

Didcot Town Council

Minutes of the

Planning and Development Committee

Tuesday 8th 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 J Loder
Cllr J Broadbent

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Public:

Cllr A Jones attended as a member of the public.

88. To receive apologies

Apologies were received from Cllrs N Hards and C Jennings.

Cllr J Loder substituted for Cllr N Hards, and Cllr J Broadbent substituted for Cllr C Jennings.

No other apologies were received.

89. 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

Cllrs D Macdonald and J Broadbent declared an interest on agenda item 8g) – *Planning Application P24/S2925/HH* and would not participate in the discussion.

Cllr J Loder declared an interest on agenda item 6) - *SESRO application by Thames Water* and would be excluded from the discussions.

No other declarations were made.

90. To approve the draft minutes of the meeting held on 18th September 2024 (attached)

Cllr D Rouane has provided a list of amendments suggested by Cllr H Macdonald:

Minute 77 – The Committee agreed that the matter would be resolved but requested the Town Clerk's response to be added to the minutes as an appendix.

Minute 87 – Cllr D Rouane listed several clarifications, listed below:

- The minute should state that SODC recommended the work of one *working group* to commence, instead of one *plan*.
- The wording regarding the October deadline should include "*if possible*", as it was not a hard deadline.
- The wording regarding the boundaries should be clarified, as only one boundary is needed.
- The wording of deadlines for working groups should be clarified as "*suggestions*".
- The working group membership should state that all members listed will be admitted to **both** working groups, instead of one group.

It was proposed by Cllr S Cole, seconded by Cllr D Macdonald, and **RESOLVED** to **approve** the minutes as a true and accurate record of the meeting, subject to the above amendments, and note them as such.

All members agreed.

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

No questions were raised.

92. 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)	23/09/2024	OCC	30/09/2024	To inform DTC about a new parking restriction informal consultation (to be discussed in the next TAG meeting)
5b)	27/09/2024	Planning Inspectorate	30/09/2024	To inform DTC about the Application by Thames Water Utilities Limited (the Applicant) for an Order granting Development Consent for South East Strategic Reservoir Option (SESRO) (the Proposed Development) – To be discussed in item 6.
5c)	19/09/2024	OCC	30/09/2024	To ask DTC whether there are any changes to the proposed 20mph restriction zones.
5d)	01/10/2024	SODC	01/10/2024	To inform DTC that the Joint Local Plan has been moved to the publication stage.

The Committee noted items 5a), 5b), and 5d), and discussed item 5c).

Cllr D Rouane explained the previous drafts of the proposed 20mph zones.

Cllr J Broadbent enquired about the speed limit around the Broadway roundabout, leading into Wantage Road.

Cllr D Rouane explained that this was a previous point raised by the Committee and stated that another request to lower the speed limit on the stretch from Manor

Crescent to Broadway to improve safety of children attending local schools.

All members agreed.

The Planning and Estate Officer explained that a resident has raised concerns about the speed limit of the Northern Perimeter Road leading into the new Willowbrook Park estate.

Cllr D Rouane explained that the correspondence was also received by the County Council, however as the road is designated to divert traffic away from the town centre, no plans to reduce the speed limits were currently considered.

Cllr D Rouane also added an item of late correspondence, regarding the draft Emergency Plan, and asked the Planning and Estate Officer to circulate the previous draft plan with all Council members. Cllr D Rouane also enquired about amending the website, so that the Emergency Plan can be found more easily.

93. To discuss and comment on the SESRO application by Thames Water regarding the proposed Abingdon Reservoir

Cllr J Loder left the meeting at 19:53

The Committee paged through the proposals provided by Thames Water regarding the SESRO application.

Cllr J Broadbent would like to query what job opportunities would be created by the scheme, such as local employment. Cllr J Broadbent would also like to ask about the impact on the local wildlife, as well as access to the green spaces.

Cllr S Cole would like to question whether the new reservoir would prevent flooding, and what new wildlife will it introduce to the area, as well as extra leisure opportunities.

Cllr D Macdonald queried the length of the project, stating that the distribution will impact the condition of the roads.

Cllr H Macdonald stated that the A34 would be impacted by the development, and therefore the works would need to be restricted to minimise disruption.

Cllr D Rouane summarised the points as listed:

Concerns:

- The construction of the reservoir would take a considerable amount of time.
- The construction would cause major disruptions to the local roads, impacting the traffic and the condition of the roads – The Committee would like to ask whether

they could ask for stipulations regarding the timings for the heavy machinery being allowed on the roads.

- Impact on local wildlife during the construction period, and the access to green spaces.

Feedback:

- What amenities would be introduced by the scheme, such as leisure facilities?
- Would local employment opportunities be provided during the construction and maintenance phases?
- Would there be a biodiversity net gain once works are completed?

