

Didcot Town Council

Minutes of the

Planning and Development Committee

Wednesday 12th July 2023 at 7:30pm

All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr H Macdonald (Vice Chair)
Cllr C Jennings
Cllr S Cole
Cllr N Hards
Cllr L Hislop
Cllr A Hudson

Officers:

A Guzinski (Planning and Allotments Officer [minutes])

Public:

3 members of the public attended.
Cllr A Jones attended as a member of the public.

47. To receive apologies

No apologies were received.

48. 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

No declarations were made.

49. To approve the draft minutes of the meeting held on 21st June 2023

Cllr D Rouane pointed out a clerical error in the public participation section.

The item regarding the proximity of the car parks should read "... car parks which are even *closer* to both destinations".

It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and **RESOLVED** to approve the amended minutes as a true and accurate record of the meeting and note them as such.

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

There were no questions on the minutes.

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

Item	Date received	Received from	Sent to Members	Details
5a)	21 st June 2023	SODC	23 rd June 2023	To inform DTC that the appeal for planning application P21/S5378/FUL - Ridgeway House, 1A Hagbourne Road, Didcot, OX11 8DP, has been approved.
5b)	21 st June 2023	SODC	23 rd June 2023	To inform DTC that the appeal for planning application P21/S3973/FUL - 14 Haydon Road, Didcot, OX11 7JD, has been approved.
5c)	23 rd June 2023	SODC	23 rd June 2023	To inform DTC about the preliminary designs of the new Didcot Gateway Development. Formal consultation to follow.

The Committee noted the correspondence.

A late item of correspondence regarding planning application P23/S1798/S73 had been noted and was discussed as *item 11m) – Planning Applications*.

52. To suggest 8 new street names for the development of 150 new dwellings off Abingdon Road (Miller Homes) and 1 street name for Phase 3B of Ladygrove North.

The Committee discussed potential street names.

It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and **RESOLVED** to recommend a list of butterflies' species to be used as street names.

Names listed were Comma, Red Admiral, Tortoise Shell, Brimstone, Orange Tip, Skipper, Marbled White, Speckled Wood.

All members agreed.

It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and **RESOLVED** to recommend using a name from the list of British Engineers provided as part of the previous request for Ladygrove North.

All members agreed.

53. To note the conversion of rear of 174 Broadway to create 3 new ground floor flats to be known as: Flat 1, 174 Broadway, DIDCOT OX11 8RN and 1 and 2 Whitehorse Walk, Broadway, DIDCOT OX11 8RN

The Committee noted the conversion and creation of 3 new ground floor flats.

54. To note the erection of 29 retirement apartments to be street named and numbered: 1 to 12 (Cons) and 12A to 29 (Cons) Brunel Lodge, 2 Foxhall Road, DIDCOT OX11 7AA

The Committee noted the erection and numbering of the retirement apartments.

It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and **AGREED** to send a letter of objection to the name of the development, as there is already a road in Didcot called Brunel Road. The name is overused and could lead to confusion with other roads and areas of the town.

All members agreed.

55. To comment on OCC's planning application for Section 73 application for construction of a new two storey 2 form of entry (FE) primary school with 90-place nursery (Use Class F1) with roof-mounted solar photovoltaic equipment, alongside hard and soft landscaping, external play areas, sports pitch and netball court, external lighting, parking, and boundary treatment permitted by R3.0002/22 (P22/S0244/CC) without complying with condition 1.

Application	R3.0082/23	View application and make comment using reference no: R3.0082/23
Proposal	Planning application by Oxfordshire Country Council, for planning permission: Section 73 application for construction of a new two storey 2 form of entry (FE) primary school with 90-place nursery (Use Class F1) with roof-mounted solar photovoltaic equipment, alongside hard and soft landscaping, external play areas, sports pitch and netball court, external	

	lighting, parking and boundary treatment permitted by R3.0002/22 (P22/S0244/CC) without complying with condition 1 (to amend the approved drawings to increase the height of the flue, increase the height of both roof access stairs and guard rails on the main school building; and increase the height of the ladder and amend tank on top of the bin store)
Location	Land North East of Didcot, Didcot, OX11 7SB
Response date	27 th July 2023
Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr H Macdonald, and RESOLVED to submit no objections to this application. All members agreed.

56. Applications for certificates of Lawful Development and Information only

The Committee noted that there were no applications received. The application listed on the agenda was noted as a clerical error.

