

Notice of a meeting of the

Planning and Development Committee
Tuesday 19th November 2024 at 7:30pm
Main Hall, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Tuesday 19th November 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

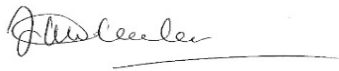
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 29th of October 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 note the Notice of Making Order on footpath 20 (part)
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 To note as listed: planning applications withdrawn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 note the notes from the Neighbourhood Plan Working Group meeting on the 16th of October 2024 (attached as Appendix 1)
15. To receive an update on the Neighbourhood Plan



Janet Wheeler
Town Clerk
13th November 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 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.

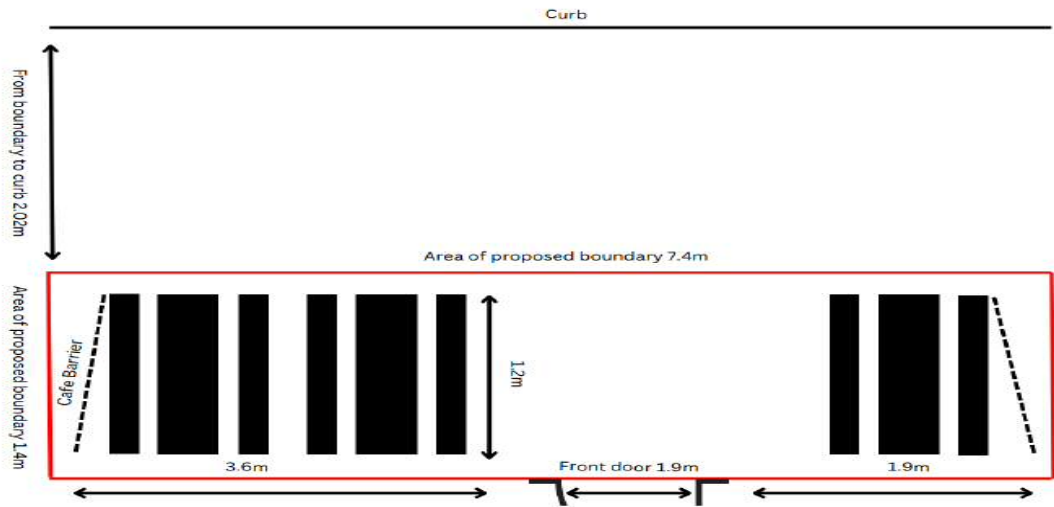
108. Applications for certificates of Lawful Development and Information only

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
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<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 style="text-align: center;">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).

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.		32-34 Wantage Road Didcot Oxon OX11 0BT
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.	P24/S2876/HH	Side extension and loft conversion with side dormer and skylights. 6 Box Tree Lane Didcot OX11 6HS
No objections	P24/S2928/HH	Two storey rear extension and new porch to front. 83 Sinodun Road Didcot OX11 8HW

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: _____

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 29th October 2024 (attached)

