

Notice of a meeting of the

Planning and Development Committee
Wednesday 28th August 2024 at 7:30pm
Main Hall, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 28th August 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

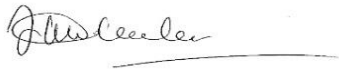
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 7th of August 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 To note as listed: planning applications withdrawn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
13. To receive an update on the Neighbourhood Plan



Janet Wheeler
Town Clerk
22nd August 2024

Voting committee members

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

Substitute committee members

Cllr Gavin Roberts
Cllr Chris Jennings
Cllr Zia Mohammed
Cllr Jim Loder
Cllr Luke Hislop
Cllr James Broadbent
Cllr George Ryall

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 7th August 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr H Macdonald (Vice Chair)
Cllr N Hards
Cllr A Hudson
Cllr D Macdonald
Cllr C Jennings

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Public:

8 members of the public attended the meeting.
Cllr A Jones attended the meeting as a resident.

47. To receive apologies

Apologies were received from Cllrs S Cole and S Nohre.

Cllr C Jennings substituted for Cllr S Nohre.

No other apologies were received.

48. 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.

49. To approve the draft minutes of the meeting held on 16th July 2024 (attached)

It was proposed by Cllr N Hards, 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.

Four members agreed, one member voted against, one member abstained.

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

Cllr H Macdonald queried the wording of minute 46, whereby Cllr L Hislop has requested their name to be withdrawn from any future, current, and previous documents relating to the Neighbourhood Plan Group.

The Planning and Estate Officer explained that this request has been approved by the Town Clerk, as it has been requested on appropriate conditions.

Cllr H Macdonald questioned whether the statement in Minute 46 about the removal of a Councillor's name from previous documents was permissible.

Cllr D Rouane will discuss the matter with the Town Clerk after the meeting.

Cllr H Macdonald objected to the previous minutes being accepted.

No other questions were raised.

PUBLIC PARTICIPATION

Cllr D Rouane suspended the Standing Orders to allow the public to address the Committee.

All members agreed.

Four members of the public wished to address the Committee. All four members wished to speak regarding item 8f).

Cllr A Jones spoke on behalf of the resident who have emailed in to express their objections to this application. Cllr A Jones stated that the proposed development would not match the existing houses and would appear massively out of character with the surrounding area. Cllr A Jones pointed out that there were several inconsistencies with the sustainability checklist, whereby the checklist included solar PV panels and air source heat pumps, however the application did not show their inclusion or proposed locations.

Cllr A Jones further stated that there is no adequate foul water disposal plan provided, and that the area is very prone to flooding, including the existing sewage systems, which would be inadequate to support the additional dwellings.

Cllr A Jones also stated that the access lane is in very poor condition and would not be able to support the on-site construction traffic. The Lydalls Close area was also identified as a temporary school street, with potential for the scheme to become permanent.

Cllr A Jones briefly spoke about the access to the site and outlined the poor condition of one of the access routes.

Cllr A Jones also highlighted the previous refusals for planning permission for smaller-scale developments in this area and felt that this should be objected to more thoroughly. Cllr A Jones closed their speech by outlining the net loss of biodiversity and habitat, as well as a local green, should the development be approved.

Cllr D Rouane thanked Cllr A Jones and invited the next speaker.

The first member of the public introduced themselves and mentioned that they lived very close to the proposed development area.

The resident also spoke on behalf of the local community, some of whom attended the meeting without wishing to address the Committee. The local community have also created a petition to object to this development, which gathered 84 signatures at the time of the meeting.

The resident echoed the previous concerns and added that the primary access to the site goes through an unadopted access road.

The resident also emphasized the importance of the area being classed as a “conservation area” and expressed their disappointment with the District Council’s management of the local conservation areas.

The resident explained that this area was the only green space available to the local community, and previous development proposals were heavily objected to, and subsequently refused – in total, between 4/5 previous attempts have been refused.

The resident also spoke regarding the character of area and explained that this proposal would not be in-keeping with the area, with a negative impact on the overall appearance and character of the area should the development go ahead. The

resident also highlighted the fact that none of the proposed dwellings would be classed as affordable housing.

The resident also noted that the developers have planned to offset the biodiversity loss by creating off-site gains, however the residents felt that there would be no appropriate space to create additional green areas within Didcot.

The resident also raised concerns regarding the impact on the existing traffic, and the impact on water run-off. The resident also stated that the up keep of the existing buildings has been quite difficult, however the Council should have additional rights to repair or replace the buildings within the conservation area.

The resident closed their speech by explaining that Didcot does not have a current appraisal of historic areas.

Cllr D Rouane enquired whether the residents objected to ANY development within the area, or just the NATURE of the current proposal.

The resident stated that the group is objecting to ANY development within the green area.

Cllr D Rouane thanked the resident and invited the second participant to speak.

The second member of the public introduced themselves and echoed all previous comments.

The resident has explained that this conservation area was unique within the entire district, with its historic setting and the tranquillity it provides to the local community.

The resident also emphasised that this proposal would be an overdevelopment, and would significantly alter the character of the area, as well as block the historic buildings, and have a negative impact on traffic. The resident also briefly mentioned the access to the site and echoed previous comments on the topic.

Cllr H Macdonald asked whether a Neighbourhood Plan would be beneficial to protect the area.

The resident stated that they were not sure, as this is private land, and at the moment, the impact that a Neighbourhood Plan would have on the area is not clear.

The resident also stated that they felt strongly that this proposal would be rejected, as evidenced by previous refusals.

Cllr D Rouane thanked the resident and invited the third member of the public to speak.

The third member introduced themselves and explained that the community were looking into a possibility of generating funds to purchase or rent the land for the community to enjoy.

The Planning and Estate Officer explained that should the land be purchased, it could be proposed to list the area as an Asset of Community Value, or a Village Green Status.

Cllr D Rouane thanked the members of the public for their time and comments and reinstated the Standing Orders.

Cllr D Rouane proposed for item 8f) to be moved out of order and discussed first.

All members agreed.

8f)	Application	P24/S2273/FUL	Land between Manor Road and Lydalls Close Didcot
	Proposal	Development of three detached houses and garages.	
	Response date	13 th August 2024	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, 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 for the following reasons:</p> <p>The proposed development will have a severe, negative impact on the character of the area, and alter the overall appearance of the landscape within the conservation area. The proposed houses are not in-keeping with the surrounding area and are an overdevelopment of this quiet piece of green space.</p> <p>The proposed development would also have a severe and negative impact on the local flooding, as the Lydalls Road area is already prone to flooding. This development will negatively impact the existing drainage, which appears to be damaged. The green area is able to soak up some of the rain water, however with a new development, this area will not be able to provide as much flood protection.</p> <p>The proposed development will also have a severe and negative impact on the local wildlife – the development will result in major net</p>	

		<p>loss of biodiversity, and off-site gains are not the appropriate solution, and should not be used as the primary solution. The current planning policy states that any new development should result in a 10% increase in net biodiversity.</p> <p>(Ref: 265850) All members agreed.</p>
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Cllr D Rouane resumed the agenda in order.

51. 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)	23/07/2024	Real Estate Comms	23/07/2024	To inform DTC about the consultation regarding the proposed redevelopment of the brownfield site on Abingdon Road, Didcot.
5b)	26/07/2024	Thames Water	26/07/2024	To inform DTC about the update on the Clay Compaction Trial on the Abingdon Reservoir proposal.

The Committee requested to invite the Real Estate Comms team to the next Planning and Development Committee meeting to discuss the proposal prior to the application being made.

52. To comment on the Oxfordshire County Council Local Flood Risk Management Strategy

It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and **RESOLVED** to not submit a collective comment, and instead send out individual comments.

All members agreed.

53. Applications for certificates of Lawful Development and Information only

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

7a)	Application	P24/S2175/LDP	11 Cronshaw Close Didcot OX11 7JT
	Proposal	Use of the land for siting a mobile home for use ancillary to the main dwelling.	
7b)	Application	P24/S2157/LDP	8 Buckingham Close Didcot OX11 8TX
	Proposal	Single storey lean to rear extension of 3m from the existing rear wall.	
7c)	Application	P24/S2329/LDP	27 Church Street Didcot OX11 8DQ
	Proposal	Change of use from residential (C3) to HMO (C4).	

54. To consider as listed: Planning Applications

8a)	Application	P24/S2140/HH	45 Churchill Road Didcot OX11 7BU
	Proposal	Erection of boxy-style front dormer.	
	Response date	8 th August 2024 (extended from 2 nd August 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr D Macdonald, and RESOLVED to submit no objections to this application. (Ref: 265844) All members agreed.	
8b)	Application	P24/S1405/HH	4 Darcey Lode Didcot OX11 7UB
CONSULTED VIA EMAIL			
	Proposal	First floor extension over existing garage. (As amended by information received July 2024).	
	Amendment	No. 1 - dated 9th July 2024	
	Response date	25 th July 2024	
	Previous comments	No objections	
	Agreed response	The Committee did not respond to this application.	
8c)	Application	P24/S2178/HH	55 Abingdon Road Didcot OX11 9BY
	Proposal	Installation of a new Air Source Heat Pump located in the rear side of the property.	
	Response date	8 th August 2024 (extended from 2 nd August 2024)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 265845) All members agreed	
8d)	Application	P24/S2183/HH	39 Arndale Beck Didcot OX11 7SU
	Proposal	Two storey side & rear extension	
	Response date	8 th August 2024 (extended from 2 nd August 2024)	

	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 265846) All members agreed	
8e)	Application	P24/S2239/FUL	88 Abbott Road Didcot OX11 8HY
	Proposal	Erection of two houses with associated parking following demolition of existing garages.	
	Response date	9 th August 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 265847) All members agreed	
8g)	Application	P24/S2337/HH	19 Wantage Road Didcot OX11 0BS
	Proposal	Single storey rear extension.	
	Response date	14 th August 2024	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 265848) All members agreed	
8h)	Application	P24/S0190/FUL	32-34 Wantage Road Didcot 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 and as further clarified by rebuttal Briefing Note 1 from Entran Transportation received on 3 July 2024).	
	Amendment	No. 2 - dated 3rd July 2024	
	Response date	7 th August 2024	
	Previous comments	<p>Didcot Town Council's Planning and Development Committee would like to continue their previous objections, and supports the comments made by the Highways Team.</p> <p>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.</p>	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr C Jennings, and RESOLVED to continue the previous objections to this application. Didcot Town Council's Planning and Development Committee would like to continue their previous objections, as they feel that the previous objections were not adequately addressed. (Ref: 265834) Five members agreed, one member voted against.	
8i)	Application	P24/S2357/HH	6 Box Tree Lane Didcot OX11 6HS
	Proposal	Loft conversion with side dormer and skylights.	
	Response date	19 th August 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: 265849) All members agreed
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55. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

56. 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
Didcot Town Council's Planning and Development Committee would like to support the comments raised by the South and Vale Forestry Team. The Committee also noted the incorrect address and location being included in the correspondence with the Ecologist.	P24/S1129/S73	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) Land at Lady Grove Didcot OX11 9BP
No objections	P24/S1492/FUL	Erect an external staircase and edge protection on the roof of the cornerstone arts centre 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 is required to allow prospective contractors access to the roof.

		Cornerstone Arts Centre 25 Station Road Didcot Oxfordshire OX11 7NE
No objections	P24/S1258/HH	Single and two storey extensions (amended plans to remove 2 car parking spaces and include cycle spaces received 17 June 2024). 24 Slade Road Didcot OX11 7AT
No objections	P24/S1535/FUL	New high ball stop fencing around driving range outfield. Wallingford Road Didcot Oxfordshire OX11 9BJ
No objections	P24/S1420/FUL	Change of use to residential Family Residential Centre. (As amplified by Noise Management Plan and Parking Statement received on 14 May 2024). 6 Park Road Didcot OX11 8QW
No objections	P24/S1776/HH	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. 47 Hagbourne Road Didcot OX11 8DP
No objections	P24/S1987/FUL	Change of use of land for car parking for a temporary period. Former Julians Garage Station Road Didcot OX11 7NN
No objections	P24/S1405/HH	First floor extension over existing garage. (As amended and clarified by revised drawings and information received July 2024). 4 Darcey Lode Didcot OX11 7UB
Didcot Town Council's Planning and Development Committee would like to see a clarification of which access road will	P23/V2693/FUL	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-

<p>be used, as per the comments made by the Highways Team.</p>		<p>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, and as amended by site plan and arboricultural report received 20 June 2024)</p> <p>Zulu Farmhouse Didcot Road Harwell Didcot OX11 6DN</p>
<p>No objections</p>	<p>P23/S4151/FUL</p>	<p>Full planning application for the erection of a flexible commercial unit (Use Classes E(a) and/or E(b) and/or hot-food takeaway (Sui Generis)), hard and soft landscaping and associated works. (Additional ecological, drainage, transport, and landscaping information received 20 June 2024).</p> <p>Hadden Hill Retail Park Didcot OX11 9DA</p>
<p>No objections</p>	<p>P24/S1707/HH</p>	<p>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)</p> <p>13 East Street Didcot OX11 8EJ</p>

57. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

58. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

59. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

60. To receive an update on the Neighbourhood Plan.

Cllr H Macdonald stated that there were no updates on the current plan, however the Committee briefly discussed the documents required to complete the creation of the working group, which included the Terms of Reference and a cost breakdown.

