

Notice of a meeting of the

Planning and Development Committee

Wednesday 18th September 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 18th September 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

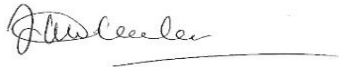
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 28th 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 receive a presentation from Martins Properties regarding the Brownfield Site at Abingdon Road
7. To consider as listed: applications for certificates of lawful development and information only
8. To consider as listed: planning applications
9. To note as listed: planning appeals
10. To note as listed: planning applications approved
11. To note as listed: planning applications refused
12. To note as listed: planning applications withdrawn
13. To note as listed: planning applications referred
14. To receive an update on the Neighbourhood Plan



Janet Wheeler
Town Clerk
12th September 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
Cllr Chris Jennings

Substitute committee members

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

Didcot Town Council

Minutes of the

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



PRESENT

Councillors:

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

Officers:

A Guzinski (Planning and Estate Officer [minutes])
J Wheeler (Town Clerk)

Public:

1 member of the public attended.

61. To receive apologies

Apologies were received from Cllr S Nohre.

Cllr C Jennings substituted for Cllr S Nohre.

No other apologies were received.

62. 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.

63. To approve the draft minutes of the meeting held on 7th August 2024 (attached)

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

Six members agreed, one member abstained.

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

Cllr D Rouane updated the Committee regarding minute 50 and explained that the Town Clerk had communicated with the Councillors via email regarding matters arising from the minutes.

Cllr D Rouane confirmed that a Councillor's name cannot be removed from a previous meeting or minutes of a meeting as this would not be a true record. Cllr D Rouane further explained that the Councillor is allowed to make a statement on the next applicable meeting to clarify their position regarding the previous documents.

Cllr H Macdonald questioned the wording of the minutes where the "request has been approved by the Town Clerk".

Cllr H Macdonald enquired about the steps taken by the Town Clerk to ensure that the request was made on appropriate conditions.

Cllr H Macdonald also stated that they visited a Councillor forum and enquired about altering the record of meetings and stated that there were no circumstances in which this would be possible.

The Town Clerk was asked some direct questions by Cllr H Macdonald. However, no notice was given of these questions and therefore she was not prepared to respond without due consideration.

Cllr D Rouane suggested that Cllr H Macdonald should send the questions directly to the Town Clerk in writing.

The Town Clerk also explained that the Councillor was not requesting for the minutes to be altered, rather to remove their involvement from any of the Neighbourhood Plan Group work.

Cllr D Rouane suggested that the previous minutes should have been worded more specifically, as they *could* imply that the Councillor was seeking for the name to be removed from *all* documents, including the minutes of the meetings.

It was **AGREED** that the wording of minute 46 was made in error, and should *not* include the word “previous”, and amend the word “any documents” to “the report”.

Cllr D Rouane suggested that there might have been a communication error between the Planning and Estate Officer and the Town Clerk.

Cllr D Macdonald requested to go over the previous meetings to find out the exacts of the situation. All members agreed. Cllr D Rouane would liaise with the Town Clerk to resolve this matter.

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

The Committee noted that there was no correspondence listed.

The Planning and Estate Officer updated the Committee on two late items of correspondence.

The first item regarded the previous correspondence from the Real Estate Comms, and informed the Committee that a representative would like to attend the next Committee meeting.

The second item regarded a response to the Committee’s objections to planning application P21/S1580/MPO and clarified the purpose of the application.

The Committee noted the late correspondence received.

66. Applications for certificates of Lawful Development and Information only

The Committee noted that no applications for certificates of lawful development were received.

67. 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	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 266714) All members agreed.	
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	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 266715) All members agreed.	
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	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 266716) All members agreed.	
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	It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 266717) All members agreed.	
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	It was proposed by Cllr C Jennings, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 266718) All members agreed.	

68. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

69. To note as listed: Planning Applications approved.

The Committee noted the planning applications approved as listed.

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

70. To note as listed: Planning Applications refused

The Committee noted the planning applications refused as listed.

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
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71. To note as listed: Planning Applications withdrawn

The Committee noted the planning applications withdrawn as listed.

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
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. • 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	P20/S2361/O	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). Land at Ladygrove East Didcot

<p>accord with that expectation.</p> <ul style="list-style-type: none">• 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.		
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72. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

73. To receive an update on the Neighbourhood Plan.

Cllr D Rouane explained that this document had already been added to the next Full Council agenda but was included on the Planning and Development Committee agenda for information or questions.

Cllr N Hards enquired whether it was possible to request for South Oxfordshire District Council to provide a written confirmation that SODC would be able to cover the costs of any referendums which may be required as part of the Neighbourhood Plan process, as Cllr N Hards was unable to find any written legislation to ensure that all costs would be covered. Cllr N Hards requested this information to be provided prior to the Full Council meeting if possible.

Cllr H Macdonald reassured the Committee that the Neighbourhood Plan had verbal reassurance that legislation regarding Neighbourhood Plans provided for the appropriate authority to pay for the conduct of the referendum.

Cllr H Macdonald does not recall any of the local parishes raising any disputes regarding funding for referendums.

Cllr D Rouane stated that he would also raise this question with the Planning team at SODC.

