

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 3rd January 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

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

Cllr A Jones attended as a member of the public.
Two other members of the public were present.

Officers:

A Guzinski (Planning and Estate Officer [minutes])

171. To receive apologies

No apologies were received.

172. 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 of interest were made.

173. To approve the draft minutes of the meeting held on 6th December 2023 (attached)

It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and **RESOLVED** to approve the minutes as a true and accurate record of the meeting, and note them as such.

All members agreed.

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

Cllr D Rouane raised a question regarding item 160 on the previous minutes (item 5c) - late correspondence) about the progress of the draft letter regarding the pharmacy provisions in Didcot. The Committee was under the impression that it was resolved to draft and send a letter of support for provision of additional pharmacies in Didcot.

The Planning and Estate Officer stated that the original request for the letter of support came from a resident, who had also applied for planning permission for the opening of an online pharmacy. The decision made by the Town Clerk, with support from the Deputy Town Clerk, was to NOT send a letter of support to the resident to avoid favouritism, and the lack of objection to the planning application should be seen as an act of support. The Town Clerk also objected to delegating the drafting of any letter of support regarding pharmacies to any member of staff, due to time constraints, and the fact that Town Council staff are not secretaries. The Town Clerk also communicated via email, stating that any Councillor is within their rights to draft and send any letter of support they wish, as long as it clearly indicates that this was their personal view. Letters can be sent on behalf of a Committee if the Committee agreed to it.

Cllr D Rouane stated that the draft letter should be a generic letter of support for pharmacy provisions, and would not be sent to the individual member, as stated in previous minutes. Cllr D Rouane also stated that the Town Council has a Power of General Competence, which allows the Council to raise issues with matters which fall outside of the usual Council activities and responsibilities.

Cllr N Hards agreed that a letter of support is needed, and that the previous resolution was appropriate.

Cllr H Macdonald stated that the letter would support a cause, and not an individual location.

Cllr D Rouane summarised that the letter would be supporting a cause and would omit a mention of the individual location, and it would only highlight the lack of provision. The Committee also felt that it was within their competence to request such letter.

Cllr D Rouane stated that he was happy to draft the letter should there be any time constraints on the staff.

Cllr H Macdonald stated that if such letter is not drafted, the issue will be deferred to the Full Council.

All members agreed.

175. 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)	04/12/2023 DEFERRED	Cllr L Hislop	04/12/2023	To discuss a resident's concern regarding inappropriate parking around the Great Western Park development.

The Committee **AGREED** that this item should be deferred to the next appropriate Traffic Advisory Group meeting for their consideration.

176. Applications for certificates of Lawful Development and Information only

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

177. To consider as listed: Planning Applications

7a)	Application	P23/V/2693/FUL	Zulu Farmhouse Didcot Road Harwell Didcot OX11 6DN
	Proposal	Construction of a single-storey rear extension and a front porch and change of use from 5-bedroom house (Use Class C3) to a 10-bedroom HMO (Sui Generis)	
	Response date	5 th January 2024 (extended from 22 nd December 2023)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections with the following comment : Didcot Town Council's Planning and Development Committee would like to see an inclusion of lighting on the entrance to the site, as the current access is not sufficiently lit up. The Committee would also like to question if the existing trees would be disturbed. (Ref: 256558) 6 members agreed, 1 member abstained	
7b)	Application	P22/V/0604/RM	Phase 1a Valley Park Land to the West of Great Western Park

	Amendment	No. 3 - dated 4th December 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, 17 August 2023 and 4 December 2023).	
	DTC's previous response	Didcot Town Council's Planning and Development Committee would like to suggest that the silver birch trees be located away from residential areas, as they produce a large quantity of pollen, which could cause allergic reactions. The Committee also noted the non-native flowers in the Northern Hamlet LEAP planting arrangement. The Committee would also like to query if the entirety of the development is located in flood zone 1. The Committee also had some concerns regarding access and congestions during the construction, regarding the works on the two roundabouts, and would like to point out that extra care should be taken to allow adequate access to the A34. The Committee would also like to ask about the access onto the site at the junction with the A4130. The Committee would like to know if the access will include a set of traffic lights	
	Response date	5 th of January 2024 (extended from 2 nd January 2024)	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to submit no objections with the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to question the removal of 3 trees (T170, T171, and T172), as the Committee believes that these trees are healthy enough, and there is no immediate danger from the trees.</p> <p>The Committee would also like to raise a concern regarding the sewage system and would like to enquire if Thames Water would be able to accommodate for the site prior to the opening of the site. (Ref: 256559) All members agreed.</p>	
7c)	Application	P23/S3790/HH	4A Bridge Close Didcot OX11 8DU
	Proposal	Single storey rear extension.	
	Response date	10 th January 2024	
	Agreed response	<p>It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections with the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to highlight an inaccuracy in the Sustainability Appraisal, as the Committee is aware that the site has been subject to flooding in recent months. The Committee would like to see an inclusion of a planning condition which states that the applicant must locate the culverted stream and avoid impeding the stream in any way. Ref: 256560)</p>	

		All members agreed.	
7d)	Application	P23/S4151/FUL	Hadden Hill Retail Park Didcot OX11 9DA
	Proposal	Full planning application for the erection of a flexible commercial unit (Use Classes E(a) and/or E(b) and/or hot-food takeaway (Sui Generis)), hard and soft landscaping and associated works.	
	Response date	16 th January 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. All members agreed. (Ref: 256561)	
7e)	Application	P23/S4155/FUL	Hadden Hill Retail Park Didcot OX11 9DA
	Proposal	Full planning application for the erection of a drive-thru unit (restaurant and/or coffee shop), hard and soft landscaping and associated works.	
	Response date	16 th January 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. All members agreed. (Ref: 256562)	

178. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

179. To note as listed: Planning Applications approved.

The Committee noted the approved applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P23/S3738/HH	First floor rear extension. 16 North Bush Furlong Didcot OX11 9DY
No objections	P23/S3543/HH	Proposed greenhouse in garden. 69 Loyd Road Didcot OX11 8JP
No objections	P23/S2415/S73	Variation of conditions 2(Approved plans) and 8(Surface water drainage works) on application P22/S4337/FUL (New dwelling joined to No. 2 Sherwood Road and extension to No.

		2 Sherwood Road) – to change from brickwork to render to the existing and proposed houses and change to compliance with drainage design. (as amended by drainage scheme rev A received on 13 September 2023 and as amplified by the Arboricultural Method Statement received 21 November 2023.) 2 Sherwood Road Didcot OX11 0BU
No objections	P23/S3666/HH	Ground floor rear extension with timber cladding and gable roof, first floor extension with hipped roof. 28 Prestwick Burn Didcot OX11 7UZ
No objections	P23/S3580/HH	Single storey front extension. 9 Windsor Close Didcot OX11 8TT
The Committee would like to see the inclusion of the unit number on the displayed signage.	P23/S3699/A	Replace a projecting signage with new 600mm. Replace a lozenge logo with new blue fascia and 490mm logo height. Replace an ATM surround and decals with new. Replace a statutory signage with new. Replace safety manifestation with new. Install a new window message “ A good way to bank.”. Allow to refresh decorations to shopfront, full scope to be confirmed following survey. 9 Orchard Street Didcot OX11 7LG
No objections	P23/S3903/HH	Proposed replacement solid roof and glazing to existing rear conservatory. 8 St Annes Court Didcot OX11 9UT

180. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

181. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

182. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

Cllr N Hards left the meeting at 20:10

183. To present and discuss the findings and proposals created by the Neighbourhood Plan group.

Cllr D Rouane explained that due to scheduling issues and illnesses, the item would be deferred to the next Planning and Development Committee meeting, scheduled for the 24th of January 2024.

The meeting closed at 20:14

Signed: _____

Date: _____