

Notice of a meeting of the

Planning and Development Committee
Wednesday 24th 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 24th 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

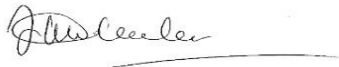
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 3rd January 2024 (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 consider as listed: pavement applications
9. To note as listed: planning appeals
10. To note as listed: planning applications approved
11. To note as listed: planning applications refused
12. To note as listed: planning applications withdrawn
13. To note as listed: planning applications referred
14. To present and discuss the findings and proposals created by the Neighbourhood Plan group.
15. To review the planning scope and limits to planning applications, and the relation to traffic management/pedestrian safety (**Cllr H Macdonald**).



Janet Wheeler
Town Clerk
18th January 2024

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 3rd January 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

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

Cllr A Jones attended as a member of the public.
Two other members of the public were present.

Officers:

A Guzinski (Planning and Estate Officer [minutes])

171. To receive apologies

No apologies were received.

172. 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 of interest were made.

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

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

All members agreed.

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

Cllr D Rouane raised a question regarding item 160 on the previous minutes (item 5c) - late correspondence) about the progress of the draft letter regarding the pharmacy provisions in Didcot. The Committee was under the impression that it was resolved to draft and send a letter of support for provision of additional pharmacies in Didcot.

The Planning and Estate Officer stated that the original request for the letter of support came from a resident, who had also applied for planning permission for the opening of an online pharmacy. The decision made by the Town Clerk, with support from the Deputy Town Clerk, was to NOT send a letter of support to the resident to avoid favouritism, and the lack of objection to the planning application should be seen as an act of support. The Town Clerk also objected to delegating the drafting of any letter of support regarding pharmacies to any member of staff, due to time constraints, and the fact that Town Council staff are not secretaries. The Town Clerk also communicated via email, stating that any Councillor is within their rights to draft and send any letter of support they wish, as long as it clearly indicates that this was their personal view. Letters can be sent on behalf of a Committee if the Committee agreed to it.

Cllr D Rouane stated that the draft letter should be a generic letter of support for pharmacy provisions, and would not be sent to the individual member, as stated in previous minutes. Cllr D Rouane also stated that the Town Council has a Power of General Competence, which allows the Council to raise issues with matters which fall outside of the usual Council activities and responsibilities.

Cllr N Hards agreed that a letter of support is needed, and that the previous resolution was appropriate.

Cllr H Macdonald stated that the letter would support a cause, and not an individual location.

Cllr D Rouane summarised that the letter would be supporting a cause and would omit a mention of the individual location, and it would only highlight the lack of provision. The Committee also felt that it was within their competence to request such letter.

Cllr D Rouane stated that he was happy to draft the letter should there be any time constraints on the staff.

Cllr H Macdonald stated that if such letter is not drafted, the issue will be deferred to the Full Council.

All members agreed.

175. 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) | 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. |

The Committee **AGREED** that this item should be deferred to the next appropriate Traffic Advisory Group meeting for their consideration.

176. Applications for certificates of Lawful Development and Information only

The Committee noted that no applications for Lawful Development were received.

177. To consider as listed: Planning Applications

| | | | |
|-----|-----------------|---|---|
| 7a) | Application | P23/V/2693/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 | It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections with the following comment : Didcot Town Council's Planning and Development Committee would like to see an inclusion of lighting on the entrance to the site, as the current access is not sufficiently lit up. The Committee would also like to question if the existing trees would be disturbed. (Ref: 256558) 6 members agreed, 1 member abstained | |
| 7b) | Application | P22/V/0604/RM | Phase 1a Valley Park Land to the West of Great Western Park |

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|-----|--------------------------------|--|---------------------------------|
| | 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 | <p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to submit no objections with the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to question the removal of 3 trees (T170, T171, and T172), as the Committee believes that these trees are healthy enough, and there is no immediate danger from the trees.</p> <p>The Committee would also like to raise a concern regarding the sewage system and would like to enquire if Thames Water would be able to accommodate for the site prior to the opening of the site. (Ref: 256559) All members agreed.</p> | |
| 7c) | Application | P23/S3790/HH | 4A Bridge Close Didcot OX11 8DU |
| | Proposal | Single storey rear extension. | |
| | Response date | 10 th January 2024 | |
| | Agreed response | <p>It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections with the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to highlight an inaccuracy in the Sustainability Appraisal, as the Committee is aware that the site has been subject to flooding in recent months. The Committee would like to see an inclusion of a planning condition which states that the applicant must locate the culverted stream and avoid impeding the stream in any way. Ref: 256560)</p> | |

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| | | All members agreed. | |
| 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 | It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. All members agreed. (Ref: 256561) | |
| 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 | It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. All members agreed. (Ref: 256562) | |

178. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

179. 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/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. |

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|--|--------------|---|
| | | 2 Sherwood Road) – to change from brickwork to render to the existing and 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.) 2 Sherwood Road Didcot OX11 0BU |
| No objections | P23/S3666/HH | Ground floor rear extension with timber cladding and gable roof, first floor extension with hipped roof. 28 Prestwick Burn Didcot OX11 7UZ |
| No objections | P23/S3580/HH | Single storey front extension. 9 Windsor Close Didcot OX11 8TT |
| The Committee would like to see the inclusion of the unit number on the displayed signage. | P23/S3699/A | 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. 9 Orchard Street Didcot OX11 7LG |
| No objections | P23/S3903/HH | Proposed replacement solid roof and glazing to existing rear conservatory. 8 St Annes Court Didcot OX11 9UT |

180. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

181. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

182. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

Cllr N Hards left the meeting at 20:10

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

Cllr D Rouane explained that due to scheduling issues and personal illnesses, the item would be deferred to the next Planning and Development Committee meeting, scheduled for the 24th of January 2024.

The meeting closed at 20:14

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 3rd January 2024 (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 | 15/01/24 | SODC | 15/01/24 | To inform DTC that the pavement application PAV/22477/23 - Django's Smokehouse has been approved. |

6. Applications for certificates of Lawful Development and Information only

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| 6a) | Application | P24/S0086/LDP | 20 The Croft Didcot OX11 8HR |
| | Proposal | The purpose of this application is to station a mobile home within the residential curtilage. | |

7. To consider as listed: Planning Applications

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| 7a) | Application | P23/S4338/A | KFC Unit 5A Orchard Centre Didcot OX11 7LJ |
| | Proposal | New Fascia with internally illuminated KFC letters, internally illuminated Box sign and projecting sign | |
| | Response date | 26 th January 2024 (extended from 23 rd January 2024) | |

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| | Agreed response | |
| 7b) | Application | P23/S4358/FUL 58 Park Road Didcot OX11 8QP |
| | Proposal | Two dwellinghouses on land to rear of 58 Park Road |
| | Response date | 26 th January 2024 (extended from 23 rd January 2024) |
| | Agreed response | |
| 7c) | Application | P23/S4290/HH 143 Broadway Didcot Oxon OX11 8SB |
| | Proposal | Outbuildings - retrospective |
| | Response date | 26 th January 2024 (extended from 24 th January 2024) |
| | Agreed response | |
| 7d) | Application | P23/S4335/HH 10 Brent Avenue Didcot OX11 7UD |
| | Proposal | Adaptation of home to accommodate wheelchair access by enclosing an existing porch to create space to turn from the corridor into the bedroom. Proposed ramp at the front and rear of the property. Internal alterations to provide a ground floor wet room and to widen internal doorways. |
| | Response date | 30 th January 2024 |
| | Agreed response | |
| 7e) | Application | P24/S0088/D 20 The Croft Didcot OX11 8HR |
| | Proposal | Demolition of outbuilding/garage |
| | Response date | 31 st January 2024 |
| | Agreed response | |
| 7f) | Application | P24/S0008/HH 27 Church Street Didcot OX11 8DQ |
| | Proposal | Infill rear ground floor extension, loft conversion and front porch. |
| | Response date | 1 st February 2024 |
| | Agreed response | |
| 7g) | Application | P24/S0102/HH 20 The Croft Didcot OX11 8HR |
| | Amendment | No. 1 - dated 15th January 2024 |

