

Notice of a meeting of the

Planning and Development Committee

Wednesday 6th December 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 6th December 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

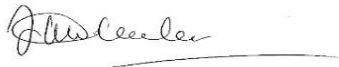
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 Estate Officer at aguzinski@didcot.gov.uk.

AGENDA

1. To receive apologies
2. To receive declarations of interest
Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct
3. To approve the draft minutes of the meeting held on 15th November 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 comment on OCC's Planning Application R3.0150/22 - to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School
7. To note the reinstatement of 42 Orchard Street, Didcot
8. To note the conversion of two commercial properties into 12 flats.
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

30th November 2023

Voting committee members

Cllr David Rouane (Chair)
Cllr Hugh Macdonald (Vice Chair)
Cllr Stephen Cole
Cllr Sarah Nohre
Cllr Nick Hards
Cllr Luke Hislop
Cllr Anthony Hudson

Substitute committee members

Cllr Gavin Roberts
Cllr Andrew Jones
Cllr Zia Mohammed
Cllr Jim Loder
Cllr Denise Macdonald
Cllr James Broadbent
Cllr George Ryall

Didcot Town Council

Minutes of the

Planning and Development Committee

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



PRESENT

Councillors:

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

Officers:

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

143. To receive apologies

No apologies were received.

144. 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

Cllr D Rouane declared an interest on agenda item 7h – planning application *P23/S3738/HH - 16 North Bush Furlong Didcot OX11 9DY* and would excuse himself from the discussion.

145. To approve the draft minutes of the meeting held on 25th October 2023

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

All members agreed.

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

There were no questions on the minutes.

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

The Committee noted the correspondence received as listed:

Item	Date received	Received from	Sent to Members	Details
5a)	31/10/23	SODC	31/10/23	To inform DTC that the license for additional opening hours for McDonalds (unit 04 Orchard Centre, Didcot) was GRANTED up to MIDNIGHT (new opening hours 0500 – 0000).

148. Applications for certificates of Lawful Development and Information only

The Committee noted the below listed applications for certificates of lawful development.

6a)	Application	P23/S3512/N8A	Didcot Methodist Church Broadway Didcot OX11 8RQ
	Proposal	Prior Notification for the installation of solar panels on top of flat hall roof.	

149. To consider as listed: Planning Applications

7a)	Application	P23/S3543/HH	69 Loyd Road Didcot OX11 8JP
	Proposal	Proposed greenhouse in garden.	
	Response date	17 th November 2023 (extended from 14 th November 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: 254599) All members agreed.	
7b)	Application	P23/S3580/HH	9 Windsor Close Didcot OX11 8TT
	Proposal	Single storey front extension.	
	Response date	17 th November 2023 (extended from 14 th November 2023)	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 254601) All members agreed.	
7c)	Application	P23/S3495/HH	5 Yare Close Didcot OX11 7QB
	Proposal	Demolition of existing garage, construction of two bay garage with room over the top. Single storey rear extension.	
	Response date	20 th November 2023	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 254602) All members agreed.	
7d)	Application	P23/S3666/HH	28 Prestwick Burn Didcot OX11 7UZ
	Proposal	Ground floor rear extension with timber cladding and gable roof, first floor extension with gable roof.	
	Response date	21 st November 2023	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 254603) 6 members agreed, 1 member abstained	
7e)	Application	P23/S3666/HH	28 Prestwick Burn Didcot OX11 7UZ
	Proposal	Ground floor rear extension with timber cladding and gable roof, first floor extension with gable roof.	
	Response date	21 st November 2023	
	Agreed response	The Committee noted that item 7e) was a clerical error.	
7f)	Application	P23/S3713/HH	40 Manor Road Didcot OX11 7JY
	Proposal	Render to the existing bungalow and approved (P23/S1033/HH) proposed extension (material change). Retain existing power supply pole location (previously proposed to be relocated as part of P23/S1033/HH).	

