

Didcot Town Council

Minutes of the

Planning and Development Committee Tuesday 29th October 2024 at 7:30pm Main Hall, Civic Hall, Didcot



PRESENT

Councillors:

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

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Public:

No members of the public attended the meeting.

102. To receive apologies

No apologies were received.

Cllr C Jennings was absent.

103. 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.

104. To appoint a new Deputy Chair of the Committee.

Cllr D Rouane stated that Cllr H Macdonald wished to step down from his current role as the Deputy Chair of the Committee. The Committee thanked Cllr H Macdonald for his involvement with the role.

Cllr H Macdonald nominated Cllr S Cole for the vacant position.

Cllr S Cole declined the nomination, citing personal reasons and other commitments.

No other nominations were received.

As no nominations were received, Cllr D Rouane proposed to defer this item to a future meeting.

All members agreed.

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

It was proposed by Cllr A Hudson, 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.

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

No questions were raised.

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

The Committee noted the correspondence received as listed:

Item	Date received	Received from	Sent to Members	Details
6a)	03/10/2024	OCC	10/10/2024	To provide DTC with an emergency plan template, as amplified by the recent flooding.
6b)	15/10/2024	RPS	15/10/2024	To inform DTC about the proposed Battery Energy Storage System in Appleford – a public consultation will take place, and

				feedback can be given after the 21 st of October.
6c)	22/10/2024	OCC	22/10/2024	To inform DTC that the 20mph draft has been amended, and that it will be moved into the consultation stages.

The Committee noted items 6b) and 6c).

Cllr D Rouane gave a brief overview on item 6a) and explained that an appropriate officer should be invited to host a “workshop” on Emergency Plans, and a date will be circulated to all Councillors once availability is confirmed.

The Committee also noted a late item of correspondence, regarding the change of address on 6 Park Road, Didcot – The address was changed from flats 1-4, to a single household.

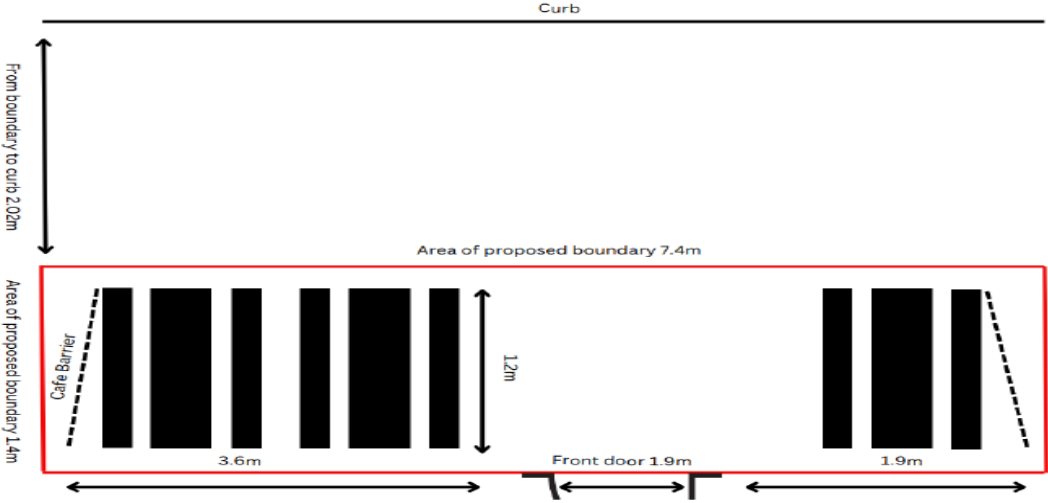
108. Applications for certificates of Lawful Development and Information only

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

7a)	Application	P24/S3110/LDP	Vibe Youth Centre Park Road Didcot OX11 8QX
	Proposal	Installation of air source heat pumps.	
7b)	Application	P24/S2276/LDP	8 McLaren Way Didcot OX11 9FT
	Proposal	Proposed erection of a temporary ball stop post with black netting to stop sports balls from coming into the garden.	

109. To note and comment on Pavement Applications

8a)	Application	PAV/26799/24	Django’s Smokehouse 126 Broadway Didcot OX11 8AB
-----	-------------	------------------------------	---

<p>Proposal</p>	
<p>Response date</p>	<p>4th November 2024</p>
<p>Agreed response</p>	<p>It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and RESOLVED to submit no comments on this application.</p> <p>4 members voted in favour, 2 members voted against.</p>

110. To consider as listed: Planning Applications

<p>9a)</p>	<p>Application</p>	<p>P24/S3142/S73</p>	<p>1 Juniper Way Didcot OX11 6AA</p>
<p>CONSULTED VIA EMAIL</p>			
<p>Proposal</p>	<p>Variation of condition 3 (Materials) on planning application 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) - to change the approved cladding to a fire resistant material to meet Building Regulations.</p>		
<p>Response date</p>	<p>28th October 2024</p>		
<p>Agreed response</p>	<p>It was proposed by Cllr H Macdonald, seconded by Cllr D Rouane, and RESOLVED to submit no objections to this application. (Ref: 268983) All members agreed.</p>		
<p>9b)</p>	<p>Application</p>	<p>P24/S3166/HH</p>	<p>4 Larch Drive Didcot OX11 6DX</p>
<p>Proposal</p>	<p>Single storey rear extension.</p>		
<p>Response date</p>	<p>30th October 2024</p>		
<p>Agreed response</p>	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 268984) All members agreed.</p>		
<p>9c)</p>	<p>Application</p>	<p>P24/S3292/HH</p>	<p>15 Mereland Road Didcot OX11 8AP</p>

	Proposal	Proposed dropped kerb.	
	Response date	6 th November 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr N Hards, and RESOLVED to submit no objections to this application. (Ref: 268985) 4 members voted in favour, 2 members voted against.	
9d)	Application	P24/S3113/HH	8 Blenheim Close Didcot OX11 7JJ
	Proposal	Two storey and single storey rear extension.	
	Response date	8 th November 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: 268986) 5 members voted in favour, 1 member abstained.	
9e)	Application	P24/S3262/HH	27 Chamomile Way Didcot OX11 6HH
	Proposal	Installation of air source heat pump.	
	Response date	12 th November 2024	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 268987) All members agreed.	

111. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

112. 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/S2636/FUL	Two new dwelling houses with new access onto Park Road. Land to the rear of 98 Park Road Didcot OX11 8QR
Didcot Town Council's Planning and Development Committee would like to continue their previous objections and feels that the comments raised were not adequately addressed. Didcot Town Council's Planning and Development Committee would like to	P24/S0190/FUL	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).

<p>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>		<p>32-34 Wantage Road Didcot Oxon OX11 0BT</p>
<p>Didcot Town Council s Planning and Development Committee would like to point out that the application is not clear whether this proposal lays entirely within the applicant s property boundary. The Committee would also like to point out that the proposal may be overlooking the neighbouring property.</p>	<p>P24/S2876/HH</p>	<p>Side extension and loft conversion with side dormer and skylights. 6 Box Tree Lane Didcot OX11 6HS</p>
<p>No objections</p>	<p>P24/S2928/HH</p>	<p>Two storey rear extension and new porch to front. 83 Sinodun Road Didcot OX11 8HW</p>

113. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

114. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

115. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

116. To receive an update on the Neighbourhood Plan.

Cllr D Rouane stated that two meetings have already taken place, with one set of meeting minutes having been received.

Cllr S Cole gave an overview of each of the meetings and explained that the first meeting was focusing on the “Garden Town” area, while the second meeting focused on the Didcot Parish area.

The group is awaiting the decisions from some of the neighbouring Councils, and while some of the Parishes did not wish to be included, Appleford and Sutton Courtenay Parishes were considering allowing the Didcot Neighbourhood Plan to cover areas of their Parishes, which were *not* covered by the existing Neighbourhood Plans. The Working Group was also hoping that the Western Valley Parish would be interested in joining the Neighbourhood Plan, as it would cover all of Great Western Park development.

The next Working Group meeting was scheduled for the 15th of November 2024.

The meeting closed at 20:01

Signed: _____

Date: _____