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

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

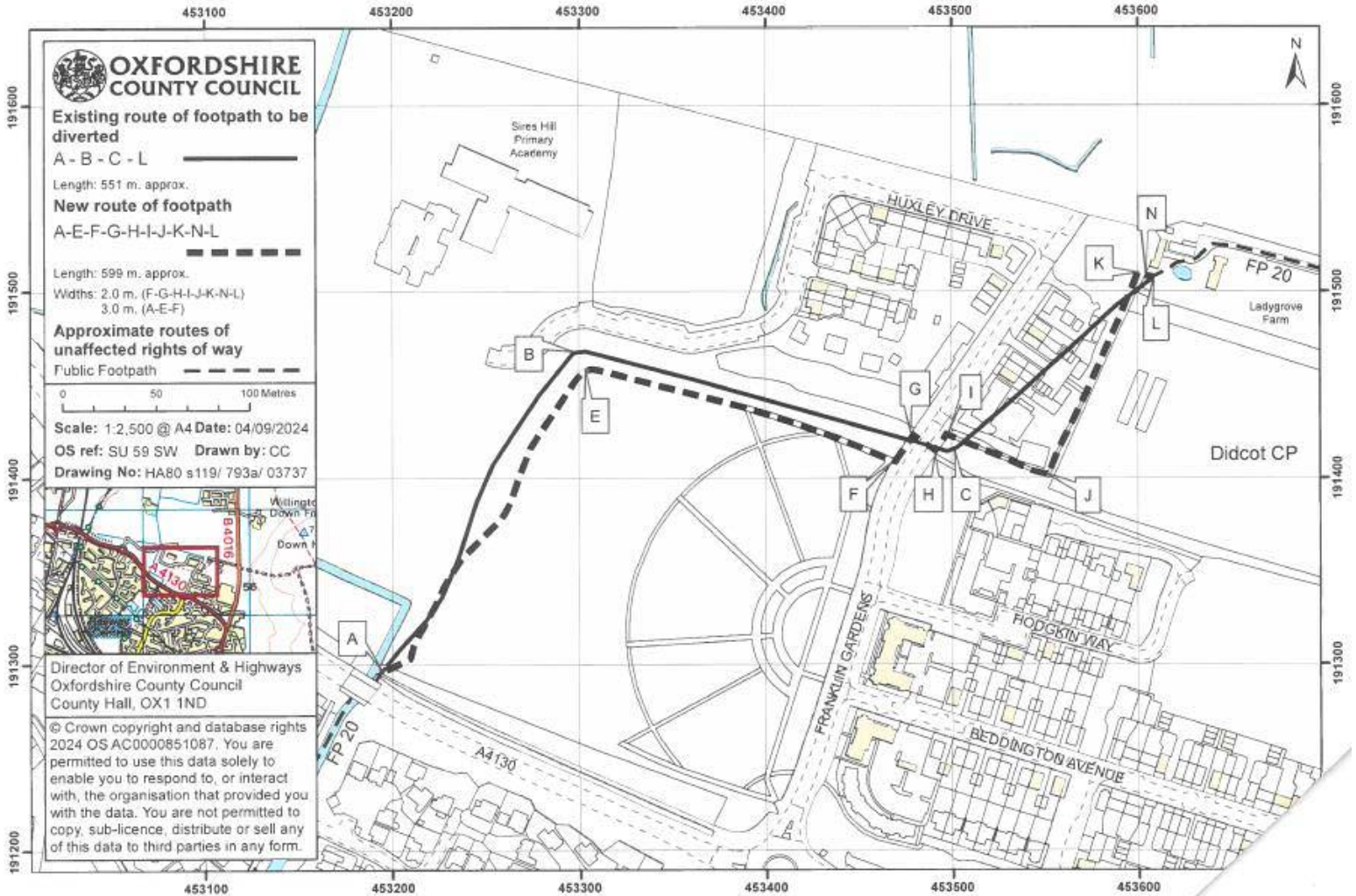
Item	Date received	Received from	Sent to Members	Details
5a)	11/11/2024	OCC	11/11/2024	To inform DTC about the proposed update to Oxfordshire County Council's Local List of Information Requirements for validation of planning and related applications.

6. Applications for certificates of Lawful Development and Information only

None received.

7. To note the Notice of Making Order

The Oxfordshire County Council, Didcot Footpath No.20 (part), Public Path Diversion and Definitive Map and Statement Modification Order 2024



8. To consider as listed: Planning Applications

8a)	Application	P24/S1439/RM	Willowbrook Park Phase 4B North East Didcot
	Proposal	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. (as amended by plans received 17 October 2024)	
	Amendment	No. 1 - dated 17th October 2024	

