

Notice of a meeting of the

Planning and Development Committee

Wednesday 17th April 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 17th April 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

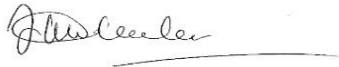
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 20th March 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 note the conversion of a barn to 1 residential dwelling and erection of 7 residential dwellings.
7. To note the erection of two new residential dwellings
8. To note the erection of a new pavilion
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 To note as listed: planning applications withdrawn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
16. To discuss the Flood Resilience proposals (Cllr D Rouane)



Janet Wheeler
Town Clerk
11th April 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 20th March 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 N Hards
Cllr A Hudson
Cllr J Broadbent

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Cllr A Jones attended as a member of the public.

232. To receive apologies

Apologies were received from Cllr L Hislop.

Cllr J Broadbent substituted for Cllr L Hislop.

No other apologies were received.

Cllr S Nohre was absent.

233. To receive declarations of interest

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

No declarations were made.

234. To approve the draft minutes of the meeting held on 6th March 2024
(attached)

Cllr N Hards raised an amendment to minute 216 and asked for the minutes to state that Cllr D Macdonald was a substitute for Cllr N Hards instead of Cllr S Nohre.

Cllr N Hards also asked for minute 220 to be amended to state that the Vale of White Horse District Council has held the planning committee meeting, instead of both District Councils.

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, 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.

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

There were no questions on the minutes.

236. 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)	07/03/2024	OCC	13/03/2024	To inform DTC about the consultation regarding the Proposed Disabled Persons Parking Places.
5b	13/03/2024	SODC	13/03/2024	To inform DTC about South and Vale's proposals for Playing Pitches and Leisure Facilities

It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and **RESOLVED** to defer item 5b to the Properties and Facilities Committee for their consideration.

All members agreed.

The Committee also noted a late item of correspondence regarding the request for change of postal address at Down Farm in Great Western Park, with the suggestion of *Tivoli Gardens* being brought forward.

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and **RESOLVED** to request for the new name to be relevant to the theme of the neighbouring streets.

All members agreed.

237. To note the erection and numbering of 179 new residential dwellings

The Committee noted the erection and numbering of the new dwellings.

238. To discuss and agree on 8 new street name suggestions for Phases 3 and 5a of Ladygrove North

Cllr N Hards suggested that the streets should be named following the theme of the adjacent developments, to ensure that the area remains consistent with the themes previously suggested.

A suggestion of Corbetts was also made if the development is located nearby to the recently named roads with the theme of Scottish mountains.

All members agreed.

239. Applications for certificates of Lawful Development and Information only

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

8a)	Application	P24/S0758/LDP	Busby House Dental Practice 13 Hagbourne Road Didcot OX11 8DP
	Proposal	Insertion of 4no rooflights across two roof slopes to rear of building to create a new room in first floor loft space.	
8b)	Application	P24/S0843/LDP	46 Haydon Road Didcot OX11 7JR
	Proposal	Conversion of loft by hip to gable with rear dormer	

240. To consider as listed: Planning Applications

9a)	Application	P24/S0671/S73	St Edmonds Park Park Road Didcot OX11 8QE
	Proposal	Variation of condition 7 (BREEAM final certificate) on application P21/S2646/FUL (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) - to change the implementation from pre occupation to within 6 months of occupation.	
	Response date	22 nd March 2024	
	Agreed response	The Committee did not comment on this application, as it was made by Didcot Town Council.	
9b)	Application	P24/S0325/HH	18 East Street Didcot OX11 8EJ
	Amendment	No. 1 - dated 6th March 2024	
	Proposal	Erection of a 7.5m x 3.5m timber log cabin in the rear garden to be used as an office/leisure room. (As amended by description 06 March 2024.)	
	DTC's previous response	Not Applicable	
	Response date	24 th March 2024	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application, with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee have no objections to this application, but the Committee supports the comments made by the Forestry Officer.</p> <p>(Ref: 260674) All members agreed.</p>	
9c)	Application	P24/S0747/HH	6 Cole Court Didcot OX11 7XL
	Proposal	Erection of first floor side extension.	
	Response date	28 th March 2024	
	Agreed response	<p>It was proposed by Cllr A Hudson, seconded by Cllr H Macdonald, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 260675) All members agreed.</p>	

241. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

242. 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
<p>Didcot Town Council's Planning and Development Committee has no objections to the application; however, they would like to note that the applicant is not a resident, and rather a housing association.</p>	<p>P24/S0245/HH</p>	<p>Construction of two-storey extension to eastern side of property and internal remodelling of existing house. 131 Blackthorn Road Didcot OX11 6EP</p>
<p>Didcot Town Council has no objection to this application with the following comment: The Committee have noted and strongly agree with the comments raised by the Housing Development Team in relation to affordable housing.</p>	<p>P22/S4011/RM</p>	<p>Application for Approval of Reserved Matters for Phase 3 & 5a for 158 dwellings together with associated landscaping and infrastructure further to application P15/S2902/O (as amended by drawings received 31 March 2023, 1 August 2023, 27 November 2023 and 15 February 2024). Phases 3 and 5a Nobel Park Didcot</p>
<p>Didcot Town Council's Planning and Development Committee has concerns regarding the disruption of habitat caused by this development. The Ecology Management Plan states that there will be ecological enhancements. The Committee would like to enquire as to how the enhancements will be</p>	<p>P23/S1270/RM</p>	<p>Reserved Matters submission relating to phase P7 infrastructure comprising link road, drainage, shared footway/cycleway, street lighting, hard and soft landscaping, and other associated engineering works of outline permission P15/S2902/O (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</p>

<p>made in the area, given that the ecological environment is already high.</p>		<p>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 children’s 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) (as amended by plans and information received 9 August 2023, 17 January 2024 and 13 February 2024).</p> <p>CALA Homes Phase 7 (Infrastructure) Land at Willington Down Didcot</p>
<p>No objections</p>	<p>P24/S0222/HH</p>	<p>Two storey rear extension to detached house. Replacement wider garden gate at rear and new internal garden wall.</p> <p>6 Hazel Gardens Didcot OX11 6DF</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</p>	<p>P22/V0604/RM</p>	<p>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</p>

<p>are healthy enough, and there is no immediate danger from the trees. 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.</p>		<p>works for Phase 1 and 2. An EIA was submitted as part of the approved outline permission (as amplified and amended by information received 16 May 2022, 28 April 2023, 17 August 2023, 4 December 2023, 30 January 2024 and 15 February 2024).</p> <p>Phase 1a Valley Park Land to the West of Great Western Park</p>
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243. 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
<p>The Planning and Development Committee would like to object to this application. The previous application for this development did not show an entrance via Appleford Road. The Committee had concerns regarding traffic and potential issues accessing and exiting the site to and from the busy road. The proposed development seems out of phase and the Committee had concerns regarding access to required and necessary facilities and infrastructure, as the location, by nature, has no connectivity to the town and is isolated. There were also concerns regarding non-deliverance of sustainable transport, as</p>	<p>P23/S0263/FUL</p>	<p>Full planning application for the erection of 37 dwellings including 14 (40%) affordable dwellings with associated landscaping, parking, and access (as amended by drawings received 9 August 2023 and 9 January 2024).</p> <p>Land at Pearith Farm Appleford Road North East Didcot OX14 4PS</p>

there are no planned link ups with existing cycle routes.		
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244. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

245. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

The meeting closed at 19:56

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 20th March 2024 (attached)

