application advice and arrangements regarding applicants – Should the application be resubmitted, Didcot Town Council would like to see an independent body review the application, such as the Government Inspectorate.
- 4) The procedure for becoming a statutory consultee – what steps can the resident's association take to become a statutory consultee for the Great Western Park area.

- Attached as appendix 2.

All members agreed.

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

The Committee noted the response letter.

It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and **RESOLVED** to respond to the letter, listing Milton Gate, Valley Park, and Milton Park as key areas for consultations.

- Attached as appendix 3.

All members agreed.

246. Applications for certificates of Lawful Development and Information only

The Committee noted the Lawful Development applications listed below:

9a)	Application	P23/S1129/LDP	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	P23/S1261/LDP	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 29.61m2 and will be used as incidental use to complement the main dwelling house.	

247. To consider as listed: Planning Applications

10a)	Application	P23/S1069/HH	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 th April 2023 (extended from 16 th April 2023)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonald, and RESOLVED to submit no objections to this application. (Ref: 245139) All members agreed.	
10b)	Application	P23/S1037/HH	29 Lisa Head Avenue Didcot OX11 6BJ
	Proposal	Proposal for conversion of garage into habitable space.	
	Response date	20 th April 2023 (extended from 16 th April 2023)	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr A Dearlove, and RESOLVED to submit no objections to this application. (Ref: 245137) All members agreed.	
10c)	Application	P23/S1140/HH	41 Torridge Drive Didcot OX11 7QY
	Proposal	Demolition of existing conservatory and construction of single storey rear extension.	
	Response date	22 nd April 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit no objections to this application. (Ref: 245141) All members agreed.	
10d)	Application	P23/S1125/HH	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 nd April 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit no objections to this application. (Ref: 245143) All members agreed.	
10e)	Application	P23/S0953/HH	77 Green Close Didcot Oxon OX11 8TE
	Proposal	Proposed single storey garage/workshop.	
	Response date	22 nd April 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonald, and RESOLVED to submit no objections to this application. (Ref: 245144) All members agreed.	
10f)	Application	P23/S1101/HH	17 Sorrel Crescent Didcot OX11 6HQ
	Proposal	Single storey rear garden room extension.	
	Response date	23 rd April 2023	

	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonald, and RESOLVED to submit no objections to this application. (Ref: 245147) All members agreed.	
10g)	Application	P23/S1134/HH	1 Abbott Close Didcot Oxon OX11 8HX
	Proposal	Construction of single storey rear extension.	
	Response date	27 th April 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit no objections to this application. (Ref: 245149) All members agreed.	
10h)	Application	P23/S1188/HH	161 Green Close Didcot OX11 8TD
	Proposal	Two storey side extension and single storey rear extension - Revision to approval P22/S3817/HH to bring first floor flush with front elevation.	
	Response date	27 th April 2023	
	Agreed response	It was proposed by Cllr P Siggers, seconded by D Macdonald, and RESOLVED to submit no objections with the following comments: (Ref: 245150) The Committee noted that at the time of commenting, there were no comments received from the neighbour, however the Committee has some concerns over the impact on the neighbour, with the property being built right up to the boundary, and the lack of characteristics on the wall which will be facing the adjacent property. All members agreed.	
10i)	Application	P23/S1153/A	6 Orchard Centre Didcot OX11 7LG
	Proposal	New internally illuminated fascia signage to front of building to replace existing in canopy.	
	Response date	28 th April 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr M Mallows, and RESOLVED to submit no objections to this application. (Ref: 245152) All members agreed.	
10j)	Application	P23/S1209/A	The Smile Practice 200A Broadway Didcot OX11 8RN
	Proposal	Installation of 1 x fascia sign, internally illuminated	
	Response date	29 th April 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr M Mallows, and RESOLVED to object to this application with the following comments: (Ref: 245153) The Committee noted that the illumination of the sign is very bright and causes a nuisance to the houses opposite. The operating hours should also be reduced, and the brightness decreased to a lower luminance, such as by changing to a different light bulb. All member agreed.	
10k)	Application	P23/S1033/HH	40 Manor Road Didcot OX11 7JY

	Proposal	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.	
	Response date	3 rd May 2023	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr D Macdonald, and RESOLVED to submit no objections with the following comments: (Ref: 245154) The Committee would like to enquire if this application address falls within the conservation area boundary and if the conservation officer had been consulted. All members agreed.	
10l)	Application	P23/S1253/HH	60 Park Road Didcot OX11 8QP
	Proposal	Two story side extension, single story rear extension and amendments to the fenestration.	
	Response date	4 th May 2023	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit no objections to this application. (Ref: 245155) All members agreed.	

248. To note as listed: Planning Appeals

The Committee noted that no appeals were received.

249. To note as listed: Planning Applications approved.

The Committee noted the approved applications listed below.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P23/S0176/A	2x Stack Signage Ladygrove Farm Lyon Close Didcot OX11 9BS
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	P23/S0189/HH	Conversion of an existing detached garage into a self-contained annex with bathroom and kitchenette. Clifton House 20 Wessex Road Didcot OX11 8BT

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.		
No objections	P23/S0403/HH	Single storey rear extension, revised fenestration, new rooflights. (As clarified by amended plans received 24 March omitting the proposed parking area from the application). 107 Lydalls Road Didcot OX11 7DZ
No objections	P23/S0571/FUL	Change of use from restaurant use to mixed restaurant/hot-food takeaway use with associated external seating area. Unit R04 The Orchard Centre Didcot OX11 7LL
No objections	P23/S0610/FUL	Change of use of Unit 5A from a retail use to a mixed restaurant/hot-food takeaway use. Unit 5A Orchard Centre Didcot OX11 7LG
No objections	P22/S2087/HH	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. (Retrospective). 57 & 59 Reed Street 26 Barleyfields Didcot OX11 6FL
No objections	P20/V2899/RM	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

		<p>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>Plot A2 Signia Park Didcot</p>
<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.</p>	<p>P23/S0463/FUL</p>	<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>Unit 2 Hadden Hill Retail Park Didcot OX11 9BF</p>
<p>No objections</p>	<p>P23/S0486/HH</p>	<p>2-storey side and single-storey rear extension to an existing family dwelling.</p> <p>60 Haydon Road Didcot OX11 7JR</p>
<p>No objections</p>	<p>P23/S0363/HH</p>	<p>Demolition of existing front porch and rear conservatory; construction of new front porch and single storey side and rear extension.</p> <p>137 Wessex Road Didcot OX11 8BJ</p>
<p>No objections</p>	<p>P23/S0202/HH</p>	<p>Single storey rear extension and addition of first floor.</p> <p>105 Park Road Didcot OX11 8QT</p>

250. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

251. To note as listed: Planning Applications withdrawn

The Committee noted the withdrawn applications listed below.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
(Not Applicable)	P23/S1129/LDP	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. 27 Park Road Didcot OX11 8QL

252. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

The meeting closed at 20:37

Signed.....

Date.....

Didcot Town Council

20th April 2023

Oxfordshire County Council
 County Hall
 New Road
 Oxford
 OX1 1ND



To whom it may concern.

REQUEST FROM DIDCOT TOWN COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE

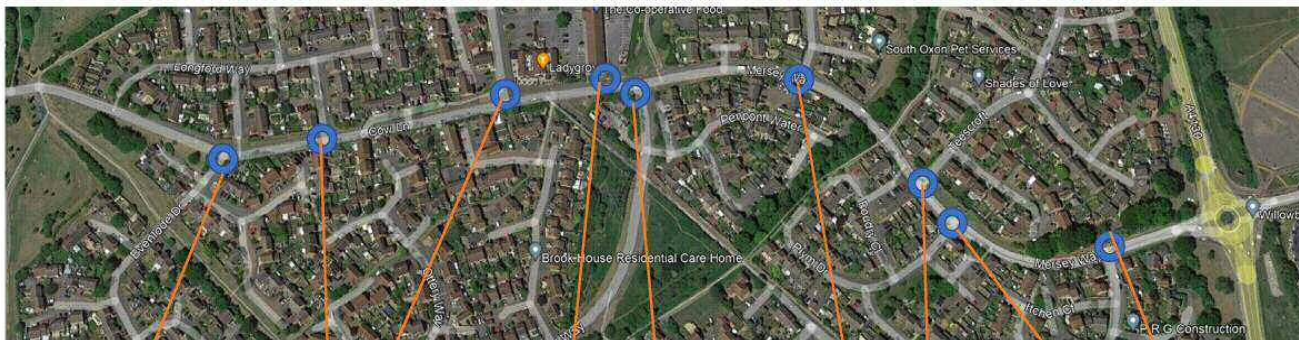
Didcot Town Council's Planning and Development Committee met on 29th March 2023 where members discussed the potential need for non-prescribed Zebra crossings in Didcot, specifically in Ladygrove.

The Committee would like to request that Oxfordshire County Council trial non-prescribed Zebra crossings within Ladygrove, Didcot. Members believe that these crossings could improve safety and further enforce the recent update to the Highway Code, regarding the priority being given to pedestrians waiting to cross at a junction.

The locations of the proposed crossings are shown below:

Cow Lane / Mersey Way, Ladygrove, Didcot.

Non-prescribed (paint only) side road zebra



Evenlode Drive



Longford Way



Service Yard



Venners Water



Plym Drive



Tyne Ave



Tamar Way

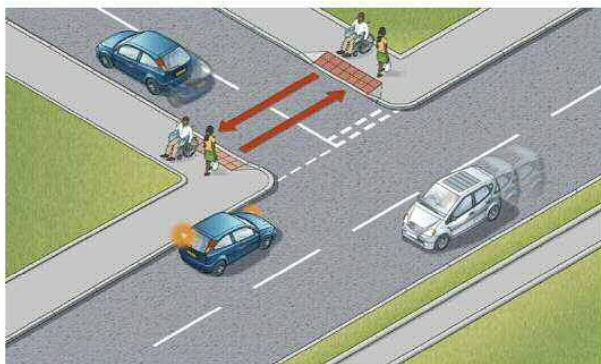


Teescroft



Colne Drive

Page 2



Rule H2: Wait for the pedestrian to cross the junction before turning. This applies if you are turning right or left into the junction.