	Response date	24 th November 2023	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 254604) All members agreed.	
7g)	Application	P23/S3699/A	9 Orchard Street Didcot OX11 7LG
	Proposal	Replace 1no. Projecting signage with new 600mm. Replace 1no. Lozenge logo with new blue fascia and 490mm logo height. Replace 1no. ATM surround and decals with new. Replace 1no. Statutory signage with new. Replace safety manifestation with new. Install 1no. New window message " A good way to bank.". Allow to refresh decorations to shopfront, full scope to be confirmed following survey	
	Response date	24 th November 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to submit no objections with the following comments : The Committee would like to see the inclusion of the unit number on the displayed signage. (Ref: 254605) All members agreed.	
Cllr D Rouane leaves the meeting at 19:47. Cllr H Macdonald took over the Chair.			
7h)	Application	P23/S3738/HH	16 North Bush Furlong Didcot OX11 9DY
	Proposal	First floor rear extension	
	Response date	27 th November 2023	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 254606) All members agreed.	
Cllr D Rouane rejoins the discussion.			

150. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

151. 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/S2875/HH	First floor side extension.

		67 Warner Crescent Didcot OX11 8JY
No objections.	P23/S2872/A	Replacement shopfront signage of The Body Shop retail store. 11 The Body Shop Orchard Street Didcot OX11 7LG
No objections.	P23/S3159/HH	Replacement roof to porch, replacement gutter and downpipe to house, replacement windows to house, stripping out external render to restore original brickwork. Demolition of existing garage, new garden outbuilding in the rear garden. 117 Lydalls Road Didcot OX11 7EA
No objections.	P23/S3014/A	Internally illuminated projecting sign, internally illuminated fascia sign and services menu window graphic. W H Smith 188 Broadway Didcot OX11 8RN

152. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

Cllr D Rouane took over the Chair.

153. To note as listed: Planning Applications withdrawn

The Committee noted the withdrawn applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections.	P22/S2659/HH	Part Single, Part Two Storey Side/Rear Extensions and Part Conversion of Existing Garage 3 Swale Drive Didcot OX11 7SF

154. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

155. To discuss the options for a neighbourhood plan (referred from the Full Council meeting 06/11/2023)

Cllr D Rouane opened the discussion and gave an overview of the previous points made.

Cllr D Rouane stated that a few members of the Committee should be delegated to form a group to research the options and seek advice from the District Council and other parishes which had recently created a Neighbourhood Plan.

The members would be tasked with creating a plan and a budget which would be presented to the Committee, where a decision would be made to either recommend the plan to the Full Council, or if the Council should not pursue the Neighbourhood Plan.

The Committee briefly discussed the area which the Neighbourhood Plan would cover and **agreed** that the Western Valley Parish should be approached with a proposition of a joint plan.

Cllr N Hards stated that the Neighbourhood Plan is not necessary and would use excess officer and Councillor time, and that there is no budget dedicated to the Neighbourhood Plan.

Cllr L Hislop asked that should the plan go ahead; it should be cross-boundary with the Western Valley Parish to include all of Great Western Park, to ease the boundary disputes.

Cllr S Cole stated that more information is needed to make a fully informed decision regarding the Neighbourhood Plan.

The Town Clerk asked if the Vale of White Horse District Council would make a financial contribution should the plan be cross-boundary.

Cllr D Rouane explained that it would be the Western Valley Parish who would have to contribute. Cllr D Rouane also stated that the GWP and Valley Park developments are covered under the Section 106 agreement.

Cllr N Hards explained that most of the developments and major areas are already covered under the Section 106 agreement, and no CIL money would be available from them. Cllr N Hards also stated that the cost estimate of the Neighbourhood Plan is vastly inaccurate, quoting that the referendum alone would cost £20,000.

Cllr N Hards further stated that the plan would have to be made very robust, as it will be subjected to constant challenges by developers and their legal teams, and if there are any loopholes, it will not provide adequate protection.

Cllr H Macdonald stated that SODC would cover the referendum costs, and that the Neighbourhood Plan would have an equal force in law to other planning policies and laws, and it would reinforce the existing policies.

Cllr H Macdonald also gave a figure of previous CIL contributions and explained that a Neighbourhood Plan would have increased the contributions.

Cllr N Hards explained that all major developments are already covered by S106 and would not generate any more CIL, and that the figures are now outdated, as even with a new Neighbourhood Plan would not generate a high amount of CIL contributions.

The Town Clerk explained that the current CIL funding is expected to run out in approximately 2-3 years, and the last instalment of CIL was calculated at only £700.

The Town Clerk also gave a brief overview of the Neighbourhood Plan made by Henley Parish and explained the high costings – the Henley Town Neighbourhood Plan was estimated to cost £100,000 for the initial plan, with further costs to the revisions. The Henley Neighbourhood Plan was re-drafted after only 6 months, and it was described as a “living document” which is never completed, and always incurring additional costs.

Cllr H Macdonald stated that there is still other land available which should be protected.

Cllr N Hards answered that a large parcel of land which was mentioned is owned by the health authority.

Cllr H Macdonald stated that Henley Parish was an outlier, and that most of the local Neighbourhood Plans fall within the average cost of between £18,000 and £20,000.

There are also grants available to cover the costs – a guaranteed grant for £10,000, and an optional, criteria-based £8,000 award.

Cllr D Rouane summarised the proposal of the creation of a sub-group, with all the required parameters.

Cllr A Hudson proposed that the Neighbourhood Plan should be declined on the grounds of costs and time.

There was no seconder, the motion **FAILS**.

Cllr D Rouane proposed that a subgroup, consisting of Cllrs H Macdonald (Vice-Chair), L Hislop and S Cole should be established, and gather research and create a proposal, a plan, and the budgets ready for the meeting scheduled for the 3rd of January 2024.

6 members agreed, 1 member voted against.

The meeting closed at 20:32

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 15th November 2023 (attached)

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

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

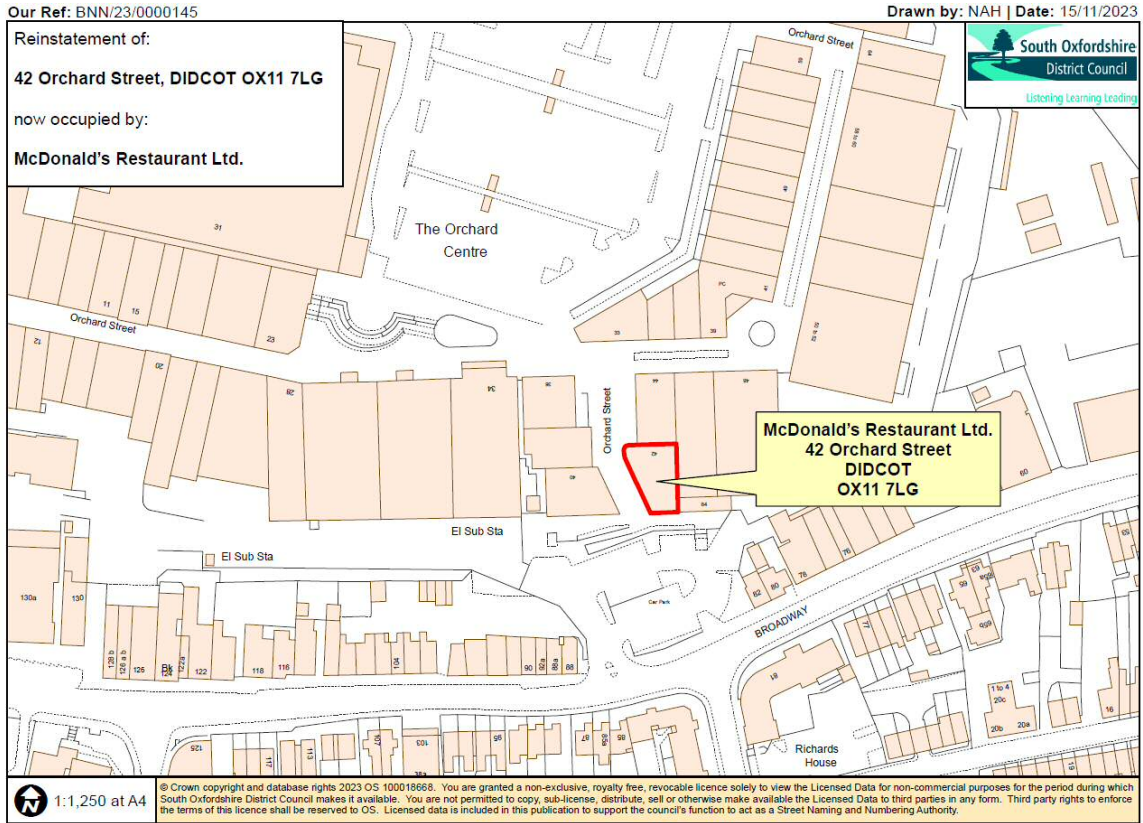
Item	Date received	Received from	Sent to Members	Details
5a)	10/11/2023	OCC	20/11/2023	To inform DTC of the approval of OCC's planning application R3.0082/23 - Section 73 application for construction of a new two storey 2 form of entry (FE) primary school with 90-place nursery (Use Class F1) with roof-mounted 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)

5b)	28/11/23	WHPTelecoms	28/11/23	To inform DTC of the pre-application consultation regarding an upgraded telecoms system at Cow Lane, Didcot.
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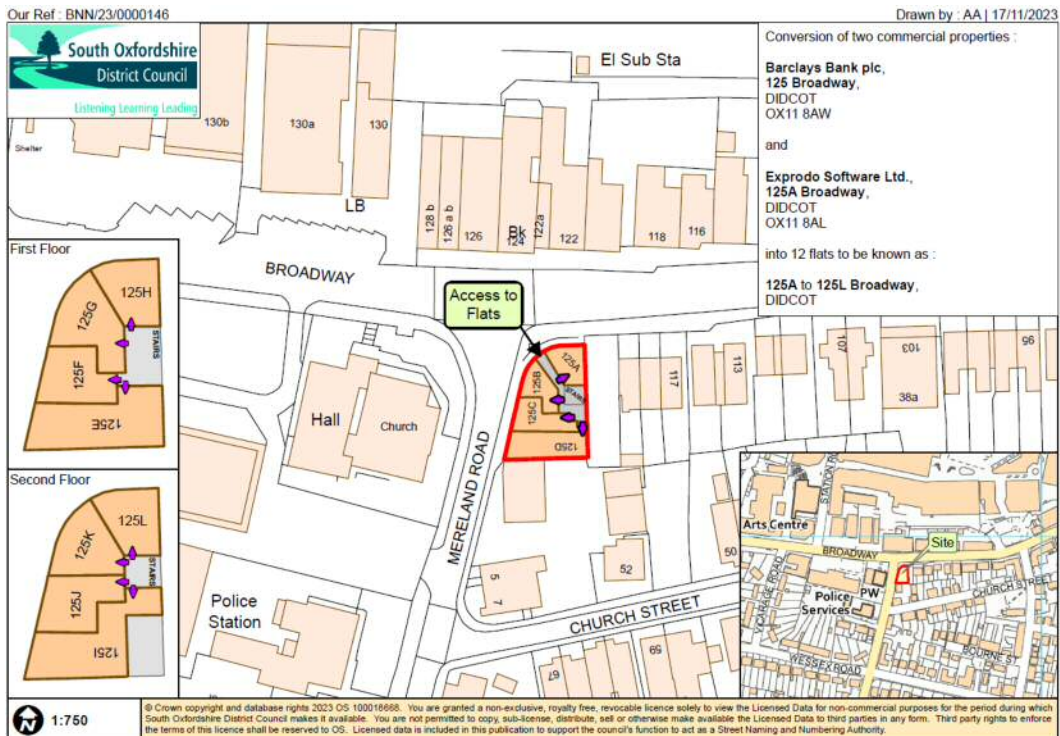
6. To comment on OCC's Planning Application R3.0150/22 - to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School

Application	R3.0150/22	View application and make comment using reference no: R3.0150/22
Proposal	Planning Application to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School (Chalkhill when originally approved reference R3.0001/17 – Submitted 6th December 2016 and approved in March 2017)	
Location	Aureus Primary School, Clover Fields, Didcot, Oxfordshire, OX11 6GS	
Response date	11 th December 2023	
Agreed response		

7. To note the reinstatement of 42 Orchard Street, Didcot



8. To note the conversion of two commercial properties into 12 flats.



9. Applications for certificates of Lawful Development and Information only

9a)	Application	P23/S3871/LDP	31 High Street Didcot OX11 8EQ
	Proposal	Conversion of the garage into habitable rooms, change the existing rear door to a window and replace the existing rear window with French doors.	
9b)	Application	P23/S3844/LDP	2 Raven Road Didcot OX11 6DT
	Proposal	Proposed loft conversion, including insertion of rooflights to front elevation and new dormer window to rear elevation.	

10. To consider as listed: Planning Applications

10a)	Application	P23/S3903/HH	8 St Annes Court Didcot OX11 9UT
	Proposal	Proposed replacement solid roof and glazing to existing rear conservatory.	
	Response date	7 th December 2023	
	Agreed response		
10b)	Application	P23/S3847/S73	Edmonds Park Park Road Didcot OX11 8QE
	Proposal	Variation of conditions 10 (external planting) and 11 (parking provision) on application P21/S2646/FUL - to allow client to carry the works and maintenance out themselves as part of Edmonds Park ongoing management operations. New planting scheme. (The construction of a new single storey pavilion providing sports changing rooms and a multi-functional community space together with related facilities. External hard and soft landscaping, sports and play equipment, bicycle storage and improved parking arrangements).	
	Response date	8 th December 2023	
	Agreed response		
10c)	Application	P23/S2883/RM	Cala Homes Phase 6 Willington Down Land at North East Didcot
	Amendment	No. 1 - dated 16th November 2023	
	Proposal	Reserved Matters following Outline Approval P15/S2902/O for the appearance, landscaping, layout, and scale of a development comprising 179 dwellings together with associated landscaping and infrastructure. (As amended by information received on 16 November 2023).	
		(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)	
	DTC's previous response		
	Response date	8 th December 2023 (extended from 1 st December 2023)	
	Agreed response		
10d)	Application	P23/S3987/FUL	70 Sir Frank Williams Avenue Didcot OX11 6DR
	Proposal	Change of Use From Domestic Garage to Internet-Based Pharmacy (Sui-Generis)	
	Response date	14 th December 2023	
	Agreed response		
10e)	Application	P23/S4013/HH	24 Slade Road Didcot OX11 7AT
	Proposal	Single and two storey extensions.	
	Response date	15 th December 2023	
	Agreed response		
10f)	Application	P23/S4014/FUL	Land between 68 Newlands Road & 1 Oatland Road Didcot
	Proposal	New dwellinghouse.	
	Response date	19 th December 2023	
	Agreed response		

10g)	Application	P23/S4072/HH	50 Freeman Road Didcot OX11 7DD
	Proposal	Front single storey 'lean-to' extension to increase size of lounge.	
	Response date	21 st December 2023	
	Agreed response		

11. To note as listed: Planning Appeals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P22/S0557/FUL	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). 136-138 The Broadway and 3-5 Station Road Didcot OX11 8RJ

12. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Didcot Town Council's Planning and Development Committee would like to continue their previous objection. The advertisement sign will not be in keeping with the area and could distract motorists travelling through the area.	P23/S2292/A	1 x non-illuminated hoarding sign (as amended by drwgn0 PE001A to reduce the size of the sign and alter its position received on 25/08/23). 1 Aster Close Didcot OX11 6FR
No objections.	P23/S3110/HH	Single storey rear extension.

		18 Marjoram Way Didcot OX11 6HJ
No objections.	P23/S2249/HH	To build an outhouse/large shed.
		30 Rawthey Avenue Didcot OX11 7XN
No objections.	P23/S2976/HH	Conversion of existing garage into a living space to be used as a home office. Garage door to be replaced by a wall with a window.
		24 Bowmont Water Didcot OX11 7GE
No objections.	P23/S3275/HH	Single storey rear extension.
		73 Oxford Crescent Didcot OX11 7AL
No objections.	P23/S2913/HH	Two storey side extension and alterations.
		10 Richmere Road Didcot OX11 8HT

13. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections.	P23/S2162/HH	Double storey side extension 36 Meadow Way Didcot OX11 0AY

14. To note as listed: Planning Applications withdrawn

None received.

15. To note as listed: Planning Applications referred

None received.