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

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

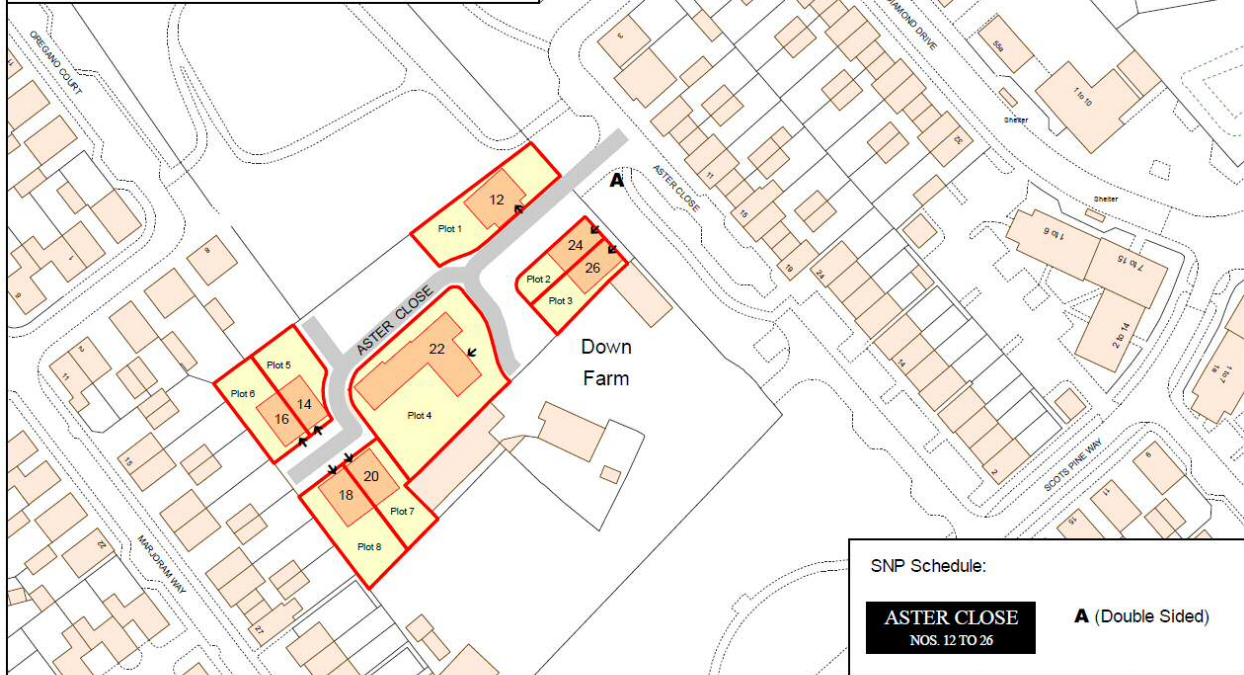
Item	Date received	Received from	Sent to Members	Details
5a)	26/03/2024	SODC	02/04/2024	To inform DTC that planning appeal for application P22/S0557/FUL - 136-138 <i>The Broadway & 3-5 Station Road, Didcot, OX11 8RJ</i> has been dismissed.

6. To note the conversion of a barn to 1 residential dwelling and erection of 7 residential dwellings.

Our Ref: BNN/24/000029 v2

Drawn by: NAH | Date: 26/03/2024

Conversion of a barn to 1 residential dwelling and erection of 7 residential dwellings to be numbered:
12 to 26 Aster Close
 DIDCOT OX11 6FR



SNP Schedule:
ASTER CLOSE **A (Double Sided)**
 NOS. 12 TO 26

1:1,000 at A4

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7. To note the erection of two new residential dwellings

