

## Didcot Town Council

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### Minutes of the

# Planning and Development Committee

Wednesday 18th September 2024 at 7:30pm  
All Saints Room, Civic Hall, Didcot



#### **PRESENT**

##### **Councillors:**

Cllr H Macdonald (Vice Chair)  
Cllr S Cole  
Cllr D Macdonald  
Cllr C Jennings  
Cllr A Jones

##### **Officers:**

A Guzinski (Planning and Estate Officer [minutes])

##### **Public:**

4 representatives from Martin's Properties attended the meeting.

#### **74. To receive apologies**

Apologies were received from Cllrs N Hards, A Hudson, and D Rouane.

Cllr A Jones substituted for Cllr D Rouane.

No other apologies were received.

It was proposed by Cllr C Jennings, seconded by Cllr H Macdonald, and **RESOLVED** to **co-opt** Cllr A Jones into the Planning and Development Committee for the duration of the meeting.

All members agreed.

**75. 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.

**76. To approve the draft minutes of the meeting held on 28<sup>th</sup> August 2024**  
(attached)

It was proposed by Cllr H Macdonald, 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.

All members agreed.

**77. Questions on the minutes as to the progress of any item**

Cllr H Macdonald gave a brief update on the ongoing item regarding the accuracy of the previous minutes, regarding the withdrawal of one of the Councillors from the Neighbourhood Plan Group.

Cllr H Macdonald stated that the Town Clerk has given a written statement, which has been circulated to all Councillors. Cllr H Macdonald stated that the response is **noted**, and the matter is resolved. The response will be recorded as a document of this Committee.

*The written statement has been attached to these minutes as appendix 1.*

**78. 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
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)

**79. To receive a presentation from Martins Properties regarding the Brownfield Site at Abingdon Road**

The representatives have introduced themselves and gave an outline of the company, as well as the proposed project, including the previous iterations of the proposals. The representatives have stated that they had consulted with the residents and amended the proposals accordingly with the responses received.

The representatives also stated that they have reused the existing access points, however the proposal will widen the vision splays for improved safety.

Cllr S Cole enquired whether any cycle racks would be included in the plan.

The representatives stated that cycle storage will be included in the submitted proposal.

Cllrs D Macdonald and C Jennings enquired about whether it would be possible for the proposed entrance to be shifted closer to the nearby Hadden Hill roundabout, to reduce the need to use a stretch of Abingdon Road, as the Abingdon Road to Tamar Way stretch is known for people accelerating and decelerating rapidly. Traffic coming down from Abingdon Road towards the roundabout could also create a queue, similar to the one nearby Aldi at the Broadway roundabout.

The representatives responded that an additional exit would be too close to the entrance, and the developer wished to retain the existing entrance point.

Cllr S Cole enquired about the time scale of the project.

The representatives responded that the target goal was the second quarter of 2025 for construction to begin, and the completion time was the second quarter of 2026.

Cllr A Jones enquired if there was any contaminated land on site.

The representatives stated that the contaminated land survey results were better than anticipated, as the gas was only stored, and not created.

Cllr A Jones enquired if the proposal would include solar PV panels on the rooftops.

The representatives stated that solar panels were included in the proposal.

Cllr C Jennings stated that the proposal should be visually striking, to improve Didcot's gateways.

Cllr D Macdonald asked if the increase in biodiversity would be achieved through the landscaping and verges.

The representatives stated that the aspiration is to achieve the 10% target on-site, however if this target was not achieved, increases could be made off-site.

The Committee thanked the representatives for their time and resumed the meeting.

The representatives left the meeting at 20:20

## **80. Applications for certificates of Lawful Development and Information only**

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

7a)	Application	<a href="#">P24/S2868/PDH</a>	38 Kynaston Road Didcot OX11 8HD
	Proposal	Single storey rear extension.	

### 81. To consider as listed: Planning Applications

8a)	Application	<a href="#">P24/S2607/S73</a>	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 <sup>th</sup> September 2024 (extended from 13 <sup>th</sup> September 2024)	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr S Cole, and <b>RESOLED</b> to submit <b>no objections</b> with the following <b>comments</b>:</p> <p>Didcot Town Council's Planning and Development Committee has no objections to this application but would like to support the comments made by the OCC Transport Development Control Team. (Ref: <b>267479</b>)</p> <p>All members agreed</p>	
8b)	Application	<a href="#">P24/S2236/FUL</a>	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 <sup>th</sup> September 2024 (extended from 14 <sup>th</sup> September 2024)	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr D Macdonald, and <b>RESOLVED</b> to <b>object</b> to this application with the following <b>comments</b>:</p> <p>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.</p> <p>The Committee also noted the potential loss of parking spaces, which are vital to the local residents.</p> <p>The Committee also noted that the proposed structure is of poor design and quality. (Ref: <b>267478</b>)</p> <p>All members agreed.</p>	

### 82. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

**83. To note as listed: Planning Applications approved.**

The Committee noted the planning applications approved as listed.

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

**84. To note as listed: Planning Applications refused**

The Committee noted the planning applications refused as listed.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
Didcot Town Council s Planning and Development Committee would like to object to this application for the following reasons:  The proposed development will have a severe, negative impact on the character of the area, and alter the	P24/S2273/FUL	Development of three detached houses and garages.  <b>Land between Manor Road and Lydalls Close Didcot</b>

<p>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 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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**85. To note as listed: Planning Applications withdrawn**

The Committee noted that no applications were withdrawn.

**86. To note as listed: Planning Applications referred**

The Committee noted that no applications were referred.

**87. To receive an update on the Neighbourhood Plan.**

Cllr H Macdonald provided an update on the current membership of both Neighbourhood Plan Working Groups. Across both groups, there were 5 permanent members, two substitutes, and one member of the public who wished to be a permanent member.

Cllr H Macdonald gave a second update, following a meeting with the South Oxfordshire District Council. SODC have advised that the work of only one of the working groups should be pursued, due to current time constraints. SODC have advised that only the Wider Group should be focused on, as it will include the Parish boundary in the project. The boundary needs to be agreed by the end of October, if possible, in order for SODC to submit the application to the Government for their financial support. Should there be a delay beyond the end of October, there is a risk of the application being delayed until May 2025.

SODC have further advised that the communication between parishes may take 2-3 weeks to ensure that all details are accurate and agreed between all the relevant parties. All information needs to be ready within the next 6 weeks for the project to go ahead on schedule.

It was proposed by Cllr C Jennings, seconded by Cllr S Cole, and **RESOLVED** that the final membership to both Neighbourhood Plan Working Groups is as follows:

5 permanent members (Cllrs S Cole, K Morrison, C Jennings, A Jones, H Macdonald), 1 vacancy, 2 substitute members, and 1 permanent member of the public.

The meeting closed at 20:50

Signed: \_\_\_\_\_



Date: \_\_\_\_\_