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| | Proposal | Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling (as amended by drwgnos 2175.11.23D.01 Rev 4, 2175.11.23D.02 Rev 4, 2175.11.23D.03 Rev 4 and 2175.11.23D.04 Rev 4 received on 15 January 2024) . | |
| | DTC's previous response | N/A | |
| | Response date | 5 th February 2024 | |
| | Agreed response | | |
| 7h) | Application | P24/S0058/HH | 21 Ingrebourne Way Didcot OX11 7UP |
| | Proposal | First floor side/roof extension above existing garage with alterations to roof. Single storey extension of front porch with oak frame and upright, and to the front of existing integral garage with lean to roof. Conversion of existing integral garage. Extension to the rear of the existing dining room and garage with velux windows. Erection of a timber framed double garage to the front of the property with gable roof. | |
| | Response date | 5 th February 2024 | |
| | Agreed response | | |
| 7i) | Application | P24/S0166/FUL | 72 Abbott Road Didcot OX11 8HY |
| | Proposal | Demolition of garages/conservatory. Extension and renovation of existing dwelling and erection of a new dwelling | |
| | Response date | 6 th February 2024 | |
| | Agreed response | | |
| 7j) | Application | P19/S0720/O | Land at Ladygrove East Didcot |
| | Amendment | No. 9 - dated 15th January 2024 | |
| | Proposal | Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use, allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters. (As revised by information received 22 January 2021 and updated Parameter Plan and Biodiversity Calculations received 5 May 2021 and as amended by plan received 15 January 2024). | |
| | DTC's previous response | 9 th February 2021 - No objections | |

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| | Response date | 30 th January 2024 | |
| | Agreed response | | |
| 7k) | Application | P22/S0491/O | Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR |
| | Amendment | No. 4 - dated 15th January 2024 | |
| | Proposal | Outline planning application (with all matters reserved except for access) for the demolition of existing structures and redevelopment for up to 144 dwellings, hard and soft landscaping, parking, and all associated engineering works. (as amended & amplified by documents received 12 December 2022, 16 May 2023 and 22 August 2023 and 15 January 2024). | |
| | DTC's previous response | <p>Didcot Town Council's Planning and Development Committee would like to maintain their previous objection, with extra emphasis placed on the inadequate parking provisions, the inadequate drainage arrangements, lack of cycle storage infrastructure, and the excessive height of the flats.</p> <p>Didcot Town Council's Planning and Development Committee would like to object to application P22/S0491/O for the following reasons:</p> <ul style="list-style-type: none"> • South Oxfordshire Local Plan The Committee noted that the development is contrary to STRAT 5 of the South Oxfordshire Local Plan as it does not fulfil "the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers." The amenity impacts include loss of sunlight and the downdraught effect on the wind caused by the height of the buildings. • Impact on the surrounding area The proposed development on the west of the site seems overbearing and unneighbourly. The design references to railway architecture are appropriate for a site near the station. However, the railway workers' housing on Station Road is more suitable as a reference than a Grade II listed engine shed, however historically significant. Block one's (north site) 7 storey height has also been noted as unnecessarily tall. Blocks six and seven on the east of the site are also not in keeping with the size, shape, and form of the new and existing dwellings. The Committee noted the change of height on small portion of each block, but have felt that this reduction is inadequate, and the overall height is still unnecessary. • Access The Committee were extremely concerned regarding the access to the site, especially from Lydalls Road. Lydalls Road is currently a one-way street which houses a Nursery School, and the road is already extremely busy during pick up and drop off times. Didcot Town Council Town Clerk Phone: 01235 812637 Council | |

