

Notice of a meeting of the

Planning and Development Committee

Wednesday 8th May 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 8th May 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

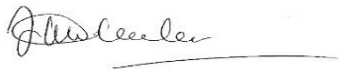
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 17th April 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 erection of 158 new residential dwellings
7. To note the erection of 86 new residential dwellings
8. To consider as listed: applications for certificates of lawful development and information only
9. To consider as listed: planning 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 To note as listed: planning applications withdrawn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 the Flood Resilience proposals (Cllr D Rouane)
16. To receive an update from the Neighbourhood Plan Team



Janet Wheeler
Town Clerk
2nd May 2024



Lucy Blake
Deputy Town Clerk
2nd May 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 17th April 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

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

Officers:

A Guzinski (Planning and Estate Officer [minutes])

A representative from Taylor Wimpey attended the meeting.

246. To receive apologies

Apologies were received from Cllr D Rouane.

Cllr A Jones substituted for Cllr D Rouane.

No other apologies were received.

247. 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 on agenda item 10a) – Planning application P24/S0844/HH, 46 Haydon Road, and did not participate in the discussion.

248. To approve the draft minutes of the meeting held on 20th March 2024
(attached)

It was proposed by Cllr A Jones, 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.

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

There were no questions on the minutes.

250. 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)	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.

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

The Committee noted the conversion of a barn to 1 residential dwelling and the erection of 7 new residential dwellings.

252. To note the erection of two new residential dwellings

The Committee noted the erection of two new residential dwellings.

253. To note the erection of a new pavilion

The Committee noted the erection of a new pavilion.

254. Applications for certificates of Lawful Development and Information only

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

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	

255. To consider as listed: Planning Applications

Agenda item 10c) - *P24/V0470/RM, Phase T2b Dahlia View Valley Park* will be moved out of order to allow the representative from Taylor Wimpey to address the Committee. The representative addressed the Committee and followed on with a question-and-answer session.

The Committee had a few concerns regarding the removal of a hedge, which was not permitted in the outline planning permission.

The representative explained that the hedge was removed due to human error, and plans were being submitted to reinstate the hedgerow by October 2024.

The Committee also had concerns regarding the sewage network being overloaded and potentially not completed prior to occupation.

The representative explained that Thames Water has submitted their comments on both the outline application and the reserved matters application, with no objections being raised, as the area is within the catchment area.

The Committee decided to object to the application, on the grounds that there was no documentation in the *reserved matters* for the *layout, appearance, scale, and landscape* to show a condition regarding the hedge and the sewage network being completed prior to occupation.

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	It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and RESOLVED to object to this application with the following comments : Didcot Town Council's Planning and Development Committee would like to see a condition prohibiting the occupation of any household prior to the sewage network being completed. The Committee would also like to see a condition to replace or reinstate the hedgerow, which was removed without permission, before the end of the growing season, and to mitigate any wildlife losses. The Committee requests a revised application to reflect those conditions. (Ref: 261743) All members agreed

The remaining applications were discussed in order.

Cllr N Hards excused himself from the discussions.			
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	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 261735) All members agreed.	
Cllr N Hards rejoined the discussions.			
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	It was proposed by Cllr L Hislop, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 261736) All members agreed.	
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	It was proposed by Cllr A Hudson, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. (Ref: 261737) All members agreed.	
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	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 261738) All members agreed.	
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	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 261739) All members agreed.	
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	It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 261740) All members agreed.	
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	It was proposed by Cllr L Hislop, seconded by Cllr A Jones, and RESOLVED to submit no objections with the following comments : The Committee noted that this development will require some trees to be removed, and therefore the Committee would like to see a condition to ensure that there is no net loss in biodiversity. (Ref: 261741)	

	All members agreed.
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256. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