: Example of a non-prescribed zebra crossing at one of the trial sites

The Committee also suggested that the County Council prioritise Tyne Avenue and Tamar Way.

I look forward to receiving your response and informing the Planning and Development Committee.

Yours sincerely,

Aguzinski

Arek Guzinski
Planning and Allotments Officer
On behalf of Didcot Town Council's Planning and Development Committee

Didcot Town Council

20th April 2023

Oxfordshire County Council
County Hall
New Road
Oxford
OX1 1ND



To whom it may concern.

REQUEST FROM DIDCOT TOWN COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE

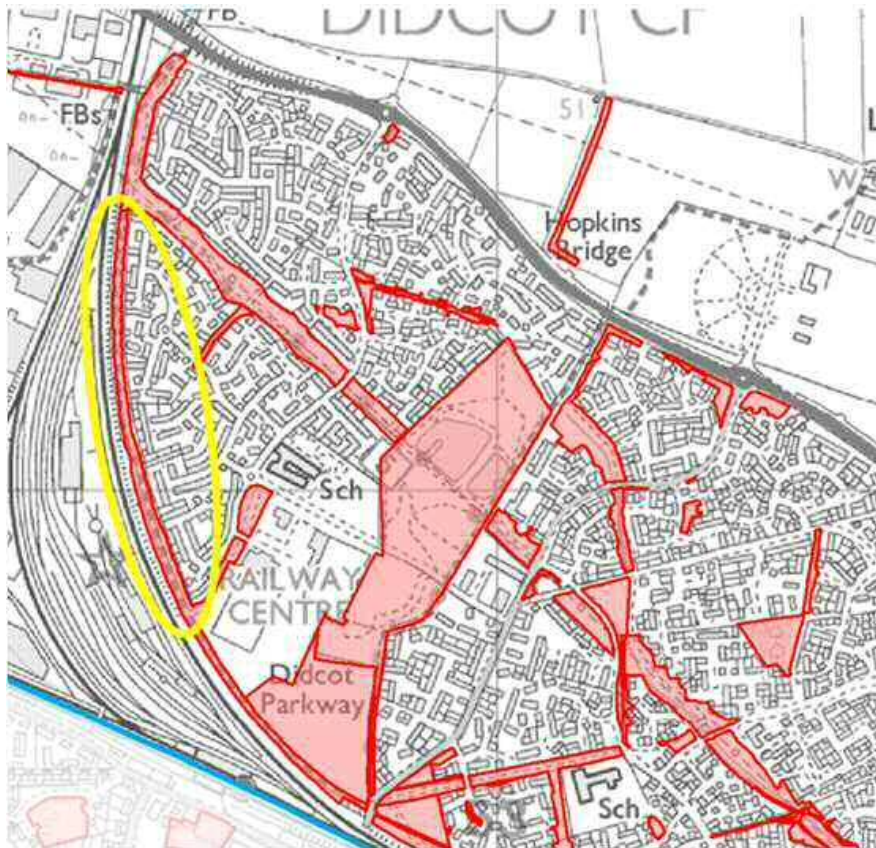
Didcot Town Council's Planning and Development Committee met on 29th March 2023 where members discussed a section of the footpath which runs alongside the railway tracks in Ladygrove, Didcot.

The Committee would like to request that Oxfordshire County Council, consider working alongside South Oxfordshire District Council and LCWIP, to extend the 2-meter-wide section of the footpath (approximately 700 meters) to 3 meters, to match the surrounding paths, and fall in line with the Oxford Cycle Standards and LTN-1/20. This change would better facilitate the cycling and walking in the area, especially considering the proximity of the new developments within Ladygrove. The improved path would be a valuable and much utilised route for commuters, school children and shoppers alike to access the Cow Lane underbridge into the centre of the town.

The 2m wide tarmac path runs from the junction by the southwest corner of Didcot Town Football Club's enclosed land and the shared path leading from Bowmont Water, up to the connection at the far north-western end under the electricity pylons, as it runs adjacent to the railway (around Dagdale Drive area).

The section of 2m wide footpath is highlighted as owned or leased by South Oxfordshire District Council publication and is marked as a footpath on Ordnance Survey mapping. Location (51o36'58.61N 1o14'40.58W)

The exact location of the path is shown on the next page.



I look forward to receiving your response and informing the Planning and Development Committee.