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|--|------------------------|--|
| | | <p>Offices, Britwell Road www.didcot.gov.uk Didcot E-mail: council@didcot.gov.uk Oxon OX16 7HN Members are concerned for the safety of the children during these times, especially as the pavements are inadequate. This is also in contrary to section 2v of STRAT 5 (see above).</p> <ul style="list-style-type: none"> • Insufficient Parking The Committee noted that there is insufficient parking proposed for the development. Only a small percentage of residents will be able to park in allocated bays, which will mean an increase of vehicles battling for the small amount of on street parking in the immediate area. Didcot Town Council already receive numerous complaints regarding parking issues in the immediate vicinity on a regular basis. The proposed development will exacerbate this and will be in contrary to section 2v of STRAT 5, as it will have a "...detrimental impact[s] on the amenity of future and/or adjoining occupiers." Despite statements in the application there is no evidence that the measures proposed will prevent indiscriminate parking. If the development is approved, we would like to see a condition imposed to restrict car ownership. The Committee noted that resident parking plans have been introduced in the area of Haydon Road and Lydalls Road, which exclude residents on the new development. The Committee would like to see a long-term plan on what measures will be used to restrict car ownership and prevent indiscriminate parking. • Cycle storage The Committee noted the lack of proposed cycle storage area within the development, which could be detrimental to the idea of a high-density, low-car development. The Committee would like to see inclusion of cycle storage on site to allow for the residents to safely store their bikes and encourage the use of bicycles to commute within the town. • Drainage and water supply The Committee noted that the area around Lydalls Road and Station Road is regularly liable to floods, as the drainage in the area is inadequate. The drainage looks to be leading towards the Ladygrove estate, which is already liable to flooding. More information regarding drainage would be beneficial to show what steps will be taken to resolve the drainage issues. The Committee also noted the comments made by Thames Water regarding the potable water, which currently would be available for only 51 dwellings out of the proposed 144. The Committee would like to know how the capacity will be increased for the remainder of the dwellings, and what impact it will have on the adjacent area. |
| | Response date | 31 st January 2024 |
| | Agreed response | |

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|-----|-----------------|---|----------------------------|
| 7l) | Application | P24/S0020/HH | 40 Usk Way Didcot OX11 7SQ |
| | Proposal | Construct new conservatory and convert existing garage into living area and utility room. | |
| | Response date | 8 th February 2024 | |
| | Agreed response | | |

8. To consider as listed: Pavement Applications

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|-----|-----------------|---|--|
| 8a) | Application | PAV/22477/23 | Django's Smokehouse, 126 Broadway, Didcot OX11 8AB |
| | Response date | 11 th January 2024 | |
| | Agreed response | <p style="text-align: center;">CONSULTED VIA EMAIL</p> <p>It was proposed by Cllr H Macdonald, seconded by Cllr N Hards, and RESOLVED to object to this application with the following comments:</p> <p>The Committee noted that the pavement outside of Djangos is already narrow, and an addition of the seating will not leave enough space for pedestrians, especially due to the proximity of a pedestrian crossing. The Committee also noted that the drawing provided does not accurately represent the current layout of the pavement and the building itself, as the door is recessed into a “porch”, with the seating areas protruding onto the pathway (please see the attached screenshot). The Committee would also like to point out that a nearby building is being redeveloped into 12 residential flats, which will generate additional pedestrian traffic.</p> <p>4 members voted for, 1 against, 2 abstained.</p> | |

9. To note as listed: Planning Appeals.

None received.

10. To note as listed: Planning Applications approved.

| Didcot Town Council's recommendation | Planning Application Number | Proposal and Address |
|--------------------------------------|-----------------------------|----------------------|
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| No objections. | P23/S3713/HH | 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). 40 Manor Road Didcot OX11 7JY |
| No objections. | P23/S1398/FUL | 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 (additional drainage information received 27 June 2023, amended plans and additional drainage, contamination, and highways information received 28 July 2023). Former Site Of Georgetown Filling Station Broadway Didcot OX11 8SD |
| No objections. | P23/S3987/FUL | Change of use from domestic garage to internet-based pharmacy (sui-generis). 70 Sir Frank Williams Avenue Didcot OX11 6DR |
| No objections. | P23/S4072/HH | Front single storey 'lean-to' extension to increase size of lounge. 50 Freeman Road Didcot OX11 7DD |

11. To note as listed: Planning Applications refused

None received.

12. To note as listed: Planning Applications withdrawn

None received.

13. To note as listed: Planning Applications referred

None received.

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

15. To review the planning scope and limits to planning applications, and the relation to traffic management/pedestrian safety (Cllr H Macdonald)