

Notice of a meeting of the

Planning and Development Committee

Wednesday 14th February 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 14th February 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

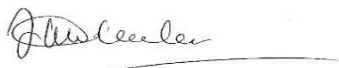
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 24th 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 discuss and agree on 6 additional street names for development of 86 new homes by Tilia Homes, Ladygrove North
7. To consider as listed: applications for certificates of lawful development and information only
8. To consider as listed: planning applications
9. To consider as listed license applications
10. To note as listed: planning appeals
11. To note as listed: planning applications approved
12. To note as listed: planning applications refused
13. To note as listed: planning applications withdrawn
14. To note as listed: planning applications referred
15. To discuss and comment on the Joint Local Plan 2041 proposals
16. To present and discuss the findings and proposals created by the Neighbourhood Plan group.
17. To note the draft minutes of the Traffic Advisory Group meeting on the 8th of February 2024 (to be circulated at a later date).



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 24th January 2024 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])

184. To receive apologies

Apologies were received from Cllr S Cole.

Cllr A Jones substituted for Cllr S Cole.

No other apologies were received.

185. 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 7d) – planning application P23/S4335/HH and would be excluded from the discussion.

No other declarations were made.

186. To approve the draft minutes of the meeting held on 3rd January 2024
(attached)

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

All members agreed.

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

Cllr D Rouane explained that a letter regarding the need of pharmacy provisions had not been drafted as of the time of the meeting, due to other commitments and time constraints. A letter would be drafted and circulated to the Committee members within the next few days.

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

The Committee noted the correspondence as listed:

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.

The Committee also noted two items of late correspondence.

The first item was correspondence regarding planning application P23/S3790/HH - 4A Bridge Close, Didcot. The Committee noted the correspondence and agreed to locate the culverted stream and provide a copy of the plan to the case officer.

The second item was correspondence regarding a consultation for the Joint Local Plan for the district councils. The Committee noted the correspondence and agreed to include the consultation on the next agenda.

189. Applications for certificates of Lawful Development and Information only

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

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.	

190. To consider as listed: Planning Applications

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)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and RESOLVED to submit no objections to this application. (Ref: 258197) Six members agreed, one member abstained.	
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	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections with the following comments : Didcot Town Council's Planning and Development Committee would like to point out that the total private amenity area is inaccurate, as there is a shared access drive for both properties. The private amenity area is lower, and the Committee believes that there is not enough private amenity space at the rear of the properties. (Ref: 258198) All members agreed.	
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	It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 258199) Six members agreed, one member abstained.	
7e)	Application	P24/S0088/D	20 The Croft Didcot OX11 8HR
	Proposal	Demolition of outbuilding/garage	
	Response date	31 st January 2024	
	Agreed response	<i>The Committee noted that the application had been approved prior to the comments being submitted, as it was a permissible development.</i>	

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	It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and RESOLVED to submit no objections to this application. (Ref: 258201) All members agreed.	
7g)	Application	P24/S0102/HH	20 The Croft Didcot OX11 8HR
	Amendment	No. 1 - dated 15th January 2024	
	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	It was proposed by Cllr H Macdonald, seconded by Cllr A Hudson, and RESOLVED to submit no objections with the following comments : Didcot Town Council's Planning and Development Committee would like to see an inclusion of a planning condition, which states that the proposed annexe remains ancillary. (Ref: 258202) All members agreed.	
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	It was proposed by Cllr A Jones, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 258203) All members agreed.	
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	It was proposed by Cllr A Hudson, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 258204) All members agreed.	
Cllr D Rouane moved item 7d) out of order and left the discussion at 20:02. Cllr H Macdonald took over the Chair.			
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	It was proposed by Cllr N Hards, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. (Ref: 258200) All members agreed.	
Cllr D Rouane rejoined the discussion and resumed the Chair at 20:03			
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	
	Response date	30 th January 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and RESOLVED to submit no objections with the following comments : Didcot Town Council's Planning and Development Committee would like the bus stops to be recessed in a lay-by, rather than being on the road, to reduce the impact on traffic. The Committee would also like to point out that in the current proposal, the bus shelters would be impeding on the pedestrian pathway, the tactile paving on the pedestrian crossing points would impede the cycle path, and the proposed cycle storage would impede on both paths.	

		<p>The Committee would also like to question the spacing between the zig-zag lines for the pedestrian crossing and the bus stop. (Ref: 258206) All members agreed.</p>	
7k)	Application	P22/S0491/O	Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR
	Amendment	No. 4 - dated 15th January 2024	
	Proposal	<p>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).</p>	
	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. 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). 	