	Response date	20 th November 2024 (Extended from 6 th November 2024)	
	Previous response	<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.</p> <p>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.</p>	
	Agreed response		
8b)	Application	P23/S1794/FUL	Land to the north of the A4130 Didcot
CONSULTED VIA EMAIL			
	Proposal	<p>Development of a neighbourhood centre to comprise a convenience retail store and additional commercial, business and service floorspace (Use Class E); coffee shop (Use Class E(a)); day nursery (Use Class E(f)); 169 residential flats (Use Class C); together with car parking, public realm and structured landscaping and the creation of an access road and associated works. (As amended by information received 14 June, 30 August, 16 October 2023 and 23 January 2024 and as amplified by additional information received 16 February 2024. As amended by plans & information received 17 April and 5 June 2024 and as amended by plans received 10 July 2024)</p>	
	Amendment	No. 9 - dated 16th October 2024	
	Response date	20 th November 2024 (Extended from 6 th November 2024)	
	Previous response	<p>Didcot Town Council s Planning and Development Committee would like to continue their previous objections, with further comments. The Committee believe that this is not an appropriate location for this development, and that the buildings are still not of high quality or beautiful. The Committee also has concerns regarding the reliance on drainage pumps. The development is also located at the edge of the town and will lack amenities in close proximity.</p>	

		<p>Didcot Town Council s Planning and Development Committee would like to object to this application with the following comments: The Committee noted that the development is not in keeping with the remainder of the town and out of character. The proximity to the nearby Science Parks of Culham, Harwell and Milton Park would also negatively affect the traffic at peak times. Unit B (drive-through cafe) also needs to be reconsidered, as it was noted that the current layout has poor access and has a detrimental impact on traffic, both to the proposed nursery and to the already congested road and roundabout located nearby. Unit E (Buy to Rent Accommodation) was noted as professional, high quality private rental sector in the pre-application advice, however the Committee do not believe that the proposed accommodation unit matched the description given by the developer. The design of the buildings is not in keeping with the area and does not look to be of high quality. The Committee does not believe that the blocks make a positive statement as claimed in the design statements. The Committee also noted the poor provision of sustainable energy and environmental considerations, as the current statement only shows a small number of solar panels installed if necessary. The Committee would like to see the inclusion of more sustainable solutions throughout the development. The Committee noted the development s proximity to Moore Ditch, and other potential drainage issues throughout the development, such as the inclusion of a swale marked as 3 metres deep. The Committee does not believe that the currently present swale is of the marked depth, and the Committee would wish to see the comments made by the drainage officer. The Committee also noted the lack of access to the bin stores, as the current application plans do not show an easy route or a bay for a bin lorry to carry out the collection safely and conveniently without impacting the car park or the pathways throughout the development.</p>	
	Agreed response		
8c)	Application	P24/S3407/HH	72 Oxford Crescent Didcot OX11 7AX
	Proposal	Two storey side extension.	
	Response date	20 th November 2024 (extended from 18 th November 2024)	
	Agreed response		
8d)	Application	P24/S3427/HH	83 Park Road Didcot OX11 8QT
	Proposal	Part single and part two storey rear extension.	
	Response date	20 th November 2024	
	Agreed response		
8e)	Application	P24/S2156/FUL	All Saints C Of E Primary School Tamar Way Didcot OX11 7LH
	Proposal	Renewal of temporary planning permission for three terrapin classroom blocks for a period of 5 years (retrospective), with no change to the buildings as installed.	
	Response date	20 th November 2024	
	Agreed response		

8f)	Application	P24/S3344/HH	68 Park Road Didcot OX11 8QP
	Proposal	Detached annex to rear garden.	
	Response date	21 st November 2024	
	Agreed response		
8g)	Application	P24/S3475/A	Didcot Methodist Church Broadway Didcot OX11 8RQ
	Proposal	Post mounted free standing "V" Sign.	
	Response date	22 nd November 2024	
	Agreed response		
8h)	Application	P23/S2621/FUL	Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN
	Proposal	A proposed new office building together with associated development on the Didcot Gateway Site.	
	Amendment	No. 2 - dated 4th November 2024	
	Response date	20 th November 2024 (Extended from 18 th November 2024)	
	Previous response	Didcot Town Council s Planning and Development Committee would like to see increased decorations/public art on the frontage of the building, as the current building does not seem beautiful, as portrayed by the application document. The Committee would like to see improvement in the cycling infrastructure around the development prior to the development opening and have noted the recent LCWIP draft. The Committee had some concerns regarding the utility services and bins and would like to see the bin storage being located away from the local nursery.	
	Agreed response		
8i)	Application	P24/S3567/HH	12 Holly Lane Harwell Didcot OX11 6DA
	Proposal	Installation of an Air Source Heat Pump.	
	Response date	28 th November 2024	
	Agreed response		
8j)	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 lot with	

