

Notice of a meeting of the

Planning and Development Committee

Tuesday 25th June 2024 at 7:30pm

All Saints Room, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Tuesday 25th June 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

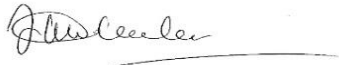
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 4th of June 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 note as listed: planning appeals
9. To note as listed: planning applications approved
10. To note as listed: planning applications refused
11. To note as listed: planning applications withdrawn
12. To note as listed: planning applications referred



Janet Wheeler
Town Clerk
19th June 2024

Voting committee members

Cllr David Rouane (Chair)
Cllr Hugh Macdonald (Vice Chair)
Cllr Stephen Cole
Cllr Sarah Nohre
Cllr Nick Hards
Cllr Denise Macdonald
Cllr Anthony Hudson

Substitute committee members

Cllr Gavin Roberts
Cllr Andrew Jones
Cllr Zia Mohammed
Cllr Jim Loder
Cllr Luke Hislop
Cllr James Broadbent
Cllr George Ryall

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 4th June 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)	30/05/2024	SODC	06/06/2024	To inform DTC about the Green Infrastructure and Open Space Survey.

6. Applications for certificates of Lawful Development and Information only

None received

7. To consider as listed: Planning Applications

7a)	Application	P24/S1291/HH	39 Manor Road Didcot OX11 7JZ
	Proposal	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024). (Amended plans removing gutter overhang received 29 May 2024).	
	Amendment	No. 2 - dated 29th May 2024	
	Response date	26 th June 2024	
	Previous comments	No objections	
	Agreed response		

7b)	Application	P24/S1682/FUL	Unit 41 and Unit 42 The Orchard Centre Didcot OX11 7LL
	Proposal	Installation of mezzanine floor for retail sales and/or storage purposes.	
	Response date	27 th June 2024 (extended from 21 st June 2024)	
	Agreed response		
7c)	Application	P24/S1631/DIS	Land at Ladygrove East Didcot
	Proposal	Discharge of condition 8 (Design Code) on application 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)	
	Response date	26 th June 2024 (extended from 25 th June 2024)	
	Agreed response		
7d)	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)	
	Amendment	No. 2 - dated 11th June 2024	
	Response date	27 th June 2024 (extended from 25 th June 2024)	
	Previous comments	Didcot Town Council's Planning and Development Committee would like to object to this application, based on the comments made by the Forestry Officer and the Landscape Architect.	
	Agreed response		
7e)	Application	P24/S1707/HH	13 East Street Didcot OX11 8EJ
	Proposal	Erection of a ground and first floor side / rear extension and loft conversion. Demolition of existing outbuilding and erection of a detached garden room / store and related alterations. (Amended Certificate of Ownership received 11 June 2024)	
	Amendment	No. 1 - dated 11th June 2024	
	Response date	3 rd July 2024	

	Previous comments	N/A	
	Agreed response		
7f)	Application	P24/S1944/HH	20 Humber Close Didcot OX11 7RU
	Proposal	The removal of porch window loft conversion.	
	Response date	10 th July 2024	
	Agreed response		
7g)	Application	P24/S1936/HH	3 Elbourne Didcot OX11 0BL
	Proposal	Single storey ground floor rear and side aspect (west) extension. Two storey rear extension. Garage front aspect (north) moved forward with first floor over.	
	Response date	10 th July 2024	
	Agreed response		

8. To note as listed: Planning Appeals.

None received.

9. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S1345/HH	Single storey rear extension in place of conservatory. 14 Tavy Close Didcot Oxon OX11 7XR
No objections	P24/S1386/HH	Demolition of existing conservatory and construction of new single storey rear extension. 26 Bowmont Water Didcot OX11 7GE

No objections	P24/S1313/HH	First floor side extension, single storey rear extension. 18 Wheatfields Didcot OX11 0BQ
No objections	P24/S1486/HH	Demolition existing garage; erection single storey rear and side extension together with front porch. 6 Slade Road Didcot Oxon OX11 7AP
No objections	P24/S1560/HH	Proposed two storey side extension, internal alterations, demolition of existing conservatory and all associated works. 41 High Street Didcot OX11 8EG

10. To note as listed: Planning Applications refused

None received.

11. To note as listed: Planning Applications withdrawn

None received.

12. To note as listed: Planning Applications referred

None received.

Didcot Town Council

Minutes of the

Planning and Development Committee

Tuesday 4th June 2024 at 7:30pm
Main Hall, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr H Macdonald (Vice Chair)
Cllr S Nohre
Cllr N Hards
Cllr A Hudson
Cllr K Morrison

Officers:

A Guzinski (Planning and Estate Officer [minutes])

1. To elect the Chair of the Committee

It was proposed by Cllr H Macdonald, seconded by Cllr A Hudson, and **RESOLVED** to elect **Cllr D Rouane** as the Chair of the Committee.