Cllr N Hards explained that the costs of Didcot's referendum would be larger than the local parishes, especially considering the raising costs of postage, and pressed that a written and signed confirmation should be in place to confirm SODC's commitment to funding any of the necessary referendums.

Cllr H Macdonald stated that this question was inappropriate to be raised by this Committee, as the issue of the referendum falls outside of the scope of the documents being questioned during the meeting and should be a separate matter in the future.

Cllr D Rouane declared an interest on this item, as a member of the South Oxfordshire District Council, however as the question is regarding confirmation whether the payments will be made, rather than a request for the payments to be made, Cllr D Rouane will remain in the room for the discussions.

Cllr D Macdonald stated that it is a reasonable request to have all the information in writing.

Cllr H Macdonald queried the need for a written confirmation.

Cllr D Macdonald stated that having a written confirmation would solidify the SODC's position and give additional reassurance for the Councillors making the decisions.

Cllr N Hards also stated that this is not the first time that this issue had been raised, and that the current legislation does not cover the authority to pay for the costs of the referendum.

Cllr H Macdonald requested for Cllr N Hards to provide the date on which the first query regarding the referendum costs was made.

Cllr D Rouane stated that it would have been raised and resolved verbally, rather than on paper.

It was proposed by Cllr N Hards and seconded by Cllr D Macdonald to request for a written confirmation of funding for the referendum to be sent to SODC.

Three members voted **FOR**, three members voted **AGAINST**, the Chair **ABSTAINED**.

The Chair cast a standing vote **FOR**.

The final vote was 4 members **FOR**, 3 members **AGAINST**, the request **PASSES**.

Cllr D Macdonald questioned if the two working groups had any expectations regarding the political proportions.

Cllr H Macdonald responded to say that there were no expectations for political proportions.

Cllr S Cole asked if there are any age restrictions on participation in the working groups or any works regarding the neighbourhood plan.

Cllr D Rouane stated that the groups are open to all members, including members of the public, as the present member of the public wanted to join the groups.

Cllr D Macdonald stated that people under the age of 18 would need parental permissions and special conditions to allow for people under the age of 18 to be able to volunteer in the groups.

Cllr D Rouane suggested that this could be addressed by creating consultation events, which would not require people under the age of 18 to be formally listed as members of the working group, while still being involved in the consultations.

The meeting closed at 20:23

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 18th 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

Item	Date received	Received from	Sent to Members	Details
5a)	04/09/2024	OCC	09/09/2024	To inform DTC that the Section 73 application to continue the development of the extraction of sand and gravel and restoration using in situ and imported clay materials to create a wet woodland habitat without complying with conditions 1 and 16, in order to remove the remaining stockpile of sand and gravel by road rather than conveyor. And to vary conditions 2 and 32 for the substitution of an updated restoration plan at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP has been approved. (ref: MW.0008/20)
5b)	04/09/2024	OCC	09/09/2024	To inform DTC that the Section 73 application to continue the development to extract sand and gravel and restoration to agriculture and lakes with reed fringes) without complying with conditions 2, 39 and 42 to extend the date for final

				restoration and to reflect the relevant amended restoration design at Land at Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP has been approved. (ref: MW.0067/22)
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6. To receive a presentation from Martins Properties regarding the Brownfield Site at Abingdon Road

7. Applications for certificates of Lawful Development and Information only

7a)	Application	P24/S2868/PDH	38 Kynaston Road Didcot OX11 8HD
	Proposal	Single storey rear extension.	

8. To consider as listed: Planning Applications

8a)	Application	P24/S2607/S73	Land located to the North East of Didcot Didcot
	Proposal	Variation of condition 2 (Approved plans) on application P18/S2339/RM (Reserved Matters Application in respect of 173 dwellings including affordable housing, car parking, open space, landscaping and associated work) - for amendments/layout changes to plots 138-141, 145-148, 154-159, 163-165 and 166.	
	Response date	19 th September 2024 (extended from 13 th September 2024)	
	Agreed response		
8b)	Application	P24/S2236/FUL	Land at 60-68 Broadway Didcot OX11 8RJ
	Proposal	Change of use from a vacant site to a hand-operated carwash and car sales lot with erection of timber frame offices.	
	Response date	19 th September 2024 (extended from 14 th September 2024)	
	Agreed response		

9. To note as listed: Planning Appeals.

None received.

10. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S2357/HH	Loft conversion with side dormer and skylights. As amended by drawing no CP01 V2 received 30 August 2024. 6 Box Tree Lane Didcot OX11 6HS
No objections	P24/S2337/HH	Single storey rear extension. 19 Wantage Road Didcot OX11 0BS
No objections	P24/S2411/LB	Erection of a new oak porch. 21 Manor Road Didcot OX11 7JZ
No objections	P24/S2410/HH	Erection of a new oak porch. 21 Manor Road Didcot OX11 7JZ

11. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<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</p>	P24/S2273/FUL	<p>Development of three detached houses and garages.</p> <p>Land between Manor Road and Lydalls Close Didcot</p>

<p>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 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>		
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12. To note as listed: Planning Applications withdrawn

None received.

13. To note as listed: Planning Applications referred

None received.

14. To receive an update on the Neighbourhood Plan.