		erection of a temporary timber frame office and car wash canopies.
	Amendment	No. 1 - dated 11th November 2024
	Response date	25 th November 2024
	Previous response	Didcot Town Council s Planning and Development Committee would like to object to this application, as it believes that the access to the site is poor, considering the traffic on Lower Broadway. The Committee also noted the potential loss of parking spaces, which are vital to the local residents. The Committee also noted that the proposed structure is of poor design and quality
	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/S2925/HH	Installation of air source heat pump. 15 Ash Way Didcot OX11 6AN
No objections	P24/S2957/HH	Single storey rear extension. (Amended plans received 14 October 2024). 16 Wills Road Didcot OX11 7DH
No objections	P24/S2943/HH	Two storey rear extension 22 Elm Park Didcot OX11 6DS
No objections	P24/S2966/HH	Erection of rear, side and front extension. 6 Edwin Road Didcot OX11 8LF
No objections	P24/S2239/FUL	Erection of two houses with associated parking following demolition of existing garages. (Additional plan received 25 September 2024) (Amended plan

		<p>received 29 October 2024 to show first floor reconfigured in 2-bedroom dwelling with a high-level window on the rear elevation).</p> <p>88 Abbott Road Didcot OX11 8HY</p>
No objections	P24/S3142/S73	<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>1 Juniper Way Didcot OX11 6AA</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.	P24/S2022/S73	<p>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). (as amended by plans received 17 October 2024).</p> <p>14 Haydon Road Didcot OX11 7JD</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.	P24/S2021/S73	<p>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). (As amended by revised plan altering the number of spaces and the type of parking provision).</p>

		Ridgeway House 1A Hagbourne Road Didcot OX11 8DP
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11. To note as listed: Planning Applications refused

None received.

12. To note as listed: Planning Applications withdrawn

None received.

13. To note as listed: Planning Applications referred

None received.

14. To note the notes from the Neighbourhood Plan Working Group from the 16th of October 2024 (attached as Appendix 1)

15. To receive an update on the Neighbourhood Plan.

Neighbourhood Plan (Didcot Garden Town Area of Influence) Working Group

Meeting 1: Wed 16th October 2024 19:00 – 20:30

Edmonds Park Pavilion - Meeting Room 2

Aim of the Working Group:

To develop the content of the overall Didcot Neighbourhood Plan related specifically to parishes within the Didcot Garden Town Area of Influence which surround Didcot Town Council

Agenda:

1. To elect the Chair of this Working group
2. To elect the vice-Chair of this Working Group
3. To receive apologies
4. Update from the Chair-elect on the responses received from parishes
5. To review queries received from parishes
 - a. Western Valley
 - b. Sutton Courtney
 - c. Appleford
 - d. Any other parishes following publication
6. To confirm next steps for the Working Group
7. To agree the next meeting date and confirm frequency (if able at this stage)
8. AOB

Invites sent to:

Didcot Town Council (DTC) cllrs: K Morrison, H Macdonald, S Cole, D Aragao, A Jones