Yours sincerely,

Aguzinski

Arek Guzinski

Planning and Allotments Officer

On behalf of Didcot Town Council's Planning and Development Committee

Didcot Town Council

20th April 2023

South Oxfordshire District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE



To whom it may concern,

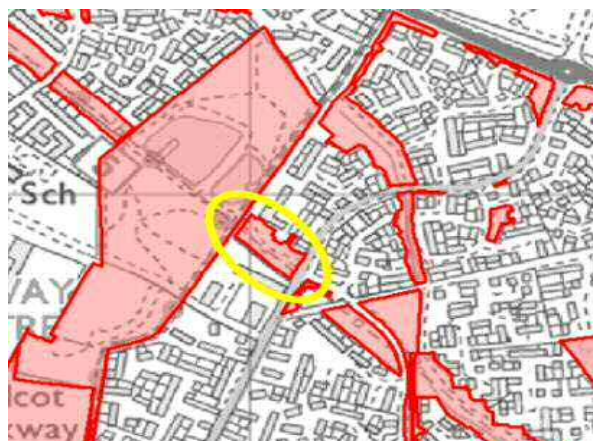
REQUEST FROM DIDCOT TOWN COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE.

Didcot Town Council's Planning and Development Committee met on 29th March 2023 and discussed the shared paths in Ladygrove, Didcot.

The Committee would like to request that South Oxfordshire District Council consider linking two existing shared paths near the Ladygrove shops, to better facilitate cycling and walking.

To the North-East of the shops in Ladygrove, there is a visible 'desire line' from the crossing point at the rear yard entrance, heading North-West towards the static exercise equipment under the overhead power lines (approximately 30m). This is clearly a more desirable and direct route than the existing constructed path adjacent to it, which routes away from the neighbourhood centre shops, before using the Mersey Way shared path back to Cow Lane.

The land is noted as owned or leased by SODC and is Public Open Space (POS 11). Location: (51o36'51.63N 1o14'06.85W)





I look forward to receiving your response and informing the Planning and Development Committee.

Yours sincerely,

Aguzinski

Arek Guzinski
Planning and Allotments Officer
On behalf of Didcot Town Council's Planning and Development Committee

Didcot Town Council

20th April 2023



South Oxfordshire District Council
Abbey House
Abbey Close
Abingdon
OX14 3JE

To whom it may concern.

REQUEST FROM DIDCOT TOWN COUNCIL'S PLANNING AND DEVELOPMENT COMMITTEE

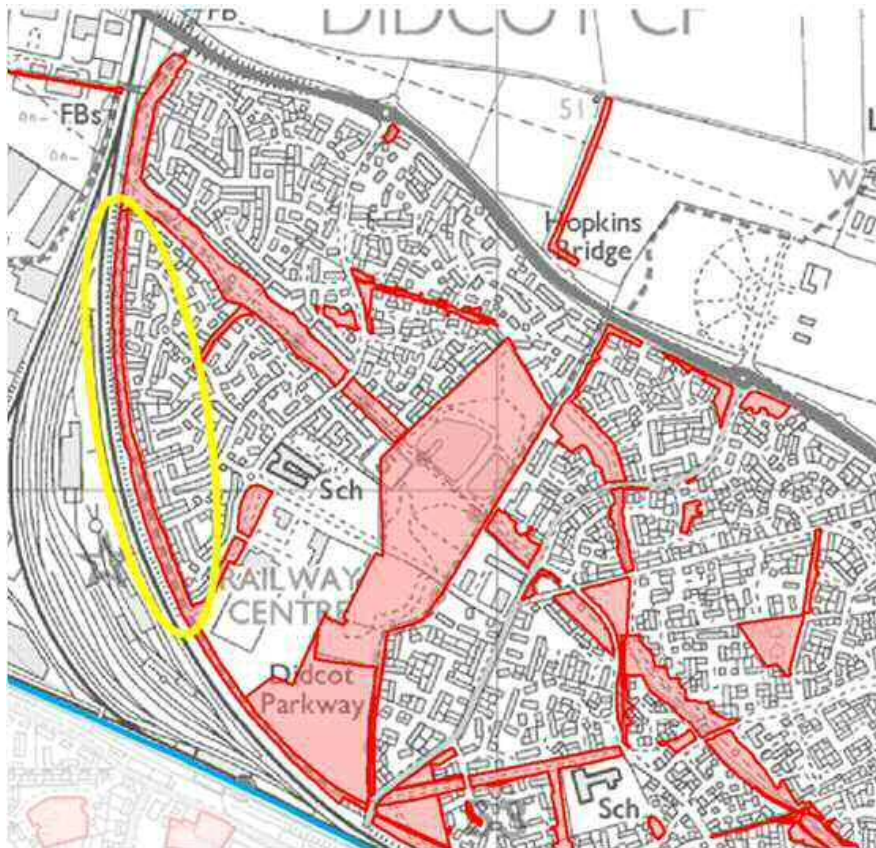
Didcot Town Council's Planning and Development Committee met on 29th March 2023 where members discussed a section of the footpath which runs alongside the railway tracks in Ladygrove, Didcot.

The Committee would like to request that Oxfordshire County Council, consider working alongside South Oxfordshire District Council and LCWIP, to extend the 2-meter-wide section of the footpath (approximately 700 meters) to 3 meters, to match the surrounding paths, and fall in line with the Oxford Cycle Standards and LTN-1/20. This change would better facilitate the cycling and walking in the area, especially considering the proximity of the new developments within Ladygrove. The improved path would be a valuable and much utilised route for commuters, school children and shoppers alike to access the Cow Lane underbridge into the centre of the town.

The 2m wide tarmac path runs from the junction by the southwest corner of Didcot Town Football Club's enclosed land and the shared path leading from Bowmont Water, up to the connection at the far north-western end under the electricity pylons, as it runs adjacent to the railway (around Dagdale Drive area).

The section of 2m wide footpath is highlighted as owned or leased by South Oxfordshire District Council publication and is marked as a footpath on Ordnance Survey mapping. Location (51o36'58.61N 1o14'40.58W)

The exact location of the path is shown on the next page.



I look forward to receiving your response and informing the Planning and Development Committee.

Yours sincerely,

Arek Guzinski
Planning and Allotments Officer
On behalf of Didcot Town Council's Planning and Development Committee

Didcot Town Council

24th April 2023

Adrian Duffield
Head of Planning
South Oxfordshire District Council and
Vale of White Horse District Council



Dear Mr Duffield,

RE: CONSULTATIONS ON APPLICATIONS JUST OUTSIDE BOUNDARY

Didcot Town Council's Planning and Development Committee met on 19th April 2023 to discuss your response regarding consultations on planning applications which fall just outside of the Didcot Parish/SODC boundaries.

The Committee concluded that the key areas of interest are Milton Gate, Milton Park, Valley Park, and any applications made in or around the Great Western Park boundary.

We hope to hear from you soon.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Dearlove'.

Cllr Anthony Dearlove
Acting Chair
On behalf of Didcot Town Council's Planning and Development Committee

Didcot Town Council

24th April 2023

Adrian Duffield
Head of Planning
South Oxfordshire District Council and
Vale of White Horse District Council



Dear Mr Duffield,

RE: PLANNING APPLICATION P22/V/2705/FUL.

Didcot Town Council's Planning and Development Committee met on 19th April 2023 to discuss your response regarding the application process for planning application P22/V/2705/FUL – Land to the west of Sir Frank Williams Way, Great Western Park.

As per the Town Council's Standing Orders (30-32) members of the public were welcome to participate and as such five residents attended this meeting and spoke regarding their concerns with this application.

The concerns the Committee have, are listed as follows:

- **Timing of the consultation**

The response letter claimed that the failure to consult Didcot Town Council was an oversight which was quickly corrected; however, the relevant officer was informed on the 23rd of January, with the consultation being received 3 days later, a day after the Planning and Development Committee meeting held on the 25th of January. The consultation period was set to end on the 6th of February, before the next scheduled Committee meeting.

- **Backdating of the site notice**

The response letter claimed that the process of backdating a site notice is a standard procedure. The Committee urged for future notices to be displayed in a timely manner, to avoid further confusion.

- **Pre-application advice and arrangements regarding applicants:**

The Committee would like to see an independent body oversee the application, should it be re-submitted. This would ideally be the Government Inspectorate.

- **Statutory Consultees**

The Committee would like to request information of what steps can be taken by organisations such as the GWP Resident's Association to become a statutory consultee for the relevant areas.

We hope to hear from you soon.

Yours sincerely

A handwritten signature in black ink, appearing to read 'A Dearlove', written in a cursive style.

Cllr Anthony Dearlove

Acting Chair

On behalf of Didcot Town Council's Planning and Development Committee

1. To elect the Chair of the Committee

2. To elect the Vice Chair of the Committee

3. To receive apologies

4. 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

5. To review the Planning and Development Committee Terms of Reference
(attached)

6. To approve the draft minutes of the meeting held on 19th April 2023 (attached)

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

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

No correspondence received.

9. To discuss a list of street names or themes to be sent to South Oxfordshire District Council

10. To comment on the Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement

Application	R3.0138/21	View application and make comment using reference no: R3.0138/21
Proposal	- The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts; - A road bridge over the Great Western Mainline (Didcot Science Bridge) and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon; - Construction of a new road between Didcot and Culham (Didcot to Culham River Crossing) including the construction of three roundabouts, a road bridge over the Appleford railway sidings and road bridge over the River Thames; - Construction of a new road between the B4015 and A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions; and - Controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems.	
Location	A linear site comprising a corridor between the A34 Milton Interchange and the B4015 north of Clifton Hampden including part of the A4130 east of the A34 Milton Interchange, land between Didcot and the former Didcot A Power Station and the Great Western Mainline, land to the north of Didcot where it crosses a private railway sidings and the River Thames to the west of Appleford-on-Thames before joining the A415 west of Culham Station, land to the south of Culham Science Centre through to a connection with the B4015 north of Clifton Hampden	
Response date	12 th of June 2023.	
Agreed response		

11. To note the erection of 1 new residential dwelling to be known as: 15A Park Close, D IDCOT OX11 0AA

Our Ref: BNN/23/000058

Drawn by: NAH | Date: 09/05/2023



12. To note the response letter to Cllr A Dearlove regarding Planning Application P22/V2705/FUL

(Attached as appendix 1)

13. To note the ACV Nomination Decision for the Land at Ladygrove Park and Land lying to the north-west of Cow Lane.

(Attached as appendix 2)

14. Applications for certificates of Lawful Development and Information only

14a)	Application	P23/S1319/LDP	22 Saxons Way Didcot OX11 9RA
	Proposal	Proposed replacement of existing conservatory structure with a masonry single-storey structure	
14b)	Application	P23/S1568/LDP	47 Meadow Way Didcot OX11 0AX
	Proposal	Single storey rear extension to extend the existing kitchen.	