257. 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/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 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. 21 Ingrebourne Way Didcot OX11 7UP
No objections	P24/S0424/HH	Installation of a new air source heat pump to the rear of the garage within the back garden. 32 Reed Street Didcot OX11 6FL
No objections	P24/S0490/LB	To replace an unused (and rotting) rear door with a window. 125 Lydalls Road Didcot OX11 7EA
No objections	P24/S0497/FUL	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. 21 Barnes Close Didcot OX11 8JN
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	Replacement of 19 standard car parking bays with 12 EV charging bays with associated equipment including substation, feeder pillar and charging units. Orchard Centre Car Park Hitchcock Way Didcot OX11 7LL
No objections	P24/S0166/FUL	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) 72 Abbott Road Didcot OX11 8HY
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

		<p>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).</p> <p>Land North East of Didcot Didcot</p>
No objections	P24/S0534/S73	<p>Variation of condition 2 (approved plans) on application P21/S4174/FUL (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>

258. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

259. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

260. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

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

In the absence of Cllr D Rouane, the Committee deferred this item to a future meeting.

The meeting closed at 20:58

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 17th April 2024 (attached)

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

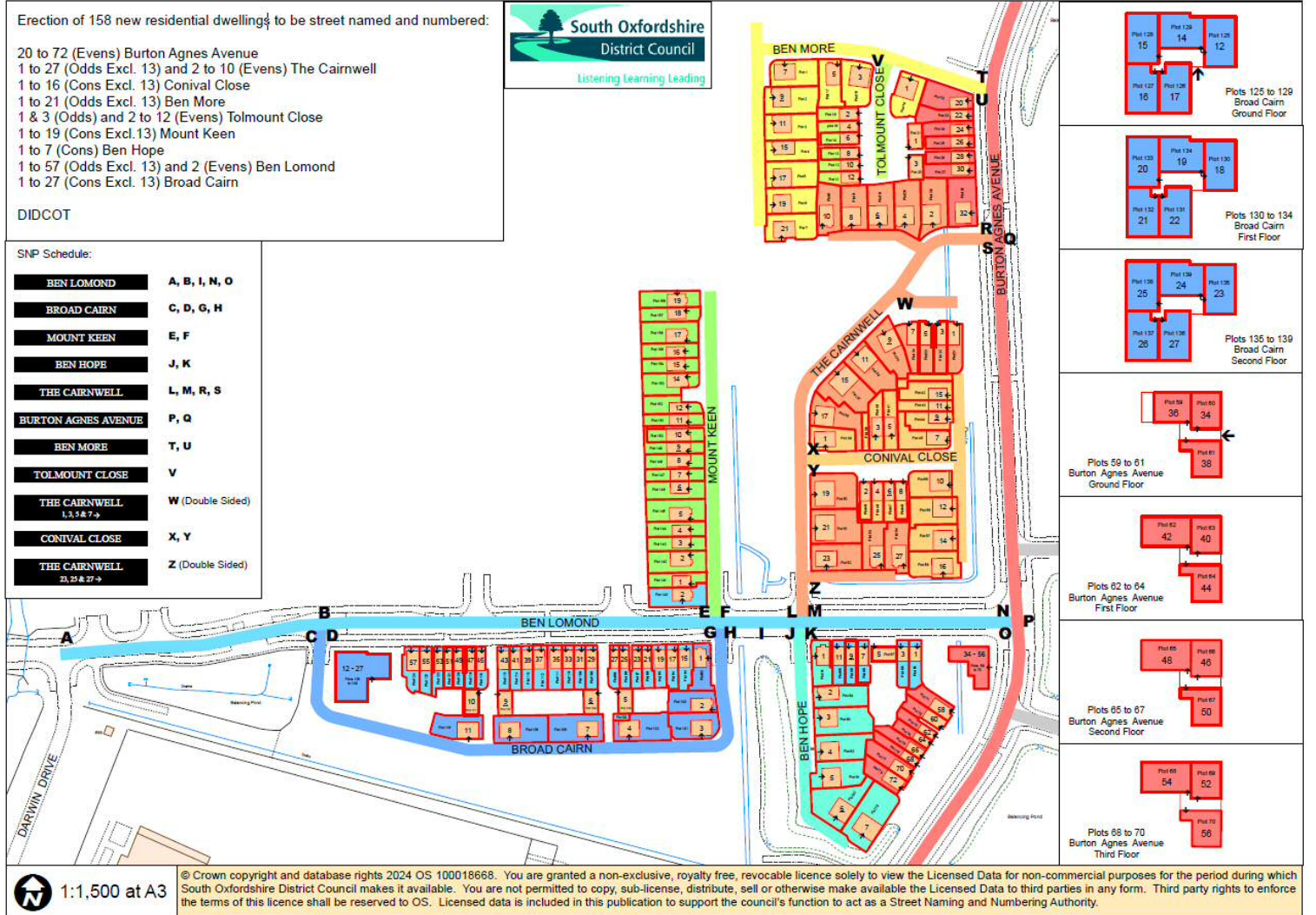
5. To note as listed: correspondence received regarding planning matters