South & Vale (S&V) officers: Robyn Tobutt, Ricardo Rios

4. Parish Response (14/10/24)

Parish	Response
Western Valley	11/10: following WV FC they have queries to ask South & Vale officers and DTC. To discuss further at emergency FC or FC 14/11/24
Appleford	11/10: parish meeting 7 Nov 19:30. Request for DTC to present
East Hagbourne	
Long Wittenham	05/10: HMc met via Teams. LW parish to discuss at their full council (expected 17/10/24)
North Moreton	
South Moreton	10/10: S Moreton do not wish to pursue the NP with Didcot
Blewbury	
Upton	
West Hagbourne	
Chilton	
Harwell	
Milton	
Steventon	
	<p>11/10: Response received 7/10 "Members are unlikely to give consent for the areas of Sutton Courtenay included in our NHP to be included in the Didcot NHP. Sutton Courtenay would consider a request to include the areas within our parish, outside of our NHP, in the Didcot NHP - these are mainly a section of Milton Park and Didcot Power Station. Members would also like to understand Milton PC's position (which is why their Clerk is included on this email) as part of Milton parish is in the Sutton Courtenay NHP.</p> <p>Members asked whether you could clarify what involvement you are looking for in terms of formal agreements, time commitment and funding. If a formal decision needs to be made please can we have the request from Didcot Town Council by 30th October so that it can be considered at our meeting on Tuesday 5th November. If this time scale does not work then please note that Sutton Courtenay Parish Council normally meets on the first Tuesday of each month."</p>
Sutton Courtenay	To discuss at first WG
Culham	02/10: Asked for validity of email

5.a Queries from Western Valley Parish Council (WVPC)

Notes recorded by KM following presentation to WVPC full council 10/10/24:

- Queries to South and Vale officers
 - How much influence will a Neighbourhood Plan give them? How will this impact the master plan?
 - Will this impact the DGT project plans?
- Queries to DTC:
 - How much is needed from WVPC in regards to cost, time, effort?
 - The time constraint is a concern, what is expected from WVPC to meet this?
 - What if DTC want to do something that WVPC disagree with?

5.b Queries from Sutton Courtenay Parish Council (SCPC)

Email received from SCPC Town Clerk on 07/10/24:

“At the Parish Council's meeting on 1st October this matter was raised under reports (therefore no resolution could be made), Sutton Courtenay Members would be interested in working with Didcot Town Council as Didcot develops its neighbourhood plan (NHP).

Members are unlikely to give consent for the areas of Sutton Courtenay included in our NHP to be included in the Didcot NHP. **Sutton Courtenay would consider a request to include the areas within our parish, outside of our NHP**, in the Didcot NHP - these are mainly a section of Milton Park and Didcot Power Station. **Members would also like to understand Milton PC's position** (which is why their Clerk is included on this email) as part of Milton parish is in the Sutton Courtenay NHP.

Members asked whether you could clarify what involvement you are looking for in terms of formal agreements, time commitment and funding. If a formal decision needs to be made please can we have the request from Didcot Town Council by 30th October so that it can be considered at our meeting on Tuesday 5th November. If this time scale does not work then please note that Sutton Courtenay Parish Council normally meets on the first Tuesday of each month.”

Members to answer:

- Can we include partial areas from SCPC into our NHP?
- How much is needed from SCPC in regards to cost, time, effort?
- Is a formal decision required before the NHP deadline?
- What would be the expected impact if Milton PC decline to respond?

5.c Queries from Appleford Parish Council (APC)

Email received from APC Town Clerk on 09/10/24:

“Appleford Parish Councillors welcome the opportunity to engage with DGT.

Ward 1 has a lengthy border with Appleford Parish and there could be areas of common interest, but we will require more detail, and time to discuss and develop these.

The next Appleford Parish Council (PC) meeting is scheduled for **Thursday, 7th November**, from 19:30: please could you come and present Appleford PC and interested villagers with more details on the DGT Neighbourhood Plan to support ongoing active engagement and a subsequent decision?

Until we receive more detail, APC are not in a position to make a lawful decision on this proposal.

On - or before - the 7th November, Appleford Parish Council are particularly interested in:

- additional funding that might be available for Appleford if it were to combine with the DGT Neighbourhood Plan

- pros and cons for Appleford, with a focus on: Community, Socio-Economic Opportunities, Rail Network, Active Travel Development, and the Local Environment, including the Thames and local flood defences, amongst other things

- impacts on Joint Local Plan

- implications for ongoing commercial activity within the Sutton Courtenay Sidings/ Industrial Site, noting permitted dates for completion of these, and that Appleford Village is a DEFRA special noise area

Appleford Parish Council looks forward to ongoing constructive engagement with DGT, our near neighbour, on proposals or plans.”