57. To consider as listed: Planning Applications

11a)	Application	P23/S1805/RM	Land North East of Didcot Didcot
	Proposal	Reserved Matters application pursuant to Outline Planning Permission (P15/S2902/O) in respect of the provision of access between the proposed Didcot Neighbourhood Centre and the A4130.	
	Response date	18th July 2023	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 249047) All members agreed.	
11b)	Application	P23/S2003/FUL	Land North East of Didcot Didcot
	Proposal	Erection of a three storey 66-bedroom residential care home (Use Class C2) for the elderly and associated car park, ancillary buildings and landscaping.	
	Response date	18 th July 2023	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and RESOLVED to object to this application with the following comments: Didcot Town Council's Planning and Development Committee would like to object to this application for the following reasons: The Committee noted a lack of bus stops or other transport links in the proximity of the development, limiting the access to those who have disabilities or impairments. Paragraph 3.6 of the Travel Plan states that a bus stop is classed as being accessible to people without mobility impairment at 400m away from their residence. The nearest	

		<p>bus stop is located at 420m (para 3.16); however, the Committee believes that the distance being set for people without mobility impairment is not appropriate for this development, which will likely be used by people with limited mobility.</p> <p>The Committee also believes that the design and aesthetics of the building do not match the description laid out in the Design and Access statement paragraph 5.14, which states “high quality, sustainable, and beautiful building”. Contradictory to this statement, the building does not seem to be of a high-quality design, and it is not a “beautiful” development. (Ref: 249087) All members agreed.</p>	
11c)	Application	P23/S2139/HH	3 Stort Close Didcot OX11 7UR
	Proposal	Demolition of existing conservatory. Proposed single storey rear extension. Proposed single storey front extension. Conversion of garage into habitable accommodation.	
	Response date	19 th July 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 249048) All members agreed.	
11d)	Application	P23/S2198/HH	58 Park Road Didcot OX11 8QP
	Proposal	Single storey extension and new vehicular access	
	Response date	21 st July 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 249049) All members agreed.	
11e)	Application	P23/S2165/HH	124 Lydalls Road Didcot OX11 7EA
	Proposal	Single storey side/rear extension forming disabled user accommodation and porch following demolition of existing garage.	
	Response date	21 st July 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 249050) All members agreed.	
11f)	Application	P23/V1024/FUL	Alma Barn Didcot Road Harwell Didcot OX11 6DN
	Amendment	No. 1 - dated 29th June 2023	
	Proposal	Erection of 9 dwellinghouses and associated works and operations. (Amended plans and information received 29 June 2023 - include clarifications on proposed site plan, updates in response to OCC Highways comments, amendments to drainage scheme in response to drainage officer comments and the submission of Net Biodiversity Gain spreadsheet calculation.)	
	DTC's previous response	Didcot Town Council s Planning and Development Committee would like to note that the access road is very restrictive and inadequate for	

		the proposed houses. The access road will also be dangerous as it will be in proximity of other access roads close to a major roundabout.	
	Response date	17 th July 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 249051) 6 members agreed, 1 member abstained.	
11g)	Application	P23/S2255/A	Pets at Home Hadden Hill Retail Park Didcot OX11 9BF
	Proposal	3 x illuminated fascia signs, 2 x non-illuminated fascia signs	
	Response date	26 th July 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 249052) All members agreed.	
11h)	Application	P23/S1934/HH	126a Park Road Didcot Oxon OX11 8QR
	Amendment	No. 1 - dated 5th July 2023	
	Proposal	Construction of two storey rear/side extension; raise gable over porch/garage on front elevation; replacement of flat roof with pitched roof over existing porch and garage; rendering to existing face brickwork. (As amended and clarified by amended elevations received 5 July 2023, to omit the wind turbine from the proposed scheme)	
	DTC's previous response	No objections	
	Response date	19 th July 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 249053) All members agreed.	
11i)	Application	P23/S0813/HH	36 Monks Lode Didcot OX11 7UY
	Amendment	No. 1 - dated 5th July 2023	
	Proposal	Two storey side and single storey rear extension. (As amended and clarified by amended plans received 5 July 2023, reducing the two-storey side element to demonstrate subservience to the existing property, and the provision of 2 off-street parking spaces)	
	DTC's previous response	No objections	
	Response date	19 th July 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 249054) All members agreed.	
11j)	Application	P23/S2039/HH	19 Wantage Road Didcot OX11 0BS