15. To consider as listed: Planning Applications

15a)	Application	P23/S1174/HH	81 Loyd Road Didcot OX11 8JP
	Proposal	Removal of existing conservatory and garage. Construction of a two-storey side and rear extension with addition of attic floor. Three new dormer windows to front elevation, four roof lights to rear elevation. Internal modifications throughout.	
	Response date	18 th May 2023 (extended form 5 th May 2023)	
	Agreed response		
15b)	Application	P23/S1270/RM	CALA Homes Phase 7 (Infrastructure) Land at Willington Down Didcot
	Proposal	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 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	
	Response date	19 th May 2023 (extended from 6 th May 2023)	
	Agreed response		
15c)	Application	P23/S1334/HH	11 Wessex Road Didcot OX11 8BU
	Proposal	Single-storey extension and associated works.	
	Response date	19 th May 2023 (extended from 11 th May 2023)	
	Agreed response		
15d)	Application	P23/S1307/HH	1 Richmere Road Didcot OX11 8HT
	Proposal	Proposed Garden Room in the rear garden.	
	Response date	19 th May 2023 (extended from 11 th May 2023)	
	Agreed response		
15e)	Application	P23/S1022/HH	36 Kynaston Road Didcot OX11 8HD
	Proposal	Removal of existing garage. Enlarge back porch and construction of single storey rear extension.	
	Response date	19 th May 2023 (extended from 12 th May 2023)	
	Agreed response		
15f)	Application	P23/S1398/FUL	Former Site Of Georgetown Filling Station Broadway Didcot OX11 8SD
	Proposal	Redevelopment for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age)	

		comprising 33 retirement apartments including communal facilities, access, car parking and landscaping.	
	Response date	20 th May 2023	
	Agreed response		
15g)	Application	P23/S1500/S73	5 Lydalls Close Didcot OX11 7LD
	Proposal	Variation of conditions 2(Approved Plans), 3(Surface Water Drainage) & 4(Tree Protection) on application reference number P22/S4152/FUL - to make changes to external wall and roof materials and for Drainage scheme and Arboricultural method statement to be approved. (Erection of chalet-style dwelling)	
	Response date	24 th May 2023	
	Agreed response		
15h)	Application	P22/V0604/RM	Phase 1a Valley Park Land to the West of Great Western Park
	Amendment	No. 1 - dated 28th April 2023	
	Proposal	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 amended 28 April 2023).	
	DTC's previous response	Didcot Town Council has no objections to this application.	
	Response date	24 th May 2023	
	Agreed response		
15i)	Application	P23/S1522/FUL	60 Haydon Road Didcot OX11 7JR
	Proposal	Conversion of a C3 property into a 7-person C4 HMO (Sui Generis).	
	Response date	27 th May 2023	
	Agreed response		
15j)	Application	P23/S0838/HH	18 Sutherland Beck Didcot OX11 7FF
	Proposal	Remove the hedging at the side of the property and replace it with a low-level wall to the side and front of our property.	

	Response date	27 th May 2023	
	Agreed response		
15k)	Application	P23/V1024/FUL	Alma Barn Didcot Road Harwell Didcot OX11 6DN
	Proposal	Erection of 9 dwellinghouses and associated works and operations.	
	Response date	1 st June 2023	
	Agreed response		
15l)	Application	P23/S1571/A	Unit R04 The Orchard Centre Didcot OX11 7LL
	Proposal	Installation of 1no. internally illuminated white McDonald's letterset and 2no. internally illuminated yellow golden arch.	
	Response date	1 st June 2023	
	Agreed response		
15m)	Application	P23/S1570/FUL	Unit R04 The Orchard Centre Didcot OX11 7LL
	Proposal	Alterations to shopfront, installation of raised area to front of building to allow access and to provide outdoor seating area. The installation of HVAC equipment to the existing plant deck on the roof.	
	Response date	1 st June 2023	
	Agreed response		

16. To note as listed: Planning Appeals.

None received.

17. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P23/S0783/HH	Proposed first floor rear extension.