Members to confirm:

- Who will be attending the next APC meeting?
- What will be in the presentation?
- To answer the following queries:
 - - additional funding that might be available for Appleford if it were to combine with the DGT Neighbourhood Plan
 - - pros and cons for Appleford, with a focus on: Community, Socio-Economic Opportunities, Rail Network, Active Travel Development, and the Local Environment, including the Thames and local flood defences, amongst other things
 - - impacts on Joint Local Plan
 - - implications for ongoing commercial activity within the Sutton Courtenay Sidings/ Industrial Site, noting permitted dates for completion of these, and that Appleford Village is a DEFRA special noise area

Notes following the Working Group meeting

Meeting start 20:02

Attendance: DTC cllrs K Morrison, H Macdonald, S Cole, D Aragao, and A Jones

1. Cllr K Morrison was elected as Chair of this working group (WG)
2. Cllr S Cole was elected as vice-chair of this WG
3. No apologies were received however officer R Tobutt had an “out of office” when invited
4. As per the table above. It was discussed that Cllr Morrison’s email response to Culham probably did not contain sufficient information to provide validity.
 - a. **Action:** Cllr Morrison to send another response to Culham with reference to the September Full council as validity
5. To review queries received from parishes as above
 - a. Western Valley – Queries to S&V:
 - i. There was discussion around the influence this would provide, including giving powers for environmental concerns (including protection from expanding infrastructure until sewage infrastructure is improved – for instance E Hagbourne has this as a clause).

The Neighbourhood Plan will have equality with other plans by law however, it should not contradict the Joint Local Plan (once approved).

S&V officers will be able to answer these queries better.

Action: Cllr Jones to send the WG the article on a plan for social housing that was deferred following sewage infrastructure concerns.

Queries to DTC:

- ii. There was a discussion around the expected time, effort, and cost. It was felt that the parish should consider consulting with the officers at South and Vale to gain an understanding for a smaller parish, compared to a larger area such as Didcot Town Council.

It was acknowledged that the clerk advised not to commit at this stage, and we agreed that it should be encouraged that parishes should do their own “fact-finding” to enable them to make an informed decision.

The WG was content with parishes attending our own WG meetings for developing the Neighbourhood Plan for the Didcot Town Council area to witness the process and discuss further, without firm commitment.

Action: Cllr Morrison to invite interested parishes to the WG for developing the Neighbourhood Plan for the Didcot Town Council as members of the public.

- iii. We noted the query around the time constraint, and discussed where the time frame came from (a session with the S&V officers). At this time the only thing we ask of Western Valley is to start looking into whether a Neighbourhood Plan would suit them.
- iv. It was made clear that DTC would not impose a condition on the Western Valley area if Western Valley disagreed with the condition.

b. Sutton Courtney

- i. The WG believe that partial areas of a parish can be included in the Neighbourhood Plan. The parish may wish to consider combining plans; subject to investigating the impact with the joint plan with Milton however there was a concern that should the Neighbourhood Plan be rejected does this invalidate the existing Neighbourhood Plan?
 - 1. These points should be confirmed with the officers at S&V
- ii. As per 5.a.ii
- iii. As per 5.a.iii

- iv. The impact to the Neighbourhood Plan if Milton does not wish to join is unknown. **The WG also believes that should a parish wish to join later there is no impact to the referendum.**

Action: Cllr Morrison to propose to Sutton Courtney that cllrs at DTC and Sutton Courtney attend Milton's next Full Council to discuss.

- c. Appleford - we believe S&V have contacted Appleford on their queries, Cllr Morrison has requested a copy of the email to confirm.
- d. Any other parishes following publication – no other parishes have shown interest at this time.

6. The next steps for this working group are:

- a. To address actions
- b. To invite interested parishes to the Didcot Town Council Area Working Group
- c. To attend interested parishes full councils early November and answer questions/present

7. Next meeting TBD by S&V officers availability following parishes November full councils

Meeting end 20:08