	Proposal	Single storey rear extension.	
	Response date	27 th July 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 249055) All members agreed.	
11k)	Application	P23/S2247/HH	11 Warner Crescent Didcot OX11 8JY
	Proposal	Removal of a chimney stack and new roof window to be installed where chimney stack was located. Installation of a new white PVC window to front elevation at first floor level.	
	Response date	27 th July 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 249030). All members agreed.	
11l)	Application	P23/S2245/HH	6 Wessex Road Didcot OX11 8BT
	Proposal	Proposed ground floor rear extension.	
	Response date	27 th July 2023	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 249056) All members agreed.	
The below application was received as late correspondence and was discussed as an extension could not be granted.			
11m)	Application	P23/S1798/S73	4 Ernest Road Didcot OX11 8QH
	Amendment	No. 1 - dated 6th July 2023	
	Proposal	Variation of condition 2 (Approved plans) on application reference number P21/S2637/FUL - to allow for the provision of a parking space to accord with highways standards.	
	DTC's previous response	Didcot Town Council s Planning and Development Committee would like to see the inclusion or evidence of visibility splays on this application, as recommended by condition 6 of the Planning Inspectorate Report.	
	Response date	20 th July 2023	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 249086) All members agreed	

58. To note as listed: Planning Appeals.

The Committee noted the planning appeals as listed.

12a)	Application	P21/S5378/FUL	Ridgeway House, 1A Hagbourne Road, Didcot, OX11 8DP
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	Proposal	Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer.	
	Planning Inspectorate response	ALLOWED	
12b)	Application	P21/S3973/FUL	14 Haydon Road, Didcot, OX11 7JD
	Proposal	Change of use of dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two storey side extensions, a single storey rear extension, and extension to the dropped kerb to create additional parking.	
	Planning Inspectorate response	ALLOWED	

59. To note as listed: Planning Applications approved.

The Committee noted the approved applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P23/S1033/HH	Demolish existing side garage, conservatory and rear ancillary room. Construct side extension and enclose front porch. (As amended and clarified by plans received 31 May 2023, omitting the detached garage from the application) 40 Manor Road Didcot OX11 7JY
N/A	P23/S0838/HH	Remove the hedging at the side of the property and replace with new wall and removal of hedging to the front of the property and replace with low metal railings and gate. Hedging to the side of the property along the footpath to be retained. (As amended and clarified by drawings received 19 June 2023) 18 Sutherland Beck Didcot OX11 7FF

No objections	P23/S1571/A	<p>Installation of an internally illuminated white McDonalds letterset and two internally illuminated yellow golden arch.</p> <p>Unit R04 The Orchard Centre Didcot OX11 7LL</p>
No objections	P23/S1570/FUL	<p>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 (as amplified by Plant Noise Assessment received 25 May 2023 and updated plant layout plan ref M1003-A received 8 June 2023).</p> <p>Unit R04 The Orchard Centre Didcot OX11 7LL</p>
No objections	P23/S1673/S73	<p>Variation of condition 2 (approved plans) on application P22/S0949/FUL relocation of CO2 tank and storage cabin and the relocation of the disabled parking bays (As amplified by additional information received 19 June 2023).</p> <p>(Construction and operation of a cylinder depot including the widening of the main site access, creation of a hardstanding, construction of a garage, offices and three liquid gas storage tanks, additional helium compressor, new weighbridge and island with fuel dispenser, steel frame canopy for sorting and storage of cylinders, HGV parking bays, internal access road and demolition of the sales building to create additional ancillary staff car parking).</p> <p>Air Products Plc Hawksworth Didcot OX11 7PL</p>
No objections	P23/S1804/A	<p>Erection of a 'V' shaped freestanding advertisement totem pole and a single sided freestanding advertisement totem pole.</p> <p>Land North East of Didcot</p>

60. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

61. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

62. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

63. To note the draft minutes of the Traffic Advisory Group meeting 29.06.2023

The Committee noted the draft minutes.

Cllr D Rouane requested for the action points to be listed on the next agenda of the Planning and Development Committee.

64. To note the amended Traffic Advisory Group Terms of Reference

The Committee noted the amended Terms of Reference.

Cllr N Hards enquired about the publicity of the group, as it was not displayed on the website with the 3 clear days' notice.

The Planning and Allotments Officer explained as it is not a Council meeting, the 3-day rule does not apply.

The Committee **AGREED** that the scheduled meetings should be displayed on the website and on social media with clear notice.

65. To receive an update regarding the 20mph scheme

The Planning and Allotments Officer gave a verbal update to the Committee.

The Committee noted the update.

Cllr D Rouane requested for the update to be circulated via email.

Cllr C Jennings enquired about the costings of a 3rd party consultation service.

The Planning and Allotments Officer explained that at the time, no costings were available, and that other Councils were contacted regarding their consultations, however no responses had been received at the time of the meeting.

Cllr C Jennings recommended contacting other Councils such as Abingdon and Wallingford to get more feedback. All members agreed.

The Committee also requested for a digital map of streets which already have a 20mph restriction.

The meeting closed at 20:48

Signed: _____

Date: _____