The meeting closed at 20:45

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 7th August 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. Applications for certificates of Lawful Development and Information only

None received

7. To consider as listed: Planning Applications

7a)	Application	P24/S2411/LB	21 Manor Road Didcot OX11 7JZ
	Proposal	Erection of a new oak porch.	
	Response date	29 th August 2024 (extended from 22 nd August 2024)	
	Agreed response		
7b)	Application	P24/S2410/HH	21 Manor Road Didcot OX11 7JZ
	Proposal	Erection of a new oak porch.	
	Response date	29 th August 2024 (extended from 22 nd August 2024)	
	Agreed response		
7c)	Application	P24/S2401/HH	123 Park Road Didcot OX11 8QS
	Proposal	Proposed single storey infill rear extension.	
	Response date	29 th August 2024 (extended from 28 th August 2024)	
	Agreed response		

7d)	Application	P24/S2559/HH	6 Macdonald Close Didcot OX11 7BH
	Proposal	Removal of existing rear conservatory and replace with single storey rear extension including alterations to landing window to accommodate new roof pitch.	
	Response date	6 th September 2024	
	Agreed response		
7e)	Application	P24/S2636/FUL	Land to the rear of 98 Park Road Didcot OX11 8QR
	Proposal	Two new dwelling houses with new access onto Park Road	
	Response date	11 th September 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/S1944/HH	The removal of porch window and loft conversion. 20 Humber Close Didcot OX11 7RU
No objections	P24/S1936/HH	Single storey ground floor rear and side aspect (west) extension. Two storey rear extension. Garage front aspect (north) moved forward with first floor over. 3 Elbourne Didcot OX11 0BL

No objections	P24/S2142/FUL	Proposed installation of ventilation flue. Unit 8 Moorbrook Park Didcot OX11 7HP
No objections	P24/S2140/HH	Erection of boxy-style front dormer. 45 Churchill Road Didcot OX11 7BU
No objections	P24/S2178/HH	Installation of air source heat pump located in the rear side of the property. (Additional noise assessment details received 17 July 2024). 55 Abingdon Road Didcot OX11 9BY

10. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S0201/HH	Erection of a two-storey rear extension and single storey rear extension. (Amended plans received 27 June 2024). 1 Tavistock Avenue Didcot Oxon OX11 8NA

11. To note as listed: Planning Applications withdrawn

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
N/A	P24/S2113/PDH	Replace existing conservatory with single story rear extension using prefabricated roof system 6 Macdonald Close Didcot OX11 7BH

<p>The Council has no objections to the proposal identified above but would like the below comments to be taken into account when determining the application.</p> <ul style="list-style-type: none"> • The two roundabouts should be improved in compliance with LTN 1/20, the Department for Transport Cycle Infrastructure Design note published in July 2020, and along the lines of the Fendon Road roundabout in Cambridgeshire. • The connections to the existing shared path, the Ladygrove Loop, should be as direct as possible, making use of the land owned by SODC to form a connection if necessary. The current design requires two right-angle turns to be made by pedestrians and cyclists. LTN 1/20 expects “Cycle routes should be at least as direct – and preferably more direct – than those available for private motor vehicles”. The proposals do not accord with that expectation. • Traffic passing the site to the south, and especially that from the east, would be affected significantly if the planned perimeter road were not installed prior to the commencement of any development. 	<p>P20/S2361/O</p>	<p>Outline planning application for a residential development comprising up to 250 dwellings (with up to 40% affordable housing provision), public open space, play area, pedestrian and cycle links, landscaping and associated supporting infrastructure and earthworks. Means of access (including separate emergency access) to be determined via Hadden Hill (A4130).</p> <p>Land at Ladygrove East Didcot</p>
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12. To note as listed: Planning Applications referred

None received.

13. To receive an update on the Neighbourhood Plan.