Cllr J Loder returned to the meeting at 20:00

94. Applications for certificates of Lawful Development and Information only

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

7a)	Application	P24/S2847/LDP	3 Cray Court Didcot Oxon OX11 7UE
	Proposal	Single storey rear extension.	
7b)	Application	P24/S2919/PDH	129 Wessex Road Didcot OX11 8BJ
	Proposal	Single storey rear extension.	

95. To consider as listed: Planning Applications

8a)	Application	P24/S2841/RM	Willington Down Land at North East Didcot Didcot OX11 9BS
	Proposal	Reserved Matters relating to Phase 6 Infrastructure comprising underground foul water drainage pipeline and associated engineering works pursuant to outline planning permission P15/S2902/O (Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavilion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or children's day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas;	

		and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure).	
	Response date	9 th October 2024 (extended from 7 th October 2024)	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 268207) All members agreed.	
8b)	Application	P24/V0470/RM	Phase T2b Dahlia View Valley Park Didcot
	Proposal	Reserved Matters for Phase 2Tb (Dahlia View) of Outline Planning Permission P14/V2873/O for layout, appearance, scale, and landscape, comprising 284 new homes with associated infrastructure and 35% affordable housing. An Environmental Statement was submitted with the outline application. (as amended by plans and documentation received 9 September 2024)	
	Amendment	No. 1 - dated 9th September 2024	
	Response date	1 st October 2024	
	Previous comments	Didcot Town Council s Planning and Development Committee would like to see a condition prohibiting the occupation of any household prior to the sewage network being completed. The Committee would also like to see a condition to replace or reinstate the hedgerow, which was removed without permission, before the end of the growing season, and to mitigate any wildlife losses. The Committee requests a revised application to reflect those conditions.	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr H Macdonald, and RESOLVED to continue the previous comments . (Ref: 268208) All members agreed.	
8c)	Application	P24/S2876/HH	6 Box Tree Lane Didcot OX11 6HS
	Proposal	Side extension and loft conversion with side dormer and skylights.	
	Response date	9 th October 2024	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr A Hudson, and RESOLVED to submit a comment to this application. 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. (Ref: 268209) All members agreed.	
8d)	Application	P24/S2943/HH	22 Elm Park Didcot OX11 6DS
	Proposal	Two storey rear extension	

	Response date	9 th October 2024	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 268210) All members agreed.	
8e)	Application	P24/S2928/HH	83 Sinodun Road Didcot OX11 8HW
	Proposal	Two storey rear extension and new porch to front.	
	Response date	9 th October 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: 268211) All members agreed.	
8f)	Application	P24/S2764/O	Land off Sires Hill southeast of B4106 Didcot
	Proposal	Outline application for up to 200 dwellings, a site and buildings of up to 2 hectares for Class E (e) and/or (f) and/or Class F1 (a) and/or Class F2 (b) uses and public open space with all matters reserved except access.	
	Response date	9 th October 2024	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr D Macdonald, and RESOLVED to object to this application with the following comments : Didcot Town Council's Planning and Development Committee would like to object to this application, noting other objections raised by statutory consultees. This development is not a part of the Local Plan, and would be an overdevelopment of the area, especially considering other local developments. (Ref: 268212) All members agreed.	
8g)	Application	P24/S2925/HH	15 Ash Way Didcot OX11 6AN
	Proposal	Installation of air source heat pump.	
	Response date	10 th October 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr H Macdonald, and RESOLVED to submit no objections to this application. (Ref: 268213) 5 members agreed, 2 members abstained.	
8h)	Application	P24/S2957/HH	16 Wills Road Didcot OX11 7DH
	Proposal	Single storey rear extension.	
	Response date	11 th October 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: 268214)	
		All members agreed.	
8i)	Application	P24/S2756/A	214-216 Broadway Didcot OX11 8RS
	Proposal	A fascia sign, a projecting sign and three digital display screens (retrospective).	
	Response date	16 th October 2024	
	Agreed response	It was proposed by Cllr J Loder, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 268215) 6 members agreed, 1 member abstained.	
8j)	Application	P24/S2966/HH	6 Edwin Road Didcot OX11 8LF
	Proposal	Proposed rear, side and front extension.	
	Response date	16 th October 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: 268216) All members agreed.	

96. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

97. 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/S2401/HH	Proposed single storey infill rear extension. 123 Park Road Didcot OX11 8QS
No objections	P24/S2559/HH	Removal of existing rear conservatory and replace with single storey rear extension including alterations to landing window to accommodate new roof pitch.

		6 Macdonald Close Didcot OX11 7BH
No objections	P24/S2183/HH	Two storey side & rear extension. (As amplified by additional information received 29 August 2024.)
		39 Arndale Beck Didcot OX11 7SU

98. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

99. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

100. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

101. To receive an update on the Neighbourhood Plan.

Cllr H Macdonald stated that the Neighbourhood Plan Working Groups have commenced their work.

Cllr D Rouane added that local parishes were contacted by both the Working Groups and the SODC Neighbourhood Plan Team, with a few parishes responding to the initial letter.

The meeting closed at 20:23

Signed: _____

Date: _____