		3 East Street Didcot OX11 8EJ
No objections	P23/S0489/HH	Proposed rear extension to existing dwelling. 27 Meadow Way Didcot OX11 0AX
No objections	P22/S1741/FUL	Retrospective full planning application for the construction of a strength and conditioning (s & c) facility contained within a single storey (sectional structure) located on an obsolete tennis court area. (As amplified by email from agent received 4 July 2022 and drainage information received 14 March 2023). Vauxhall Barracks Foxhall Road Didcot OX11 7ES
No objections	P23/S0911/HH	Removal of existing conservatory and construction of single storey side extension facing Slade Road. 174 Wantage Road Didcot OX11 0AH
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.	P22/S3532/RM	All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O. (as amended by drawings and information received 7 December 2022, 27 February, 29 March & 4 April 2023). Land at Lady Grove Didcot OX11 9BP
No objections	P23/S1037/HH	Proposal for conversion of garage into habitable space.

		29 Lisa Head Avenue Didcot OX11 6BJ
No objections	P23/S1153/A	New internally illuminated fascia signage to front of building to replace existing in canopy.
		6 Orchard Centre Didcot OX11 7LG
No objections	P21/S1793/RM	Reserved Matters Application following Outline Approval (P15/S2902/O) in respect of the Community Centre including car parking, open space, landscaping and associated work.
		Land located to the North East of Didcot Didcot
No objections	P23/S0947/FUL	Resurface the existing playing surface with a modern synthetic playing surface.
		Loop Meadow Bowmont Water Didcot OX11 7GA

18. To note as listed: Planning Applications refused

None received.

19. To note as listed: Planning Applications withdrawn

None received.

20. To note as listed: Planning Applications referred

None received.

Terms of Reference

Planning and Development Committee



1. The Planning and Development Committee is a Committee of the Town Council (under S.101 of the Local Government Act 1972).
2. The Committee shall operate within the Town Council's Standing Orders and Financial Regulations.
3. The Committee shall be a Standing Committee (to be re-appointed at the Annual Meeting or Mayor-making) comprising 7 Town Councillors.
4. The quorum shall be four Councillors.
5. The Committee shall elect its own Chair and Vice Chair at its first meeting following the Annual Meeting of the Town Council or Mayor-making.
6. Number of meetings in an ordinary year: 17 times at intervals of approximately every three weeks to meet reply deadlines, and others as appropriate and as determined by the Committee.
7. Notice of meetings shall be in accordance with public notice requirements as set out in the Public Bodies (Admission to Meetings) Act 1960.
8. Minutes of the Committee meetings shall be prepared by the Clerk of the meeting and submitted to the next Committee meeting for approval. The draft minutes shall be submitted to the Council for information.
9. The Committee shall be responsible for –
 - Considering and responding to planning applications
 - Issues affecting traffic, highways and transport
 - Issues arising from planning consents
 - Considering and responding to licensing consultations
 - Naming of streets
10. In addition to the broad areas raised above the Committee will have the following areas of responsibility:
 - Public Services – to act as the consultee, make representations, and support as required all matters relating to
— housing strategy

- public/community transport including Local Transport Plans
- utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
- waste infrastructure
- mineral extraction
- planning policy changes

11. The Committee shall have delegated authority to spend within its authorised annual budget.

12. Policy issues should be referred to full Council.

Planning

HEAD OF SERVICE: Adrian Duffield



Cllr Anthony Dearlove

CONTACT OFFICER: Adrian Duffield

planning@whitehorsedc.gov.uk

Tel: 01235 422422

Textphone: 18001 01235 422422

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

By Email: council@didcot.gov.uk

Our reference: PE/V0060/23

11 May 2023

Dear Cllr Dearlove

Planning Application: land west of Sir Frank Williams Avenue, GWP (P22/V2705/FUL)

Thank you for your letter dated 24 April 2023 concerning the above planning application and in response to my letter dated 23 March 2023 (PE/S0041/23). I address in turn the further comments raised by your Council's Planning and Development Committee.

Timing of the consultation

I note the Committee comments and I am sure you will appreciate that we cannot arrange the timing of consultation on planning applications around your scheduled committee meetings. I am also sure you are aware that you can respond to any planning application irrespective of whether we have written to you or not. I note that your comments on this application were received 16 February.

From our other correspondence, once we have set up the email alerts, then consultation will be automated and we should not encounter this issue, which I hope will be helpful.

Backdating of the site notice

To be clear, there was no backdating of the site notices. As previously mentioned, the site notice provided the requisite 21-day consultation period from the date it was displayed on site. However, I will remind officers about the importance to display site notices in a timely manner.

Pre-application advice and arrangements regarding applications

The Committee have requested that should an application be re-submitted, an independent body oversee the consideration of the application, ideally the Government Inspectorate. Should an application be resubmitted, there is no mechanism, other than

through the appeal process, to have the application considered by the Planning Inspectorate. If an application is made, then following public consultation an officer recommendation will be considered by Vale of White Horse District Council's Planning Committee in an open and transparent way before a decision is made and issued.

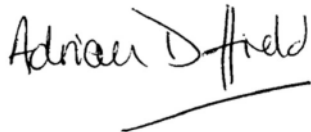
Statutory consultees

I note that the Committee would like information on what steps can be taken by organisations such as the GWP Residents Association to become a statutory consultee. As previously mentioned in my letter, statutory consultees are defined by statute. As I understand it any Member of Parliament can introduce a Bill either as part of government policy or a Private Member's Bill. You may wish to look at the Gov website about the legislative process or perhaps discuss with our MP.

We have suggested to GWP Residents Association that they sign up to the councils' email alerts (SODC and Vale) but I believe to date this has not happened.

I hope my comments are helpful.

Yours sincerely



Adrian Duffield
Head of Planning

POLICY AND PROGRAMMES

HEAD OF POLICY AND PROGRAMMES
TIM ORUYE



CONTACT OFFICER: [REDACTED]

communityenablement@southoxfordshire.gov.uk

Community Enablement Team, Abbey House
Abbey Close, Abingdon OX14 3JE

26 April 2023

Dear [REDACTED]

S ACV/25- Assets of Community Value (ACV) decision not to list - Land at Ladygrove Park and Land lying to the north-west of Cow Lane.

Thank you for your recent ACV nomination to list Land at Ladygrove Park and Land lying to the north-west of Cow Lane.

For the council to consider ACV nominations, it needs to see strong evidence to support claims of social and community value, whether that is current use or in the recent past.

I note that the asset, was listed previously, and this application was to nominate the asset once again. I have considered this application on its own merits and the evidence submitted, not based on any previous decisions or informal advice expressed by the Council. Having reviewed the submitted documents and evidence, the decision of the Council is to **not list**, the reasons for which are set out below.

Validity of application

I conclude that the application was validly made under the prescribed requirements of section 88(1) of the Localism Act 2011. The application provided sufficient basis upon which to base an assessment.

Assessment under section 88(1) a of the Localism Act 2011

- ***a) an actual current use of the building or other land that is not an ancillary use furthers the social wellbeing or social interests of the local community, and***

The nomination has very broadly mentioned how these two parcels of land come together and provide vital amenity space for local residents, however the missing aspect on this nomination is that no evidence has been submitted to support these claims.

All evidence submitted to support this nomination has been provided by Didcot Town Council, such as the minutes and council motion to show the town council welcomes and will write to the district council to support the ACV nomination.

The nomination within the application outlined that the asset is utilised in many ways, but not limited to the following: park run attracting over 200 walkers and runners, lakes which are fished, grass pitches in regular use, renting out the spaces for film production purposes and fairs. However, it lacked evidence such as testimonials from the organisations who hire the land for the park run, film production and fairs, signed petition of support, posters and the Town Councils logbooks for bookings and fishing permits etc.

I appreciate that providing full conclusive evidence wouldn't be possible in all circumstances however having some photographic evidence of the skate park, children's play area, tennis courts and basketball courts (in use), would have demonstrated the activity within these areas none the less.

Whilst I recognise the very nature of these assets/land provide a great facility for the community, without the supporting evidence, the nomination does not demonstrate sufficiently how the current use of the land that is not an ancillary use furthers the social wellbeing or social interests of the local community.

- ***b) It is realistic to think that there can continue to be non-ancillary use of the building or other land which will further (whether or not in the same way) the social wellbeing or social interests of the local community.***

Not applicable as the nomination did not pass 88(1)a

Assessment under section 88(2) of the 2011 Act

- **a) there is a time in the recent past when an actual use of the building or other land that was not an ancillary use furthered the social wellbeing or social interests of the local community, and**

Not applicable as the nomination was assessed under 88 (1)

- **b) it is realistic to think that there is a time in the next five years when there could be non-ancillary use of the building or other land that would further (whether or not in the same way as before) the social wellbeing or social interests of the local community.**

Not applicable as the nomination was assessed under 88 (1)

Thank you for taking the time to nominate Ladygrove Park and Land lying to the north-west of Cow Lane.

We appreciate that this is a decision you will inevitably find to be disappointing given the work that has gone into this application. However, we have consulted the council's property and estates team and they have advised that the land is already protected for recreational purposes until 2097 by virtue of the lease to the Didcot Town Council dated 21/5/2010 – which includes the approved use as a sporting, recreation and nature park and ancillary car parking.

The land forming the northern part of the site is also protected by the certificate of appropriation from 1974 stating that the land is to be used for the purposes of public open space.

I hope that provides some comfort to the nominating group.

We have learnt a great deal from owners challenging our listing decisions in the past, which has highlighted the need for robust evidence. When assessed against the statutory legal tests, upon which we are legally required to base the decision, the application is unsuccessful.

I can advise that in the absence of any new and substantial evidence of non-ancillary uses, I am of the view that further repeat applications are very unlikely to merit a different outcome. However, I hope the protection provided by the lease, would negate the need for a renomination.

In line with the above regulations the decision to **not list** Ladygrove Park and Land lying to the north-west of Cow Lane as an Asset of Community Value will be recorded on the Councils published list.

For further information please refer to the Councils Assets of Community Value web page at <https://www.southoxon.gov.uk/south-oxfordshire-district-council/communitysupport/assets-of-community-value/>

Yours sincerely



Tim Oruye
Head of Policy and Programmes
South Oxfordshire District Council