5 members agreed, one member abstained.

2. To elect the Vice Chair of the Committee

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and **RESOLVED** to elect **Cllr H Macdonald** as the Vice Chair of the Committee

3 members agreed, 3 members abstained.

3. To receive apologies

Apologies were received from Cllrs S Cole and D Macdonald.

Cllr K Morrison substituted for Cllr S Cole.

It was proposed by Cllr D Rouane to Co-opt Cllr K Morrison onto the Planning and Development Committee on a temporary basis to allow for voting rights.

All members agreed.

4. 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 12h) - P24/S1492/FUL – *Cornerstone Arts Centre, 25 Station Road* and would excuse himself from the discussions.

No other declarations were made.

5. To review the Planning and Development Committee Terms of Reference (attached)

It was proposed by Cllr H Macdonald, seconded by Cllr A Hudson, and **RESOLVED** to **recommend** an addition of Neighbourhood Plan in the terms of reference to be agreed by the Full Council.

4 members agreed, 2 members voted against.

6. To approve the draft minutes of the meeting held on 8th May 2024 (attached)

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, and note them as such.

All members agreed.

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

There were no questions on the minutes.

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

The Committee noted the correspondence received as listed below.

Item	Date received	Received from	Sent to Members	Details
8a)	13/05/2024	OCC	29/05/2024	To inform DTC about the experimental TROs to be implemented on Lydalls Close (western section)

The Committee requested that the Oxfordshire County Council informs DTC on the review process and includes DTC in any discussions.

The Committee also noted an item of late correspondence regarding the proposed 20mph zones within Didcot and made a few suggestions and comments to be sent back to the case officer.

9. To note the erection of 4 flats

The Committee noted the erection of 4 flats.

10. To note the erection of 1 new residential dwelling

The Committee noted the erection of 1 new residential dwelling.

11. Applications for certificates of Lawful Development and Information only

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

12. To consider as listed: Planning Applications

It was proposed by Cllr D Rouane to move agenda item 12h) to the bottom of the list.

All members agreed.

12a)	Application	P24/S1430/HH	18 Samor Way Didcot OX11 8RF
	Proposal	Rear extension & loft conversion.	
	Response date	6 th June 2024 (extended from 29 th May 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 263338) All members agreed.	
12b)	Application	P24/S1420/FUL	6 Park Road Didcot OX11 8QW
	Proposal	Change of use to residential Family Residential Centre.	
	Response date	6 th June 2024 (extended from 31 st May 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 263339) 5 members agreed, 1 member abstained	
12c)	Application	P24/S1405/HH	4 Darcey Lode Didcot OX11 7UB
	Proposal	First floor extension over existing garage.	
	Response date	5 th June 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr S Nohre, and RESOLVED to submit no objections to this application. (Ref: 263341) All members agreed.	
12d)	Application	P24/S1481/HH	36 Freeman Road Didcot OX11 7DD
	Proposal	Proposed ground floor rear extension	

	Response date	5 th June 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: 263342) All members agreed.	
12e)	Application	P24/S1486/HH	6 Slade Road Didcot Oxon OX11 7AP
	Proposal	Demolition existing garage; erection single storey rear and side extension together with front porch.	
	Response date	7 th June 2024	
	Agreed response	It was proposed by Cllr S Nohre, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 263343) All members agreed.	
12f)	Application	P24/S1439/RM	Willowbrook Park Phase 4B North East Didcot
	Proposal	Reserved Matters Application following Outline Approval P15/S2902/O in respect of 64 dwellings for Phase 4B including affordable housing, car parking, open space, landscaping, and associated works. Reserved Matters seeking consent: Appearance, Landscaping, Layout and Scale.	
	Response date	7 th June 2024	
	Agreed response	<p>It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and RESOLVED to object to this application with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee would like to object to this application with the following comments:</p> <p>The Committee believes that the affordable housing positioning is not in line with the local plan, and the houses should be spread apart more within the development area.</p> <p>The Committee would also like to highlight the issues raised by the Road Safety Audit and would like to see them resolved prior to the development commencing.</p> <p>The Committee also had objections on page 10 on the Design and Access Statement and would like to question the wording of "where possible" on retaining the existing hedgerow. The Committee also questioned the "reinforcing of existing hedgerow" being included, while the hedgerow is being removed.</p> <p>The Committee also noted the comments made by Thames Valley Police and advised against the use of tandem parking.</p>	

