

## Didcot Town Council

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### Minutes of the

### **Planning and Development Committee**

Wednesday 14th February 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

##### **Officers:**

A Guzinski (Planning and Estate Officer [minutes])

Cllr A Jones attended as a member of the public.  
One other member of the public was present.

#### **199. To receive apologies**

No apologies were received.

#### **200. 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.

**201. To approve the draft minutes of the meeting held on 24<sup>th</sup> January 2024 (attached)**

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

All members agreed.

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

Cllr D Rouane explained that a letter regarding the need of pharmacy provisions had not been sent as of the time of the meeting, however this would be done the following day.

There were no other questions on the minutes.

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

The Committee noted the correspondence as listed:

Item	Date received	Received from	Sent to Members	Details
5a	02/02/2024	SODC/VOWH	05/02/2024	To inform DTC about the Joint Local Plan 2041 consultation (listed as a separate agenda item).
5b)	30/01/2024	OCC	30/01/2024	To notify DTC about the public inquiry regarding the HIF1 Scheme.

**204. To discuss and agree on 6 additional street names for development of 86 new homes by Tilia Homes, Ladygrove North**

Cllr N Hards proposed that the 6 names be selected from the group of Castle class locomotives which have changed their names during World War 2:

*Spitfire, Hurricane, Blenheim, Hampden, Wellington, Gladiator, Beaufort, Defiant, Hudson, and Swordfish.*

Cllr D Rouane suggested that *Blenheim* and *Beaufort* be removed as they are already used on another estate. Cllr N Hards also stated that he would be reluctant to use *Spitfire*.

The selected names were *Hurricane, Hampden, Wellington, Gladiator, Defiant* and *Swordfish*.

All members agreed.

## 205. Applications for certificates of Lawful Development and Information only

The Committee noted the below listed applications for certificates of lawful development.

7a)	Application	<a href="#">P24/S0290/LDP</a>	8 Dart Drive Didcot OX11 7XX
	Proposal	Conversion of roof space to create a bedroom and en-suite.	
7b)	Application	<a href="#">P24/S0291/LDP</a>	43 Ottery Way Didcot OX11 7UG
	Proposal	Conversion of roof space to create a bedroom and en-suite.	

## 206. To consider as listed: Planning Applications

8a)	Application	<a href="#">P24/S0245/HH</a>	131 Blackthorn Road Didcot OX11 6EP
	Proposal	Construction of two-storey extension to eastern side of property and internal remodelling of existing house.	
	Response date	19 <sup>th</sup> February 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> with the following <b>comments</b> :  Didcot Town Council's Planning and Development Committee has no objections to the application; however, they would like to note that the applicant is not a resident, and rather a housing association. (Ref: <b>259268</b> ) All members agreed.	
8b)	Application	<a href="#">P24/S0222/HH</a>	6 Hazel Gardens Didcot OX11 6DF
	Proposal	Two storey rear extension to detached house. Replacement wider garden gate at rear and new internal garden wall.	
	Response date	19 <sup>th</sup> February 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>259267</b> ) All members agreed.	
8c)	Application	<a href="#">P24/S0364/FUL</a>	206 Broadway Didcot OX11 8RN
	Proposal	Proposed conversion of building into a duplex apartment.	
	Response date	22 <sup>nd</sup> February 2024	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr L Hislop, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>259269</b> ) All members agreed.	

8d)	<b>Application</b>	<a href="#">P24/S0424/HH</a>	32 Reed Street Didcot OX11 6FL
	<b>Proposal</b>	Installation of a new air source heat pump to the rear of the garage within the back garden.	
	<b>Response date</b>	28 <sup>th</sup> February 2024	
	<b>Agreed response</b>	It was proposed by Cllr L Hislop, seconded by Cllr S Cole, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>259270</b> ) All members agreed.	

### 207. To consider as listed: License Applications

<b>Application</b>	STTRAD/24078/24	Application received by email only.
<b>Details</b>	Variation of the existing consent for the above from trading Monday - Friday to Monday - Sunday.	
<b>Response date</b>	29 <sup>th</sup> February 2024	
<b>Agreed response</b>	It was proposed by Cllr A Hudson, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to submit <b>no objections</b> to this application.  All members agreed.	

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

The Committee noted that no planning appeals were received.

