

Didcot Town Council

Minutes of the

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



PRESENT

Councillors:

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

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Public:

No members of the public attended the meeting.

117. To receive apologies

Apologies were received from Cllrs H Macdonald and D Macdonald

Cllr C Jennings was absent.

118. 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

Cllr D Rouane declared an interest on agenda item 8h) – *Planning Application P23/S2621/FUL- Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN* and would not participate in the discussions.

No other declarations were made.

119. To approve the draft minutes of the meeting held on 29th 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.

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

No questions were raised.

121. 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)	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.

122. Applications for certificates of Lawful Development and Information only

The Committee noted that no applications for certificates of Lawful Development were received.

123. To note the Notice of Making Order

The Committee noted the Notice of Making Order on path number 20.

124. 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	<p>It was proposed by Cllr N Hards, seconded by Cllr S Cole, 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, on the grounds of the garden sizes being too small, given the development's remote location.</p> <p>The Committee would also like to agree with the previous objections raised by the Planning Officer. (Ref: 270113)</p> <p>All members agreed.</p>	

8b)	Application	P23/S1794/FUL	Land to the north of the A4130 Didcot
CONSULTED VIA EMAIL			
	Proposal	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)	
	Amendment	No. 9 - dated 16th October 2024	
	Response date	20th 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	<p>It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to continue the previous objections. (Ref: 270114)</p> <p>All members agreed.</p>	

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	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 270115)</p> <p>All members agreed.</p>	
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	<p>It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 270116)</p> <p>All members agreed.</p>	
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	<p>It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 270117)</p> <p>All members agreed.</p>	
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	<p>It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit the following comments:</p> <p>Didcot Town Council's Planning and Development Committee would like to support the comments submitted by the Tree Officer</p> <p>(Ref: 270162)</p> <p>All members agreed.</p>	
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	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 270163) All members agreed.	
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	<i>As Cllr D Rouane declared an interest on this item, the meeting was not quorate to comment on this item – no comments could be submitted.</i>	
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	It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 270164) All members agreed.	
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	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to continue the previous objections.</p> <p>(Ref: 270165)</p> <p>All members agreed.</p>
--	------------------------	--

125. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

126. 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/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 received 29 October 2024 to show first floor reconfigured in 2-bedroom dwelling with a high-level window on the rear elevation). 88 Abbott Road Didcot OX11 8HY

<p>No objections</p>	<p>P24/S3142/S73</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>1 Juniper Way Didcot OX11 6AA</p>
<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.</p>	<p>P24/S2022/S73</p>	<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>
<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.</p>	<p>P24/S2021/S73</p>	<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> <p>Ridgeway House 1A Hagbourne Road Didcot OX11 8DP</p>

127. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

128. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

129. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

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

The Committee noted the notes of the last meeting of the Neighbourhood Plan Working Group

131. To receive an update on the Neighbourhood Plan.

Cllr S Cole gave a verbal update on the Neighbourhood Plan and confirmed that that the boundary will remain within the Didcot Parish only, as other local parishes have chosen to carry out their own Neighbourhood Plans or have opted to not join with the Didcot Neighbourhood Plan.

Cllr S Cole also confirmed that the grant scheme for funding the Neighbourhood Plans has been extended for another year. A formal application for the Didcot Neighbourhood Plan will be made in the near future.

The meeting closed at 20:01

Signed: _____

Date: _____