		<p>The Committee also advised against the use of known allergen trees to be located nearby any of the housing, such as the Silver Birch.</p> <p>The Committee did not have access to the comments made by Thames Water and were unable to comment on their feedback. (Ref: 263344) All members agreed.</p>	
12g)	Application	P24/S1560/HH	41 High Street Didcot OX11 8EG
	Proposal	Proposed two storey side extension, internal alterations, demolition of existing conservatory and all associated works.	
	Response date	8 th June 2024	
	Agreed response	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 263346) All members agreed.</p>	
12i)	Application	P24/S1535/FUL	Wallingford Road Didcot Oxfordshire OX11 9BJ
	Proposal	New high ball stop fencing around driving range outfield.	
	Response date	13 th June 2024	
	Agreed response	<p>It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and RESOLVED to submit no objections to this application. (Ref: 263347) All members agreed.</p>	
12j)	Application	P24/S1594/HH	4 Daniel Shepherd Avenue Didcot OX11 6BS
	Proposal	Installation of air source heat pump	
	Response date	13 th June 2024	
	Agreed response	<p>It was proposed by Cllr A Hudson, seconded by Cllr S Nohre, and RESOLVED to submit no objections to this application. (Ref: 263348) All members agreed.</p>	
12k)	Application	P24/S1291/HH	39 Manor Road Didcot OX11 7JZ
	Proposal	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024).	
	Amendment	No. 1 - dated 20th May 2024	
	Response date	13 th May 2024	
	Previous comments	No objections.	
	Agreed response	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 263349) All members agreed.</p>	

12l)	Application	P24/S1569/HH	28 Cromwell Drive Didcot Oxon OX11 9RB
	Proposal	Demolition of existing conservatory, erection of single storey rear extension	
	Response date	14 th June 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: 263350) All members agreed.	
12m)	Application	P24/S1592/HH	10 Calder Way Didcot OX11 7QG
	Proposal	Single storey rear extension and infill porch to front.	
	Response date	19 th June 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: 263351) All members agreed.	
Cllr D Rouane excused himself from the discussions. Cllr H Macdonald took on the Chair			
12h)	Application	P24/S1492/FUL	Cornerstone Arts Centre 25 Station Road Didcot Oxfordshire OX11 7NE
	Proposal	To erect an external staircase and edge protection on the roof of the cornerstone arts centre. This is to allow access to the roof as part of the public sector decarbonisation scheme (PSDS). The council have secured a government grant to install air source heat pumps and solar panels. The staircase and edge protection are required to allow prospective contractors access to the roof.	
	Response date	11 th June 2024	
	Agreed response	It was proposed by Cllr S Nohre, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 263352) All members agreed.	
Cllr D Rouane returned to the meeting and resumed the Chair.			

13. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

14. To note as listed: Planning Applications approved.

The Committee noted planning applications approved as listed.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S0844/HH	Demolition of existing rear single storey extension, construction of new

		single storey side and rear extension. (Amended Certificate of Ownership received 3 April 2024). 46 Haydon Road Didcot OX11 7JR
No objections	P24/S0880/HH	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. 1 Juniper Way Didcot OX11 6AA
No objections	P24/S1005/HH	Two storey front extension, single and two storey extensions to the rear. 35 Queensway Didcot OX11 8LY
No objections	P24/S1206/FUL	Erection of replacement plant, enclosure, and associated works. Aldi Broadway Didcot OX11 8ET

15. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

16. To note as listed: Planning Applications withdrawn

The Committee noted the applications withdrawn as listed

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
The Committee noted that this development will require some trees to be removed, and therefore the Committee would like to see a condition to	P24/S1012/HH	Two storey side annexes with two storey rear extension, minor opening changes to front facade. 3 Elbourne Didcot OX11 0BL

ensure that there is no net loss in biodiversity		
Didcot Town Council's Planning and Development Committee would like to object to this application on the grounds of inadequate parking provisions, especially considering the recent change of use to a House in Multiple Occupation.	P24/S0765/FUL	Demolition of existing double garage and construction of two 1-bed flats in one block as extension to 67 Warner Crescent. 67 Warner Crescent Didcot OX11 8JY

17. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

18. To receive an update from the Neighbourhood Plan Team

Cllr H Macdonald gave a brief update on the Neighbourhood Plan.

Cllr H Macdonald proposed that two working groups be created – one would oversee the Didcot Parish plan, and the second would engage neighbouring parishes and gather interest in a joint plan. Those groups would feedback into the Planning and Development Committee.

Cllr D Rouane explained that creations of, and admissions to working groups are agreed by the Full Council, and a full proposal document, along with the Terms of Reference is needed prior to the groups being created.

The meeting closed at 20:35

Signed:

Date:
