

## Didcot Town Council

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### Minutes of the

## Planning and Development Committee

Wednesday 17<sup>th</sup> May 2023 at 7:30pm

All Saints Room, Civic Hall, Didcot



#### **PRESENT**

##### **Councillors:**

Cllr D Rouane (Proposed Chair)  
Cllr H Macdonald (Proposed Vice Chair)  
Cllr S Cole  
Cllr C Jennings  
Cllr N Hards  
Cllr L Hislop  
Cllr A Hudson

##### **Officers:**

A Guzinski (Planning and Allotments Officer) [Minutes]  
L Blake (Planning and Environment Officer)

##### **Public:**

5 Member of the public attended  
Cllr A Jones attended as a non-voting member

### **1. To elect the Chair of the Committee**

It was proposed by Cllr C Jennings, seconded by Cllr H Macdonald, and **RESOLVED** to **ELECT** Cllr D Rouane as the Chair of the Committee.

All members agreed.

### **2. To elect the Vice Chair of the Committee**

It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and **RESOLVED** to **ELECT** Cllr H Macdonald as the Vice-Chair of the Committee.

All members agreed.

### **3. To receive apologies**

No apologies were received. All members were present.

#### **4. To receive declarations of interest**

Cllr D Rouane declared an interest on agenda item 15c) - To consider as listed: Planning Applications (P23/S1334/HH) and would leave the meeting when this item was discussed.

No other interests were declared.

#### **5. To review the Planning and Development Committee Terms of Reference (attached)**

It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and **RESOLVED** to **accept** the Terms of Reference with no amendments.

All members agreed.

#### **6. To approve the draft minutes of the meeting held on 19<sup>th</sup> April 2023 (attached)**

It was proposed by Cllr D Rouane, seconded by Cllr H Macdonald, and **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note them as such.

All members agreed.

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

There were no questions on the minutes.

Cllr D Rouane suspended standing orders to allow public participation.

#### **Public Participation**

The Chair invited two members of the public to speak before the Committee.

Both members of the public spoke regarding agenda item 10) *To comment on the Notice of Submission of Further Information (R3.0138/21)*.

The residents spoke in support of the HIF1 scheme, explaining that it would relieve traffic and congestions around Didcot, especially considering the new and existing developments throughout the town, as existing roads are at full capacity.

One of the residents spoke about agenda item 12) *To note the response letter to Cllr A Dearlove.*

The member of the public urged the Committee to revisit the previous correspondence and application, especially as a new parish is now overseeing the proposed area for the storage depot.

The second resident spoke regarding agenda items 15l) and 15m) *To consider as listed: planning applications: P23/S1571/A and P23/S1570/FUL.*

The resident expressed their thoughts regarding a new McDonalds restaurant being proposed in Didcot. They stated that whilst it was a shame to see a lack of independent or local businesses taking the vacant units, the proposed business would provide more jobs in the area, and that it was good to see empty units being used. The resident raised some concerns over the anti-social behaviour that could arise in the area, as experienced when Burger King opened nearby.

The Chair thanked the members of the public and resumed the meeting.

Standing orders were re-instated. Cllr D Rouane proposed to discuss agenda item 10 first.

All members agreed.

### **10. To comment on the Notice of Submission of Further Information in relation to Application for Planning Permission Accompanied by an Environmental Statement**

<b>Application</b>	<a href="#">R3.0138/21</a>	View application and make comment using reference no: R3.0138/21
<b>Proposal</b>	- The dualling of the A4130 carriageway (A4130 Widening) from the Milton Gate Junction eastwards, including the construction of three roundabouts; - A road bridge over the Great Western Mainline (Didcot Science Bridge) and realignment of the A4130 north east of the proposed road bridge including the relocation of a lagoon; - Construction of a new road between Didcot and Culham (Didcot to Culham River Crossing) including the construction of three roundabouts, a road bridge over the Appleford railway sidings and road bridge over the River Thames; - Construction of a new road between the B4015 and A415 (Clifton Hampden bypass), including the provision of one roundabout and associated junctions; and - Controlled crossings, footways and cycleways, landscaping, lighting, noise barriers and sustainable drainage systems.	
<b>Location</b>	A linear site comprising a corridor between the A34 Milton Interchange and the B4015 north of Clifton Hampden including part of the A4130 east of the	

	A34 Milton Interchange, land between Didcot and the former Didcot A Power Station and the Great Western Mainline, land to the north of Didcot where it crosses a private railway sidings and the River Thames to the west of Appleford-on-Thames before joining the A415 west of Culham Station, land to the south of Culham Science Centre through to a connection with the B4015 north of Clifton Hampden
Response date	12 <sup>th</sup> of June 2023.
Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and <b>RESOLVED</b> to <b>support</b> this application with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee would like to fully support this application. The HIF1 project is necessary to relieve congestion and support the existing and new developments throughout Didcot, such as Valley Park, Didcot Northeast (along with Willington Down Farm, Ladygrove Farm, and the Miller Homes site), and the Ladygrove East development.</p> <p>The Committee has some reservations regarding the impact on air quality, as well as the policing of the road in terms of speeding and traffic offences.</p> <p>All members agreed.</p>

The agenda resumed in order.

#### **8. To note as listed: correspondence received regarding planning matters**

The Committee noted that no correspondence was received.

#### **9. To discuss a list of street names or themes to be sent to South Oxfordshire District Council**

The Committee discussed various themes which could be suggested.

It was **AGREED** to suggest **locomotive engines, scientists, engineers, poets, and artists** as the list of road name suggestions.

All members agreed.

#### **11. To note the erection of 1 new residential dwelling to be known as: 15A Park Close, DIDCOT OX11 0AA**

The Committee noted the erection of the residential dwelling.

**12. To note the response letter to Cllr A Dearlove regarding Planning Application P22/V2705/FUL**

The Committee noted the response letter.

**13. To note the ACV Nomination Decision for the Land at Ladygrove Park and Land lying to the north-west of Cow Lane.**

The Committee noted the ACV nomination decision.

**14. Applications for certificates of Lawful Development and Information only**

The Committee noted the Lawful Development applications listed below:

14a)	Application	<a href="#">P23/S1319/LDP</a>	22 Saxons Way Didcot OX11 9RA
	Proposal	Proposed replacement of existing conservatory structure with a masonry single-storey structure	
14b)	Application	<a href="#">P23/S1568/LDP</a>	47 Meadow Way Didcot OX11 0AX
	Proposal	Single storey rear extension to extend the existing kitchen.	

**15. To consider as listed: Planning Applications**

Due to Cllr D Rouane proposing an interest in item 15c, the Chair proposed to move that item to the end of item 15, so that he could leave the meeting when it was due to be discussed.

All members agreed.

15a)	Application	<a href="#">P23/S1174/HH</a>	81 Loyd Road Didcot OX11 8JP
	Proposal	Removal of existing conservatory and garage. Construction of a two-storey side and rear extension with addition of attic floor. Three new dormer windows to front elevation, four roof lights to rear elevation. Internal modifications throughout.	
	Response date	18 <sup>th</sup> May 2023 (extended from 5 <sup>th</sup> May 2023)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and <b>RESOLVED to object</b> with the following comments: (ref: <b>246424</b> )  Didcot Town Council's Planning and Development Committee would like to object to this application, based on inadequate parking	

		provision and overdevelopment of the site. This development seems cramped and inappropriate.	
		All members agreed.	
15b)	Application	<a href="#">P23/S1270/RM</a>	CALA Homes Phase 7 (Infrastructure) Land at Willington Down Didcot
	Proposal	Reserved Matters submission relating to phase P7 infrastructure comprising link road, drainage, shared footway/cycleway, street lighting, hard and soft landscaping and other associated engineering works of outline 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 pavillion; (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 childrens 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	19 <sup>th</sup> May 2023 (extended from 6 <sup>th</sup> May 2023)	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to submit the following <b>comment</b>: (Ref: <b>246485</b>)</p> <p>Didcot Town Council's Planning and Development Committee has concerns regarding the disruption of habitat caused by this development. The Ecology Management Plan states that there will be ecological enhancements. The Committee would like to enquire as to how the enhancements will be made in the area, given that the ecological environment is already high.</p> <p>All members agreed.</p>	
15d)	Application	<a href="#">P23/S1307/HH</a>	1 Richmere Road Didcot OX11 8HT
	Proposal	Proposed Garden Room in the rear garden.	
	Response date	19 <sup>th</sup> May 2023 (extended from 11 <sup>th</sup> May 2023)	
	Agreed response	<p>It was proposed by Cllr H Macdonald, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (ref: <b>246487</b>)</p> <p>All members agreed.</p>	

15e)	Application	<a href="#">P23/S1022/HH</a>	36 Kynaston Road Didcot OX11 8HD
	Proposal	Removal of existing garage. Enlarge back porch and construction of single storey rear extension.	
	Response date	19 <sup>th</sup> May 2023 (extended from 12 <sup>th</sup> May 2023)	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (ref: <b>246488</b> )  All members agreed.	
15f)	Application	<a href="#">P23/S1398/FUL</a>	Former Site Of Georgetown Filling Station Broadway Didcot OX11 8SD
	Proposal	Redevelopment for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 33 retirement apartments including communal facilities, access, car parking and landscaping.	
	Response date	20 <sup>th</sup> May 2023	
	Agreed response	It was proposed by D Rouane, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to <b>object</b> to this application with the following comments: (ref: <b>246489</b> )  Didcot Town Council's Planning and Development Committee would like to object to this application due to the new design altering the character of the development, which would make it less in keeping with the neighbouring buildings. The design does not seem to meet the requirements of high quality. The Committee would like to point out that any visitors to the site will not be eligible to park in the Didcot Civic Hall car park, as it is private land.  All members agreed.	
15g)	Application	<a href="#">P23/S1500/S73</a>	5 Lydalls Close Didcot OX11 7LD
	Proposal	Variation of conditions 2(Approved Plans), 3(Surface Water Drainage) & 4(Tree Protection) on application reference number P22/S4152/FUL - to make changes to external wall and roof materials and for Drainage scheme and Arboricultural method statement to be approved. (Erection of chalet-style dwelling)	
	Response date	24 <sup>th</sup> May 2023	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr C Jennings, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (ref: <b>246490</b> ) All members agreed	
15h)	Application	<a href="#">P22/V0604/RM</a>	Phase 1a Valley Park Land to the West of Great Western Park
	Amendment	No. 1 - dated 28th April 2023	
	Proposal	Reserved matters application for access, appearance, landscaping, layout and scale following consent granted under reference P14/V2873/O relating solely to Phase 1a of the overall allocation regarding infrastructure elements to enable works for Phase 1 and 2. An EIA was submitted as part of the approved outline permission (as amended 28 April 2023).	

	DTC's previous response	Didcot Town Council has no objections to this application.	
	Response date	24 <sup>th</sup> May 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (ref: <b>246491</b> )  All members agreed.	
15i)	Application	<a href="#">P23/S1522/FUL</a>	60 Haydon Road Didcot OX11 7JR
	Proposal	Conversion of a C3 property into a 7-person C4 HMO (Sui Generis).	
	Response date	27 <sup>th</sup> May 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to <b>object</b> to this application with the following comments: (ref: <b>246492</b> )  Didcot Town Council's Planning and Development Committee would like to object to this application based on lack of parking provisions and overdevelopment. 2 parking spaces are not sufficient for a 7-bedroom dwelling. The new dwelling will also block the access to the garage.  All members agreed.	
15j)	Application	<a href="#">P23/S0838/HH</a>	18 Sutherland Beck Didcot OX11 7FF
	Proposal	Remove the hedging at the side of the property and replace it with a low-level wall to the side and front of our property.	
	Response date	27 <sup>th</sup> May 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and <b>RESOLVED</b> to <b>object</b> to this application with the following comments: (ref: <b>246493</b> )  Didcot Town Council's Planning and Development Committee would like to object to this application based on the loss of biodiversity.  All members agreed.	
15k)	Application	<a href="#">P23/V1024/FUL</a>	Alma Barn Didcot Road Harwell Didcot OX11 6DN
	Proposal	Erection of 9 dwelling houses and associated works and operations.	
	Response date	1 <sup>st</sup> June 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> the following <b>comments</b> : (ref: <b>246494</b> )  Didcot Town Council's Planning and Development Committee would like to note that the access road is very restrictive and inadequate for the proposed houses. The access road will also be dangerous as it will be in proximity of other access roads close to a major roundabout.  All members agreed.	



15l)	Application	<a href="#">P23/S1571/A</a>	Unit R04 The Orchard Centre Didcot OX11 7LL
	Proposal	Installation of 1no. internally illuminated white McDonald's letterset and 2no. internally illuminated yellow golden arch.	
	Response date	1 <sup>st</sup> June 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (ref: <b>246495</b> )  All members agreed.	
15m)	Application	<a href="#">P23/S1570/FUL</a>	Unit R04 The Orchard Centre Didcot OX11 7LL
	Proposal	Alterations to shopfront, installation of raised area to front of building to allow access and to provide outdoor seating area. The installation of HVAC equipment to the existing plant deck on the roof.	
	Response date	1 <sup>st</sup> June 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and <b>RESOLVED</b> to submit <b>no objections</b> with the following <b>comments</b> : (ref: <b>246496</b> )  Didcot Town Council's Planning and Development Committee would like to see increased parking enforcement around the area, as the restaurant will increase footfall in the existing car parks. The Committee would also strongly urge the applicant to ensure that the air conditioning used is highly efficient and not excessive. The Committee also notes the comments made by the Environment Officer regarding the smell and would like to enquire about what enforcement will be used to limit the impact of the smell in the area.  All members agreed.	
Cllr D Rouane left the meeting at this point. Cllr H Macdonald acted as Chair to discuss the following application			
15c)	Application	<a href="#">P23/S1334/HH</a>	11 Wessex Road Didcot OX11 8BU
	Proposal	Single-storey extension and associated works.	
	Response date	19 <sup>th</sup> May 2023 (extended from 11 <sup>th</sup> May 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (ref: <b>246486</b> )  All members agreed.	
Cllr D Rouane re-entered the meeting and resumed his role of Chair of the Committee			

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

The Committee noted that no appeals were received.

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

The Committee noted the approved applications as listed:

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	<a href="#">P23/S0783/HH</a>	Proposed first floor rear extension. <b>3 East Street Didcot OX11 8EJ</b>
No objections	<a href="#">P23/S0489/HH</a>	Proposed rear extension to existing dwelling. <b>27 Meadow Way Didcot OX11 0AX</b>
No objections	<a href="#">P22/S1741/FUL</a>	Retrospective full planning application for the construction of a strength and conditioning (s & c) facility contained within a single storey (sectional structure) located on an obsolete tennis court area. (As amplified by email from agent received 4 July 2022 and drainage information received 14 March 2023). <b>Vauxhall Barracks Foxhall Road Didcot OX11 7ES</b>
No objections	<a href="#">P23/S0911/HH</a>	Removal of existing conservatory and construction of single storey side extension facing Slade Road. <b>174 Wantage Road Didcot OX11 0AH</b>
The Town Council were extremely disappointed with the approval of this application by the Planning Inspectorate, given the value of this land both environmentally and in terms of biodiversity and what will now be lost. It is important that this development is linked by footpaths and cycle paths with existing developments and within the development itself. Given the value of the trees within the land of this application, the Committee	<a href="#">P22/S3532/RM</a>	All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O. (as amended by drawings and information received 7 December 2022, 27 February, 29 March & 4 April 2023). <b>Land at Lady Grove Didcot OX11 9BP</b>

think it is important that developers take every step they can do to avoid any potential damage to, or loss of, the trees.		
No objections	<a href="#">P23/S1037/HH</a>	Proposal for conversion of garage into habitable space.  <b>29 Lisa Head Avenue Didcot OX11 6BJ</b>
No objections	<a href="#">P23/S1153/A</a>	New internally illuminated fascia signage to front of building to replace existing in canopy.  <b>6 Orchard Centre Didcot OX11 7LG</b>
No objections	<a href="#">P21/S1793/RM</a>	Reserved Matters Application following Outline Approval (P15/S2902/O) in respect of the Community Centre including car parking, open space, landscaping and associated work. <b>Land located to the North East of Didcot Didcot</b>
No objections	<a href="#">P23/S0947/FUL</a>	Resurface the existing playing surface with a modern synthetic playing surface. <b>Loop Meadow Bowmont Water Didcot OX11 7GA</b>

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

The Committee noted that no applications were refused.

**19. To note as listed: Planning Applications withdrawn**

The Committee noted that no applications were withdrawn.

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

The Committee noted that no applications were referred.

The meeting closed at 21:05.

Signed.....

Date.....