

Didcot Town Council

Minutes of the

Planning and Development Committee

Tuesday 16th July 2024 at 7:30pm

Main Hall, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)

Cllr S Cole

Cllr N Hards

Cllr A Hudson

Cllr L Hislop

Cllr T Worgan (co-opted)

Officers:

A Guzinski (Planning and Estate Officer [minutes])

31. To receive apologies

Apologies were received from Cllrs H Macdonald, S Nohre, and D Macdonald

Cllr L Hislop substituted for Cllr D Macdonald.

Cllr T Worgan substituted for Cllr H Macdonald.

Cllr S Nohre has informed the Committee via email of their decision to step down from the Planning and Development Committee, due to personal circumstances. The Committee thanked Cllr S Nohre for their contributions during the meetings.

No other apologies were received.

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and **RESOLVED** to co-opt Cllr T Worgan as a temporary member of the Planning and Development Committee for the duration of the meeting.

All members agreed.

32. 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.

33. To approve the draft minutes of the meeting held on 25th June 2024 (attached)

It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and **RESOLVED** to **approve** the minutes as a true and accurate record of the meeting, and note them as such.

All members agreed.

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

Cllr A Hudson has apologised for their absence from the last meeting, which was caused by the change of usual meeting dates.

The Committee accepted the apology.

No other questions were raised.

35. 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
5a)	28/06/2024	OCC	02/07/2024	To inform DTC about the OCC Local Flood Risk Management Strategy Consultation: Local Flood Risk Management Strategy consultation Let's Talk Oxfordshire.

The Committee requested for this consultation to be an item on the next Planning and Development Committee agenda.

36. Applications for certificates of Lawful Development and Information only

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

6a)	Application	P24/S2113/PDH	6 Macdonald Close Didcot OX11 7BH
	Proposal	Replace existing conservatory with single story rear extension using prefabricated roof system.	

37. To comment on the Proposed Diversion of Didcot Footpath No. 20 (part) under Highways Act 1980 s.119

It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and **RESOLVED** to submit the following **comments**:

Didcot Town Council's Planning and Development Committee would like to note the changes as acceptable, however the Committee would like to see an inclusion of adequate signposting, as the new path changes direction on multiple occasions.

All members agreed.

38. To note the conversion of rear of building to a duplex apartment.

The Committee noted the conversion of the building to a duplex apartment.

39. To note the adoption of Unit A, Lower Broadway, Didcot (S278)

The Committee noted the adoption of Unit A, Lower Broadway.

40. To consider as listed: Planning Applications

10a)	Application	P24/S1776/HH	47 Hagbourne Road Didcot OX11 8DP
	Proposal	Demolition of existing rear lean to and side conservatory. Erection of a part single part two storey side and rear extension. Formation of front porch.	
	Response date	17 th July 2024 (extended from 11 th July 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: 265005) All members agreed.	

10b)	Application	P21/S1580/MPO	131-145 (odd) Blackthorn Road Didcot OX11 6EP
	Proposal	Application for the modification of planning obligation 08S35	
	Response date	17 th July 2024 (extended from 12 th July 2024)	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr S Cole, 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. As far as the Committee understands, the modification of the Planning Obligation would reduce the number of affordable housing provisions.</p> <p>(Ref: 265006) 5 members agreed, 1 member abstained.</p>	
10c)	Application	P24/S1987/FUL	Former Julians Garage Station Road Didcot OX11 7NN
	Proposal	Change of use of land for car parking for a temporary period.	
	Response date	17 th July 2024 (extended from 16 th July 2024)	
	Agreed response	<p>It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 265007) 5 members agreed, 1 member abstained.</p>	
10d)	Application	P24/S2021/S73	Ridgeway House 1A Hagbourne Road Didcot OX11 8DP
	Proposal	Variation of condition 2 (Bicycle Storage facilities) on application P21/S5378/FUL / APP/Q3115/W/22/3298682 (Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer).	
	Response date	17 th July 2024	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to submit the following comments:</p> <p>While the Committee has no objections, the Committee would like to question the need to change the previous planning condition after the original application has passed.</p> <p>(Ref: 265008) All members agreed.</p>	
10e)	Application	P24/S2022/S73	14 Haydon Road Didcot OX11 7JD
	Proposal	Variation of condition 2 (Bicycle storage facilities) on application P21/S3973/FUL Appeal Ref APP/Q3115/W/22/3296235 (The change of use of a dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two-storey side	

		extensions, a single-storey rear extension, and an extension to the dropped kerb to create additional parking).	
	Response date	19 th July 2024	
	Agreed response	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit the following comments:</p> <p>While the Committee has no objections, the Committee would like to question the need to change the previous planning condition after the original application has passed.</p> <p>(Ref: 265009) All members agreed.</p>	
10f)	Application	P24/S2142/FUL	Unit 8 Moorbrook Park Didcot OX11 7HP
	Proposal	Proposed installation of ventilation flue	
	Response date	29 th July 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.</p> <p>(Ref: 265010) All members agreed.</p>	
10g)	Application	P24/S0201/HH	1 Tavistock Avenue Didcot Oxon OX11 8NA
	Proposal	Erection of a two-storey rear extension and single storey rear extension. (Amended plans received 27 June 2024).	
	Amendment	No. 1 - dated 27th June 2024	
	Response date	23 rd July 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.</p> <p>(Ref: 265011) All members agreed.</p>	

41. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

42. 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/S1594/HH	Installation of air source heat pump. (Additional noise assessment details received 4 June 2024). 4 Daniel Shepherd Avenue Didcot OX11 6BS
No objections	P24/S1346/HH	Construction of single storey rear extension. (Additional plan received 26 June 2024). 36 Icknield Close Didcot Oxon OX11 7AU
No objections	P24/S1569/HH	Demolition of existing conservatory, erection of single storey rear extension 28 Cromwell Drive Didcot Oxon OX11 9RB
No objections	P24/S1481/HH	Proposed ground floor rear extension. 36 Freeman Road Didcot OX11 7DD
No objections	P24/S1592/HH	Single storey rear extension and infill porch to front. 10 Calder Way Didcot OX11 7QG
No objections	P24/S1682/FUL	Installation of mezzanine floor for retail sales and/or storage purposes (as amended by drwgnos 11423-41-F-P01 C and 11423-41-F-P02 C to reduce size of mezzanine received on 11 June 2024). Unit 41 and Unit 42 The Orchard Centre Didcot OX11 7LL
No objections	P24/S1291/HH	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024). (Amended plans removing gutter overhang received 29 May 2024). 39 Manor Road Didcot OX11 7JZ

43. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

44. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

45. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

46. To receive an update on the Neighbourhood Plan.

The Planning and Estate Officer informed the Committee that Cllr L Hislop had requested to step down from the Neighbourhood Plan Group, and subsequently requested to remove their name from any previous, current, and future documents.

The Planning and Estate Officer will amend any drafts and documents submitted to the Committee with the name removed.

The Committee noted the update.

The meeting closed at 20:01

Signed:

Date:
