

Notice of a meeting of the

Planning and Development Committee
Wednesday 3rd January 2024 at 7:30pm
All Saints Room, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 3rd January 2024 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

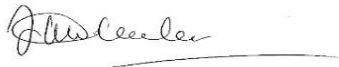
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 6th December 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 consider as listed: applications for certificates of lawful development and information only
7. To consider as listed: planning applications
8. To note as listed: planning appeals
9. To note as listed: planning applications approved
10. To note as listed: planning applications refused
11. To note as listed: planning applications withdrawn
12. To note as listed: planning applications referred
13. To present and discuss the findings and proposals created by the Neighbourhood Plan group.



Janet Wheeler
Town Clerk
22nd December 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 6th December 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 L Hislop
Cllr A Hudson
Cllr N Hards
Cllr A Jones

Officers:

A Guzinski (Planning and Estate Officer [minutes])

156. To receive apologies

Apologies were received from Cllr S Cole.

Cllr A Jones substituted for Cllr S Cole.

No other apologies were received.

157. 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 N Hards declared an interest in agenda item 5b) – Correspondence regarding the pre-application consultation for an upgrade to the telecoms structure.

158. To approve the draft minutes of the meeting held on 15th November 2023

Cllr N Hards proposed that minute 155 be amended, as one of the statements was repeated.

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

All members agreed.

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

There were no questions on the minutes.

160. 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) | 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. |

The Committee also noted the two late items of correspondence.

The first late item was received from a resident of the Great Western Park development, asking the Planning Committee to consider drafting and sending a letter of support regarding the inadequate pharmacy provisions in Didcot, putting emphasis on the new Valley Park and Nobel Park developments.

It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and **RESOLVED** to **support** this request and draft a headed letter to be sent to the resident.

All members agreed.

The second item was submitted by a resident to Cllr L Hislop; however, it was deferred to the next Committee meeting.

161. 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

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| 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 | It was proposed by Cllr D Rouane, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. All members agreed. | |

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

The Committee noted the reinstatement of 42 Orchard Street.

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

The Committee noted the conversion of two commercial properties.

164. Applications for certificates of Lawful Development and Information only

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

| | | | |
|------------|--------------------|--|--------------------------------|
| 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. | |

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| 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. | |

165. To consider as listed: Planning Applications

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|------|-----------------|--|--|
| 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 | It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and RESOLVED to submit no objections to this application. (Ref: 255555) All members agreed. | |
| 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 | <i>The Committee declared an interest on this item as it is an application made by the Town Council, and therefore no comment will be submitted.</i> | |
| 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 | |

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| | | 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 | No objections. | |
| | Response date | 8 th December 2023 (extended from 1 st December 2023) | |
| | Agreed response | <p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee has no objections to the application; however, the Committee endorses the comments made by Thames Valley Police. (Ref: 255558) All members agreed.</p> | |
| 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 | <p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (ref: 255559) 5 members agreed, 2 members abstained.</p> | |
| 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 | <p>It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Red: 255560) All members agreed.</p> | |
| 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 | <p>It was proposed by Cllr N Hards, seconded by Cllr A Jones, and RESOLVED to submit no objections with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee has no objections to this application; however, the Committee has a few concerns regarding the size of the bedrooms, the loss of a car parking space by the occupier of 68 Newlands Avenue, meaning that any</p> | |

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| | | vehicles would need to park on the road. The new dwelling would also utilise County Council land as the new driveway and entrance to the household. (ref: 255563) 5 members agreed, 1 member voted against, 1 member abstained. |
| 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 | It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 255561) All members agreed. |

166. To note as listed: Planning Appeals.

The Committee noted the appealed applications as listed:

| 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 |

167. 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 |
|---|------------------------------------|---|
| Didcot Town Council's Planning and Development Committee would like to continue their previous objection. | 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). |

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| The advertisement sign will not be in keeping with the area and could distract motorists travelling through the area. | | 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 |

168. To note as listed: Planning Applications refused.

The Committee noted the refused applications as listed:

| 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 |

169. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

170. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

DRAFT

Agenda continued.

1. To receive apologies

2. To receive declarations of interest

Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct

3. To approve the draft minutes of the meeting held on 15th 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) | 04/12/2023 DEFERRED | Cllr L Hislop | 04/12/2023 | To discuss a resident's concern regarding inappropriate parking around the Great Western Park development. |

6. Applications for certificates of Lawful Development and Information only

None received.

7. To consider as listed: Planning Applications

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|-----|--------------------------------|--|---|
| 7a) | Application | P23/V2693/FUL | Zulu Farmhouse Didcot Road Harwell Didcot OX11 6DN |
| | Proposal | Construction of a single-storey rear extension and a front porch and change of use from 5-bedroom house (Use Class C3) to a 10-bedroom HMO (Sui Generis) | |
| | Response date | 5 th January 2024 (extended from 22 nd December 2023) | |
| | Agreed response | | |
| 7b) | Application | P22/V0604/RM | Phase 1a Valley Park Land to the West of Great Western Park |
| | Amendment | No. 3 - dated 4th December 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, 17 August 2023 and 4 December 2023). | |
| | DTC's previous response | Didcot Town Council s Planning and Development Committee would like to suggest that the silver birch trees be located away from residential areas, as they produce a large quantity of pollen, which could cause allergic reactions. The Committee also noted the non-native flowers in the Northern Hamlet LEAP planting arrangement. The Committee would also like to query if the entirety of the development is located in flood zone 1. The Committee also had some concerns regarding access and congestions during the construction, regarding the works on the two roundabouts, and would like to point out that extra care should be taken to allow adequate access to the A34. The Committee would also like to ask about the access onto the site at the junction with the A4130. The Committee would like to know if the access will include a set of traffic lights | |
| | Response date | 5 th of January 2024 (extended from 2 nd January 2024) | |
| | Agreed response | | |
| 7c) | Application | P23/S3790/HH | 4A Bridge Close Didcot OX11 8DU |
| | Proposal | Single storey rear extension. | |
| | Response date | 10 th January 2024 | |
| | Agreed response | | |

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| 7d) | Application | P23/S4151/FUL | Hadden Hill Retail Park Didcot OX11 9DA |
| | Proposal | Full planning application for the erection of a flexible commercial unit (Use Classes E(a) and/or E(b) and/or hot-food takeaway (Sui Generis)), hard and soft landscaping and associated works. | |
| | Response date | 16 th January 2024 | |
| | Agreed response | | |
| 7e) | Application | P23/S4155/FUL | Hadden Hill Retail Park Didcot OX11 9DA |
| | Proposal | Full planning application for the erection of a drive-thru unit (restaurant and/or coffee shop), hard and soft landscaping and associated works. | |
| | Response date | 16 th January 2024 | |
| | Agreed response | | |

8. To note as listed: Planning Appeals.

None received.

9. To note as listed: Planning Applications approved.

| Didcot Town Council's recommendation | Planning Application Number | Proposal and Address |
|--------------------------------------|-----------------------------|---|
| No objections | P23/S3738/HH | First floor rear extension. 16 North Bush Furlong Didcot OX11 9DY |
| No objections | P23/S3543/HH | Proposed greenhouse in garden. 69 Loyd Road Didcot OX11 8JP |
| No objections | P23/S2415/S73 | Variation of conditions 2(Approved plans) and 8(Surface water drainage works) on application P22/S4337/FUL (New dwelling joined to No. 2 Sherwood Road and extension to No. 2 Sherwood Road) – to change from brickwork to render to the existing and |

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| | | <p>proposed houses and change to compliance with drainage design. (as amended by drainage scheme rev A received on 13 September 2023 and as amplified by the Arboricultural Method Statement received 21 November 2023.)</p> <p>2 Sherwood Road Didcot OX11 0BU</p> |
| No objections | P23/S3666/HH | <p>Ground floor rear extension with timber cladding and gable roof, first floor extension with hipped roof.</p> <p>28 Prestwick Burn Didcot OX11 7UZ</p> |
| No objections | P23/S3580/HH | <p>Single storey front extension.</p> <p>9 Windsor Close Didcot OX11 8TT</p> |
| The Committee would like to see the inclusion of the unit number on the displayed signage. | P23/S3699/A | <p>Replace a projecting signage with new 600mm. Replace a lozenge logo with new blue fascia and 490mm logo height. Replace an ATM surround and decals with new. Replace a statutory signage with new. Replace safety manifestation with new. Install a new window message " A good way to bank.". Allow to refresh decorations to shopfront, full scope to be confirmed following survey.</p> <p>9 Orchard Street Didcot OX11 7LG</p> |
| No objections | P23/S3903/HH | <p>Proposed replacement solid roof and glazing to existing rear conservatory.</p> <p>8 St Annes Court Didcot OX11 9UT</p> |

10. To note as listed: Planning Applications refused

None received.

11. To note as listed: Planning Applications withdrawn

None received.

12. To note as listed: Planning Applications referred

None received.

13. To present and discuss the findings and proposals created by the Neighbourhood Plan group.