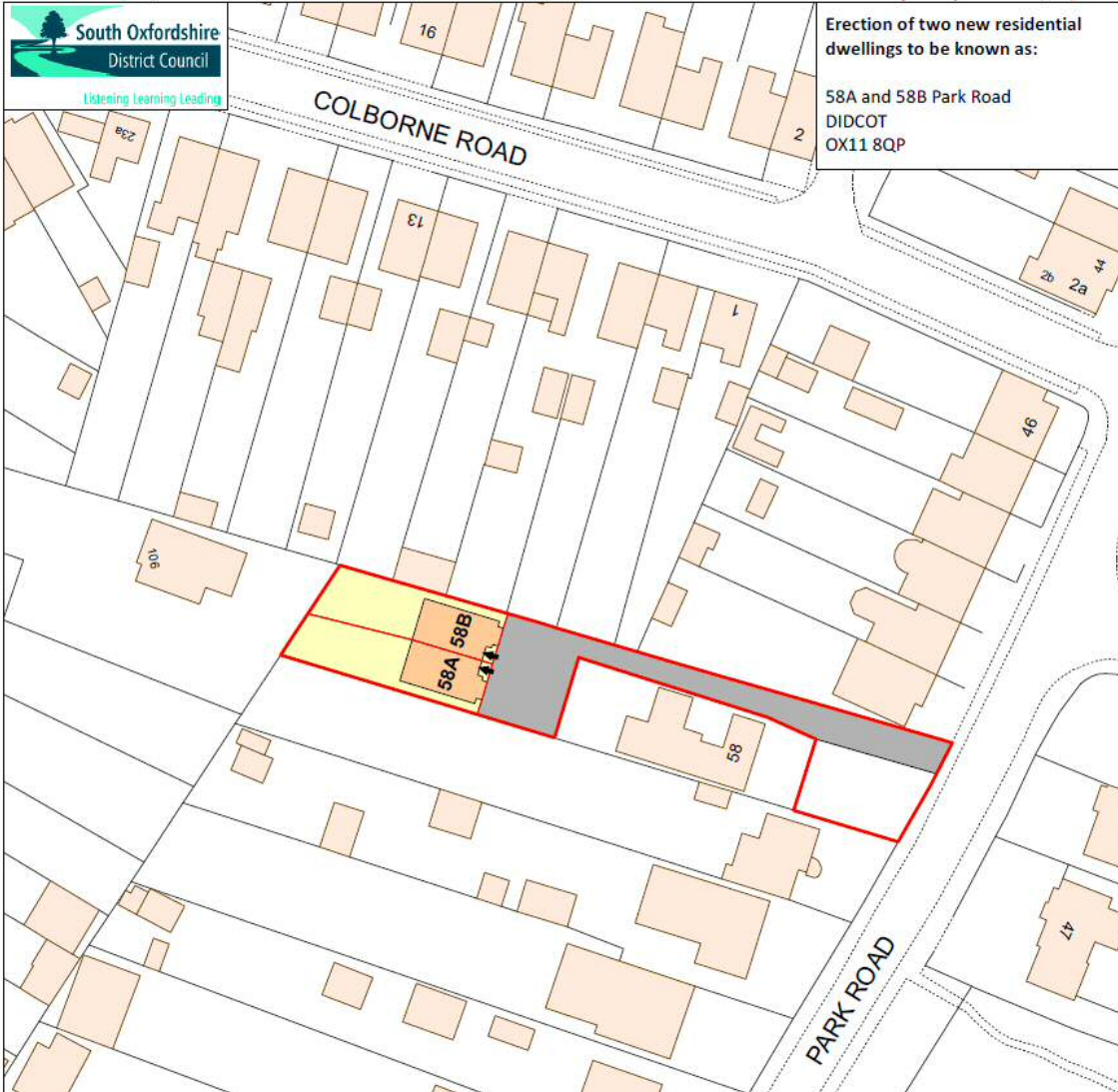
Our Ref: BNN/24/000034

Drawn by: GP | Date: 02/04/2024



Erection of two new residential dwellings to be known as:

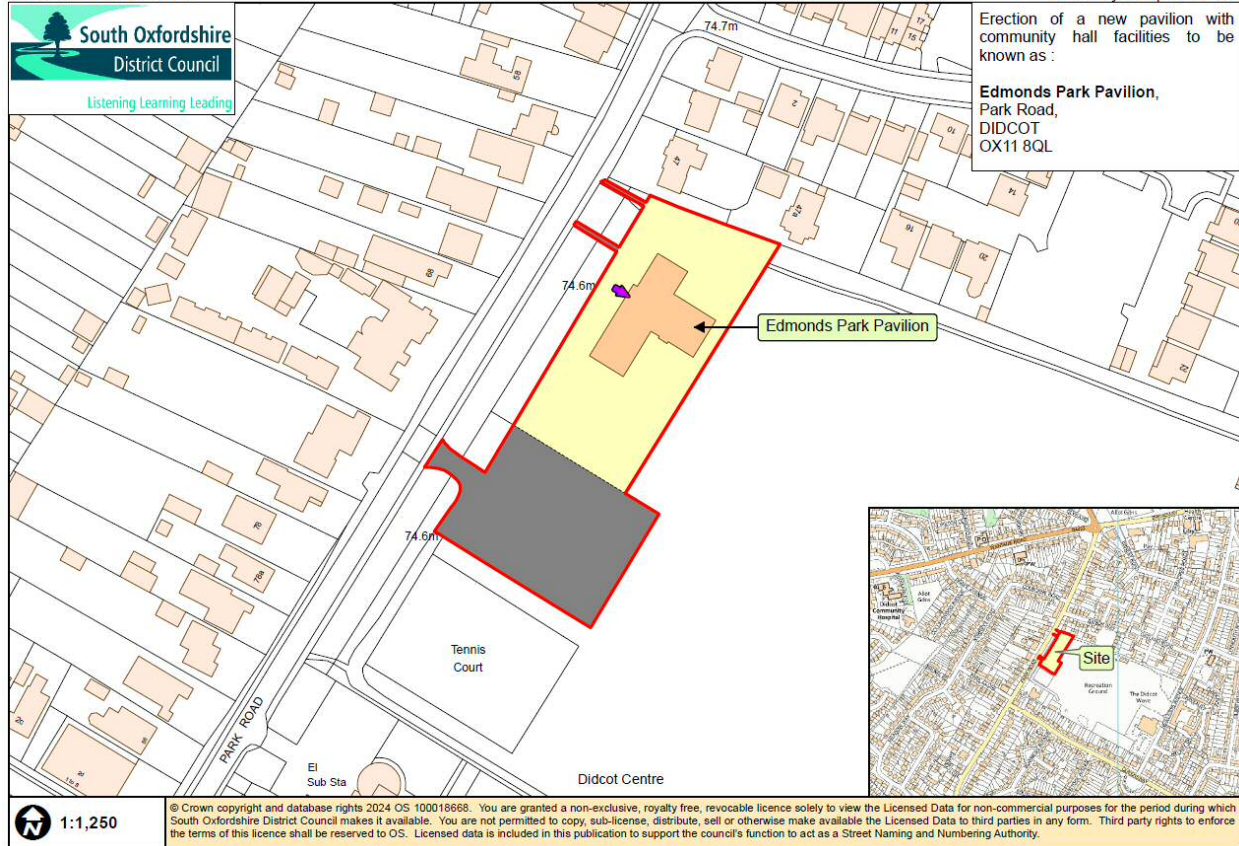
58A and 58B Park Road
DIDCOT
OX11 8QP



8. To note the erection of a new pavilion

Our Ref : BNN/24/000045

Drawn by : AA | 11/04/2024



Erection of a new pavilion with community hall facilities to be known as :

Edmonds Park Pavilion,
Park Road,
DIDCOT
OX11 8QL

Edmonds Park Pavilion

Site

9. Applications for certificates of Lawful Development and Information only

9a)	Application	P24/S0812/PDH	123 Park Road Didcot OX11 8QS
	Proposal	Proposed single storey rear extension following demolition of existing rear elements. Depth: 5 metres, Height: 3 metres, Eaves: 2.95 metres	

10. To consider as listed: Planning Applications

10a)	Application	P24/S0844/HH	46 Haydon Road Didcot OX11 7JR
	Proposal	Demolition of existing rear single storey extension, construction of new single storey side and rear extension. (Amended Certificate of Ownership received 3 April 2024).	
	Amendment	No. 1 - dated 3rd April 2024	
	Response date	25 th April 2024	

	Previous comments	N/A	
	Agreed response		
10b)	Application	P24/S0862/HH	1 Samor Way Didcot OX11 8RE
	Proposal	Air Source Heat Pump installation to be completed to the rear of the property, underneath the kitchen window.	
	Response date	18 th April 2024 (extended from 7 th April 2024)	
	Agreed response		
10c)	Application	P24/V0470/RM	Phase T2b Dahlia View Valley Park Didcot
	Proposal	Reserved Matters for Phase 2Tb (Dahlia View) of Outline Planning Permission P14/V2873/O for layout, appearance, scale, and landscape, comprising 284 new homes with associated infrastructure and 35% affordable housing. An Environmental Statement was submitted with the outline application.	
	Response date	18 th April 2024 (extended from 11 th April 2024)	
	Agreed response		
10d)	Application	P24/S0854/FUL	95 Wantage Road Didcot OX11 0AF
	Proposal	Demolition of part of existing day hospital and the erection of 2 detached supported living units, associated support & staff unit and associated parking and external works.	
	Response date	18 th April 2024 (extended from 13 th April 2024)	
	Agreed response		
10e)	Application	P24/S0201/HH	1 Tavistock Avenue Didcot Oxon OX11 8NA
	Proposal	Erection of a two-storey rear extension.	
	Response date	18 th April 2024 (extended from 13 th April 2024)	
	Agreed response		
10f)	Application	P24/S0880/HH	1 Juniper Way Didcot OX11 6AA
	Proposal	Single storey side extension with x1 skylight installed, garage conversion with x2 sun tunnels, new dark composite cladding to front elevation and porch, timber columns with cladding supporting canopy,	

		new timber trellis proposed along the top of the existing brick wall, and changes to the fenestration.	
	Response date	18 th April 2024	
	Agreed response		
10g)	Application	P24/S1005/HH	35 Queensway Didcot OX11 8LY
	Proposal	Two storey front extension, single and two storey extensions to the rear.	
	Response date	18 th April 2024	
	Agreed response		
10h)	Application	P24/S1012/HH	3 Elbourne Didcot OX11 0BL
	Proposal	Two-storey side annex with two storey rear extension, minor opening changes to front facade.	
	Response date	23 rd April 2024	
	Agreed response		

11. To note as listed: Planning Appeals.

None received.

12. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P23/S3495/HH	Demolition of existing garage, construction of two bay garage with room over the top. Single storey rear extension. (as amended by plans received 7 February 2024). 5 Yare Close Didcot OX11 7QB
No objections	P24/S0058/HH	Single storey extension of front porch with oak frame and upright, and to the

		<p>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 rooflights. Erection of a timber framed double garage to the front of the property with gable roof.</p> <p>21 Ingrebourne Way Didcot OX11 7UP</p>
No objections	P24/S0424/HH	<p>Installation of a new air source heat pump to the rear of the garage within the back garden.</p> <p>32 Reed Street Didcot OX11 6FL</p>
No objections	P24/S0490/LB	<p>To replace an unused (and rotting) rear door with a window.</p> <p>125 Lydalls Road Didcot OX11 7EA</p>
No objections	P24/S0497/FUL	<p>The removal of a section of the boundary wall to the maisonettes, the removal of soil and the construction of a driveway made of concrete runs and shingle.</p> <p>21 Barnes Close Didcot OX11 8JN</p>
Didcot Town Council s Planning and Development Committee would like to point out that the location of the bays could impede the flow of traffic, as they are located on a busy stretch of the road leading out of the car park, and cars would be most likely reversing into those bays.	P24/S0618/FUL	<p>Replacement of 19 standard car parking bays with 12 EV charging bays with associated equipment including substation, feeder pillar and charging units.</p> <p>Orchard Centre Car Park Hitchcock Way Didcot OX11 7LL</p>
No objections	P24/S0166/FUL	<p>Demolition of garages/conservatory. Extension and renovation of existing dwelling and erection of a new dwelling. (As amplified by additional information received 11 March 2024 and amended plans received 26 March 2023)</p> <p>72 Abbott Road Didcot OX11 8HY</p>

No objections	P24/S0515/HH	Single storey side extension. 5 Nene Grove Didcot Oxon OX11 7QW
No objections	P24/S0364/FUL	Proposed conversion of building into a duplex apartment. 206 Broadway Didcot OX11 8RN
No strong views	P21/S0242/FUL	Retrospective erection of landscape bunds and reprofiling of bunds. (As amended by plan received 14 December 2022). Phase 1 a Great Western Park Sir Frank Williams Way Great Western Park Didcot
No objections	P23/S1805/RM	Reserved Matters application pursuant to Outline Planning Permission (P15/S2902/O) in respect of the provision of access between the proposed Didcot Neighbourhood Centre and the A4130. Discharge of Conditions 20 (Landscape and Ecology Management Plan, 26 (Foul and surface water drainage and ground levels) 28 (Design and construction of vehicular, cycle and pedestrian access crossings) 29 (Footpaths, vehicular, cycle and pedestrian accesses, driveways and turning areas), 30 (Arboricultural Method Statement), 31 (Landscaping), 37 (Lighting) relating to Outline Planning Permission P15/S2902/O on these reserved matters. (As amended by plans and information received 23 August 2023, 28 November 2023, plans received 23 January and 5 March 2024 and as amplified by additional information received 21 March 2024). Land North East of Didcot Didcot
No objections	P24/S0534/S73	Variation of condition 2(approved plans) on application P21/S4174/FUL

		<p>(Erection of two storey building comprising 5 one bed apartments, 1 three bed apartment, 1 four bed apartment and staff room - use class C3 for adults with learning and physical disabilities with on-site care provided) - to update drawings in line with energy statement.</p> <p>Calnan Bros Butchers 5 Hagbourne Road Didcot OX11 8DP</p>
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13. To note as listed: Planning Applications refused

None received.

14. To note as listed: Planning Applications withdrawn

None received.

15. To note as listed: Planning Applications referred

None received.

16. To discuss the Flood Resilience proposals (Cllr D Rouane)