

## Didcot Town Council

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

|             |                        |   |   |
|-------------|------------------------|---|---|
|             | <b>Response date</b>   | 5 <sup>th</sup> June 2024   |   |
|             | <b>Agreed response</b> | It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>263342</b> )<br>All members agreed.  |   |
| <b>12e)</b> | <b>Application</b>     | <a href="#">P24/S1486/HH</a>  | 6 Slade Road Didcot Oxon OX11 7AP           |
|             | <b>Proposal</b>        | Demolition existing garage; erection single storey rear and side extension together with front porch.   |   |
|             | <b>Response date</b>   | 7 <sup>th</sup> June 2024   |   |
|             | <b>Agreed response</b> | It was proposed by Cllr S Nohre, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>263343</b> )<br>All members agreed.   |   |
| <b>12f)</b> | <b>Application</b>     | <a href="#">P24/S1439/RM</a>  | Willowbrook Park Phase 4B North East Didcot |
|             | <b>Proposal</b>        | 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.  |   |
|             | <b>Response date</b>   | 7 <sup>th</sup> June 2024   |   |
|             | <b>Agreed response</b> | <p>It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and <b>RESOLVED</b> to <b>object</b> to this application with the following <b>comments</b>:</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.<br/>(Ref: <b>263344</b>)<br/>All members agreed.</p> |  |
| 12g) | Application       | <a href="#">P24/S1560/HH</a>  | 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 <sup>th</sup> June 2024   |  |
|      | Agreed response   | <p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br/>(Ref: <b>263346</b>)<br/>All members agreed.</p>   |  |
| 12i) | Application       | <a href="#">P24/S1535/FUL</a>   | Wallingford Road Didcot Oxfordshire OX11 9BJ |
|      | Proposal          | New high ball stop fencing around driving range outfield.   |  |
|      | Response date     | 13 <sup>th</sup> June 2024  |  |
|      | Agreed response   | <p>It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br/>(Ref: <b>263347</b>)<br/>All members agreed.</p>  |  |
| 12j) | Application       | <a href="#">P24/S1594/HH</a>  | 4 Daniel Shepherd Avenue Didcot OX11 6BS     |
|      | Proposal          | Installation of air source heat pump  |  |
|      | Response date     | 13 <sup>th</sup> June 2024  |  |
|      | Agreed response   | <p>It was proposed by Cllr A Hudson, seconded by Cllr S Nohre, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br/>(Ref: <b>263348</b>)<br/>All members agreed.</p>   |  |
| 12k) | Application       | <a href="#">P24/S1291/HH</a>  | 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 <sup>th</sup> May 2024   |  |
|      | Previous comments | No objections.  |  |
|      | Agreed response   | <p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br/>(Ref: <b>263349</b>)<br/>All members agreed.</p>   |  |

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|--|------------------------|---|--|
| 12l)   | <b>Application</b>     | <a href="#">P24/S1569/HH</a>  | 28 Cromwell Drive Didcot Oxon OX11 9RB                                 |
|  | <b>Proposal</b>        | Demolition of existing conservatory, erection of single storey rear extension   |  |
|  | <b>Response date</b>   | 14 <sup>th</sup> June 2024  |  |
|  | <b>Agreed response</b> | It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>263350</b> )<br>All members agreed.  |  |
| 12m)   | <b>Application</b>     | <a href="#">P24/S1592/HH</a>  | 10 Calder Way Didcot OX11 7QG  |
|  | <b>Proposal</b>        | Single storey rear extension and infill porch to front.   |  |
|  | <b>Response date</b>   | 19 <sup>th</sup> June 2024  |  |
|  | <b>Agreed response</b> | It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>263351</b> )<br>All members agreed.  |  |
| Cllr D Rouane excused himself from the discussions. Cllr H Macdonald took on the Chair |                        |   |  |
| 12h)   | <b>Application</b>     | <a href="#">P24/S1492/FUL</a>   | Cornerstone Arts Centre 25 Station Road<br>Didcot Oxfordshire OX11 7NE |
|  | <b>Proposal</b>        | 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. |  |
|  | <b>Response date</b>   | 11 <sup>th</sup> June 2024  |  |
|  | <b>Agreed response</b> | It was proposed by Cllr S Nohre, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.<br>(Ref: <b>263352</b> )<br>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                        | <b>P24/S0844/HH</b>         | Demolition of existing rear single storey extension, construction of new |

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

**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

| <b>Didcot Town Council's recommendation</b>   | <b>Planning Application Number</b> | <b>Proposal and Address</b>   |
|---|------------------------------------|---|
| 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.<br><br><b>3 Elbourne Didcot OX11 0BL</b> |

|   |               |  |
|---|---------------|--|
| 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.<br><br><b>67 Warner Crescent Didcot OX11 8JY</b> |

**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:

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Date:

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