None received.

6. To note the erection of 158 new residential dwellings

Our Ref: BNN/24/000024

Updated by: AA | Drawn by: NAH | Checked by: AA & RM | Date: 23/04/2024

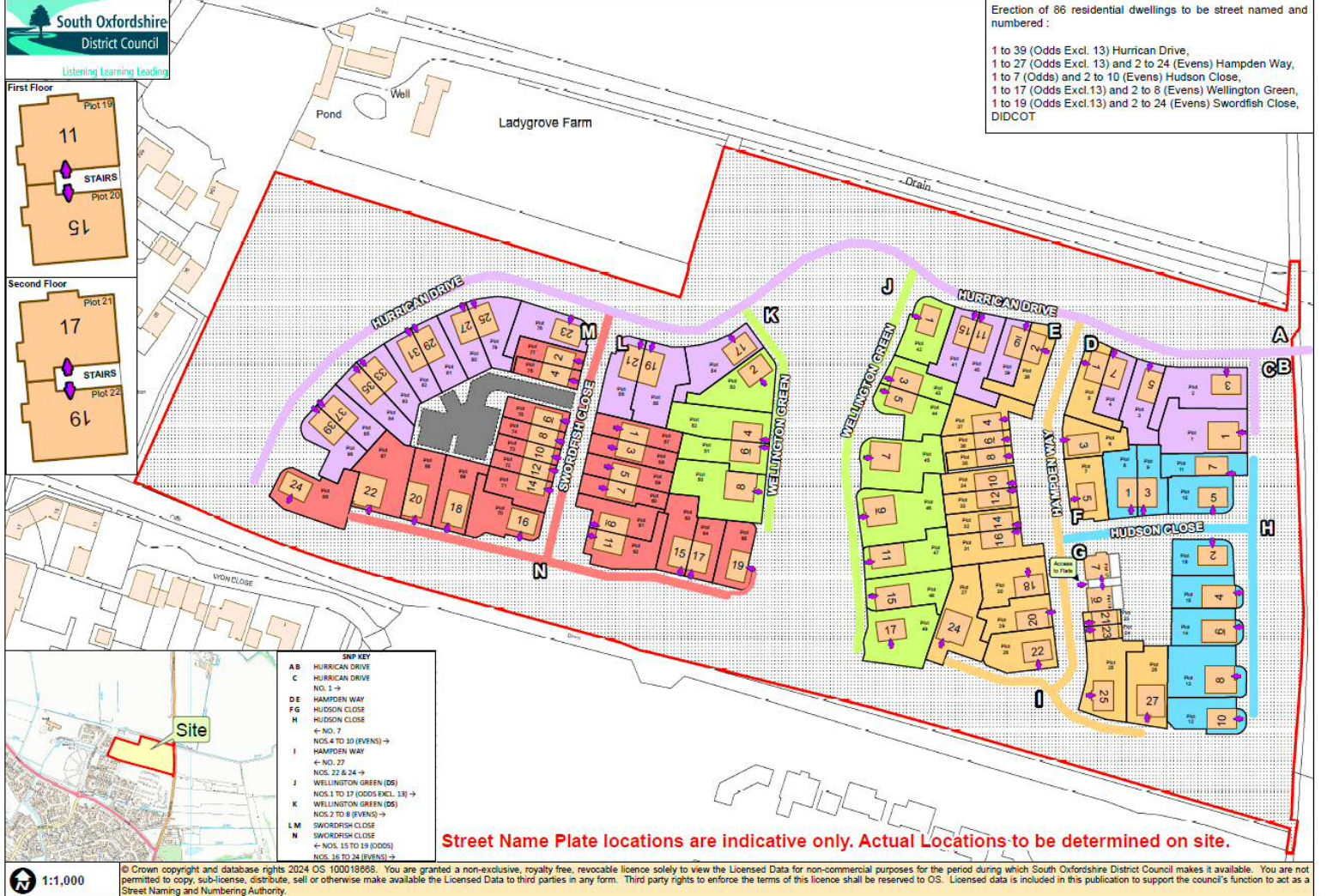


1:1,500 at A3

7. To note the erection of 86 new residential dwellings

Our Ref: BNN/24/000012

Drawn by : AA | Checked by : NAH & RM | 21/02/2024



8. Applications for certificates of Lawful Development and Information only

8a)	Application	P24/S1088/LDP	21 Foxhall Road Didcot OX11 7AQ
	Proposal	Replace existing 8x12 ft shed with a 10x20ft shed.	
8b)	Application	P24/S1247/LDP	67 Warner Crescent Didcot OX11 8JY
	Proposal	Change of use from C3 Dwelling House to C4 House in Multiple Occupation (HMO).	
8c)	Application	P24/S1324/LDP	27 Mowbray Road Didcot OX11 8ST
	Proposal	Creation of a single storey rear and side extension.	
8d)	Application	P24/S0861/LDE	Edmonds Park Park Road Didcot OX11 8RF

	Proposal	Permanent retention of two welfare units provided to the community on the concrete slab at Edmonds Park. Unit one is a changing facility and is 32ftx10ftx8ft (33 cubic metres) and unit two is a toilet block and is 16ftx9ftx8ft (73 cubic metres). They are required for the purposes of the function exercised by Didcot Town Council for the recreational use of the park and facilities and can be hired by clubs and community groups.
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9. To consider as listed: Planning Applications

9a)	Application	P23/S0441/S73	88 Broadway Didcot OX11 8AB
	Proposal	Variation of condition 5(Restricted Hours) on application P18/S2805/FUL to extend opening times to 9am-1am Sunday-Thursday and 9am-1:30am Fridays and Saturdays. (Change of use from retail (Class A1) to a hot food takeaway (Class A5) and new rear extension at the rear and new raised parapet wall to the side)	
	Amendment	No. 1 - dated 12th April 2024	
	Response date	10 th May 2024 (extended from 26 th April 2024)	
	Previous comments	Although the Town Council would like to object to this application on the grounds of noise and disruption, local planning history for a similar establishment a few doors down applied for the same thing a few years ago and won at appeal, even though DTC objected and SODC refused the application at their Planning Committee meeting. Therefore, the Committee feels there is no point in objecting	
	Agreed response		
9b)	Application	P24/S1206/FUL	Aldi Broadway Didcot OX11 8ET
	Proposal	Erection of replacement plant, enclosure, and associated works.	
	Response date	10 th May 2024 (extended from 3rd May 2024)	
	Agreed response		
9c)	Application	P24/S1129/S73	Land at Lady Grove Didcot OX11 9BP
	Proposal	Variation of condition 1 (Approved plans), 2 (Tree Protection (Detailed) and 3 (Tree pits design) on application P22/S3532/RM (All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O)	
	Response date	10 th May 2024 (extended from 3rd May 2024)	
	Agreed response		

9d)	Application	P24/S0765/FUL	67 Warner Crescent Didcot OX11 8JY
	Proposal	Demolition of existing double garage and construction of two 1-bed flats in one block as extension to 67 Warner Crescent.	
	Response date	10 th May 2024 (extended from 7 th May 2024)	
	Agreed response		
9e)	Application	P24/S1258/HH	24 Slade Road Didcot OX11 7AT
	Proposal	Single and two storey extensions	
	Response date	11 th May 2024	
	Agreed response		
9f)	Application	P23/V2693/FUL	Zulu Farmhouse Didcot Road Harwell Didcot OX11 6DN
	Proposal	The demolition of a conservatory and construction of a single storey extension (in place of the conservatory), construction of an access road, change of use from a 5-bedroom house (Use Class C3) to a 9-bedroom/10-person HMO (Sui Generis), and installation of 9no. solar panels on the roof. (As amended by plans received 15 April 2024 altering extension and adding solar panels, reducing bedrooms from 10 to 9, additional access details and additional arboricultural report)	
	Amendment	No. 1 - dated 15th April 2024	
	Response date	10 th May 2024 (extended from 7 th May 2024)	
	Previous comments	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.	
	Agreed response		
9g)	Application	P24/S0190/FUL	32-34 Wantage Road Didcot Oxon OX11 0BT
	Proposal	Change of use and alterations to form two ancillary staff living accommodation bedrooms and associated works. (As clarified by Agent's email dated 10 April 2024).	
	Amendment	No. 1 - dated 10th April 2024	
	Response date	10 th May 2024 (extended from 7 th May 2024)	
	Previous comments	Didcot Town Council s Planning and Development Committee would like to object to this application, due to the lack of easy access to the proposed accommodation,	

		especially for emergency services. The cold storage looks to be impeding on the larger pathway, leaving only the small pathway for accessing the dwelling.	
	Agreed response		
9h)	Application	P24/S1313/HH	18 Wheatfields Didcot OX11 0BQ
	Proposal	First floor side extension, single storey rear extension & interior alterations	
	Response date	15 th May 2024	
	Agreed response		
9i)	Application	P24/S1345/HH	14 Tavy Close Didcot Oxon OX11 7XR
	Proposal	Single storey rear extension in place of conservatory.	
	Response date	16 th May 2024	
	Agreed response		
9j)	Application	P24/S1291/HH	39 Manor Road Didcot OX11 7JZ
	Proposal	Extension of existing roof and dormer.	
	Response date	18 th May 2024	
	Agreed response		
9k)	Application	P24/S1346/HH	36 Icknield Close Didcot Oxon OX11 7AU
	Proposal	Construction of single storey rear extension	
	Response date	21 st May 2024	
	Agreed response		
9l)	Application	P24/S1386/HH	26 Bowmont Water Didcot OX11 7GE
	Proposal	Demolition of existing conservatory and construction of new single storey rear extension	
	Response date	24 th May 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
No objections	P24/S0747/HH	Erection of first floor side extension. 6 Cole Court Didcot OX11 7XL
No objections	P24/S0854/FUL	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. 95 Wantage Road Didcot OX11 0AF
Didcot Town Council's Planning and Development Committee have no objections to this application, however the Committee supports the comments made by the Forestry Officer.	P24/S0325/HH	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.) (Additional information received 18 March 2024). 18 East Street Didcot OX11 8EJ
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	P19/S0720/O	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

impede on both paths. The Committee would also like to question the spacing between the zig-zag lines for the pedestrian crossing and the bus stop.		highway plan received 15 January 2024). Land at Ladygrove East Didcot
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12. To note as listed: Planning Applications refused

None received.

13. To note as listed: Planning Applications withdrawn

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
N/A	P24/S0758/LDP	Insertion of four rooflights across two roof slopes to rear of building to create a new room in first floor loft space. P24/S0758/LDP

14. To note as listed: Planning Applications referred

None received.

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

16. To receive an update from the Neighbourhood Plan Team