		<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	<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>Didcot Town Council's Planning and Development Committee would like to maintain their previous objections, with further emphasis on the following points:</p>

		<p>• Access The Committee believes that the road safety audit was carried out at an inappropriate time of day and does not indicate the full volume of traffic during rush hours. The audit has produced 4 issues, all of which are major, and could lead to a fatality. The Committee believes that those issues would be further emphasised, should the audit be carried out during a busier period. The Committee noted several resident's objections pointing out the same issue. There is also inadequate signage on the one-way system on Lydalls Road.</p> <p>• Drainage and water supply: The Committee would like to place further emphasis on this, due to the recent flooding in the area.</p> <p>The Committee would also like to point out that this development would have a severe impact on the primary care facilities, which are already struggling to cope with the growing population of Didcot.</p> <p>(Ref: 258209) All members agreed.</p>
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	It was proposed by Cllr A Hudson, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. (Ref: 258205) All members agreed.

191. To consider as listed: Pavement Applications

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</p>

		<p>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>
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192. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

193. 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/S3713/HH	<p>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).</p> <p>40 Manor Road Didcot OX11 7JY</p>
No objections.	P23/S1398/FUL	<p>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).</p> <p>Former Site Of Georgetown Filling Station Broadway Didcot OX11 8SD</p>

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

194. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

195. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

196. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

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

The Neighbourhood Plan group stated that there have been further delays and deferred the report to the next Planning and Development Committee meeting on the 14th of February 2024.

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

Cllr H Macdonald enquired about the current powers that the Didcot Town Council had over planning matters, as well as traffic management and pedestrian safety.

Cllr D Rouane explained that Didcot Town Council is an advisory consultee to the District Council and the Oxfordshire County Council. While the District Council and County Council possess the technical expertise, the Town Council is expected to advise on applications based on local knowledge. Teams such as the Traffic Management are also advisory consultees to the local planning authority.

Cllr D Rouane explained the process of a planning application being considered at the planning authority, and the hierarchy of planning authorities.

The meeting closed at 21:00

Signed _____

Date _____

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 24th 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	02/02/2024	SODC/VOWH	05/02/2024	To inform DTC about the Joint Local Plan 2041 consultation (listed as a separate agenda item).
5b)	30/01/2024	OCC	30/01/2024	To notify DTC about the public inquiry regarding the HIF1 Scheme.

6. To discuss and agree on 6 additional street names for development of 86 new homes by Tilia Homes, Ladygrove North

7. Applications for certificates of Lawful Development and Information only

7a)	Application	P24/S0290/LDP	8 Dart Drive Didcot OX11 7XX
	Proposal	Conversion of roof space to create a bedroom and en-suite.	
7b)	Application	P24/S0291/LDP	43 Ottery Way Didcot OX11 7UG
	Proposal	Conversion of roof space to create a bedroom and en-suite.	

8. To consider as listed: Planning Applications

8a)	Application	P24/S0245/HH	131 Blackthorn Road Didcot OX11 6EP
	Proposal	Construction of two-storey extension to eastern side of property and internal remodelling of existing house.	
	Response date	19 th February 2024	
	Agreed response		
8b)	Application	P24/S0222/HH	6 Hazel Gardens Didcot OX11 6DF
	Proposal	Two storey rear extension to detached house. Replacement wider garden gate at rear and new internal garden wall.	
	Response date	19 th February 2024	
	Agreed response		
8c)	Application	P24/S0364/FUL	206 Broadway Didcot OX11 8RN
	Proposal	Proposed conversion of building into a duplex apartment.	
	Response date	22 nd February 2024	
	Agreed response		
8d)	Application	P24/S0424/HH	32 Reed Street Didcot OX11 6FL
	Proposal	Installation of a new air source heat pump to the rear of the garage within the back garden.	
	Response date	28 th February 2024	
	Agreed response		

9. To consider as listed: License Applications

Application	STTRAD/24078/24	Application received by email only.
Details	Variation of the existing consent for the above from trading Monday - Friday to Monday - Sunday.	
Response date	29 th February 2024	
Agreed response		

10. To note as listed: Planning Appeals.

None received.

11. 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 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.	P23/S3790/HH	Single storey rear extension. (As amended by plan received 31 January 2024.) 4A Bridge Close Didcot OX11 8DU
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 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.	P23/S4014/FUL	New dwellinghouse. Land between 68 Newlands Road & 1 Oatland Road Didcot
Didcot Town Council's Planning and Development Committee would like to	P23/S4358/FUL	Two dwelling houses on land to rear of 58 Park Road. (As corrected by

<p>point out that the total private amenity area is inaccurate, as there is a shared access drive for both properties. The private amenity area is lower, and the Committee believes that there is not enough private amenity space at the rear of the properties.</p>		<p>revised Design and Access Statement received 24 January 2024).</p> <p>58 Park Road Didcot OX11 8QP</p>
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12. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P23/S4290/HH	<p>Outbuildings - retrospective.</p> <p>143 Broadway Didcot OX11 8SB</p>

13. To note as listed: Planning Applications withdrawn

None received.

14. To note as listed: Planning Applications referred

None received.

15. To discuss and comment on the Joint Local Plan 2041 proposals

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

17. To note the draft minutes of the Traffic Advisory Group meeting on the 8th of February 2024 (to be circulated at a later date).