### 209. 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>
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.	P23/S3790/HH	Single storey rear extension. (As amended by plan received 31 January 2024.)  <b>4A Bridge Close Didcot OX11 8DU</b>

<p>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.</p>		
<p>Didcot Town Council's Planning and Development Committee has no objections to this application; however, the Committee has a few concerns regarding the size of the bedrooms, the loss of a car parking space by the occupier of 68 Newlands Avenue, meaning that any vehicles would need to park on the road. The new dwelling would also utilise County Council land as the new driveway and entrance to the household.</p>	<p>P23/S4014/FUL</p>	<p>New dwellinghouse.  <b>Land between 68 Newlands Road &amp; 1 Oatland Road Didcot</b></p>
<p>Didcot Town Council's Planning and Development Committee would like to point out that the total private amenity area is inaccurate, as there is a shared access drive for both properties. The private amenity area is lower, and the Committee believes that there is not enough private amenity space at the rear of the properties.</p>	<p>P23/S4358/FUL</p>	<p>Two dwelling houses on land to rear of 58 Park Road. (As corrected by revised Design and Access Statement received 24 January 2024).  <b>58 Park Road Didcot OX11 8QP</b></p>

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

The Committee noted the refused applications as listed:

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	P23/S4290/HH	Outbuildings - retrospective. <b>143 Broadway Didcot OX11 8SB</b>

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

The Committee noted that no applications were withdrawn.

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

The Committee noted that no applications were referred.

**213. To discuss and comment on the Joint Local Plan 2041 proposals**

Cllr D Rouane opened the discussion by suggesting that Committee members also make their personal submissions outside of the meeting.

The Committee paged through the proposals and commented only on matters which related to the Didcot Parish, including areas in close proximity which could affect the Didcot Parish.

**CHAPTER 4 - Climate change and improving environmental quality.**

Cllr N Hards spoke regarding policy **CE5** – Renewable energy, stating that the current policy is too timid, and solar panels should be considered for ALL buildings, and the wording of the policy should be amended.

It was proposed by Cllr N Hards, seconded by Cllr S Cole, and **RESOLVED** to accept the comments made.

All members agreed.

Cllr N Hards also spoke about policy **CE8** - Water quality and wastewater infrastructure and stated that he fully supported the policy which states "*where wastewater infrastructure capacity constraints are identified, development is not occupied until the necessary infrastructure upgrades have been completed*", and reiterated that adequate infrastructure needs to be provided prior to occupancy commencing within the site.

### **CHAPTER 5 - Spatial strategy and settlements.**

It was proposed by Cllr D Rouane, seconded by Cllr H Macdonald, and **RESOLVED** to **support** option A of policy **SP3** - The strategy for Didcot Garden Town.  
All members agreed.

### **CHAPTER 8 - Site allocations and Garden Villages.**

Cllr N Hards spoke about policy **AS6** - Rich's Sidings and Broadway, Didcot, and stated that he supports the reduction of the number of dwellings.  
Cllr S Nohre also suggested that the policy should be amended to better preserve the retail units on Lower Broadway.

It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and **RESOLVED** to **support** the policy, and add a **comment** regarding the preservation of retail units.  
All members agreed.

Cllr N Hards spoke about policy **AS7** - Didcot Gateway, Didcot, stating that the approximation of 200 homes is excessive for the location, given the previous objections by the residents and the Committee.

It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and **RESOLVED** to **object** to policy AS7.  
All members agreed.

Cllr N Hards spoke about policy **AS9** - North West of Valley Park, Didcot, and stated that he supported the statement regarding the concept plan being necessary as a first step, and that it should be a binding document, however there were a few comments regarding the policy.

**Point 2 B** (Education and SEND provisions) – Cllr D Rouane strongly supported this part of the policy and wished for the Committee to place emphasis on the necessity of SEND provisions in the area.

**Point 2 C(i)** (Active Travel) is “over optimistic”, as there were concerns about the distance from amenities being too large for walking.

**Point 2 C (vii)** (contributions towards bus services) is a necessity and must be provided.

**Point 2 F** (provision of a neighbourhood centre) – Cllr N Hards stated that the retail unit with 500 square metres of floor space is inadequate, due to the lack of other provisions in the area – more space should be allocated to allow higher quality amenities to be present in the area.

**Point 2 L** (Drainage Strategy) – Cllr N Hards suggested that the wording of the policy should be amended to state that sewage provisions **MUST** be in place prior to any houses being occupied.

**Point 2 M** (Drainage Strategy) – Cllr N Hards suggested that the words “if necessary” should be removed from the policy, especially considering the recent flooding within Didcot.

All members agreed.

Cllr S Nohre suggested that the policy should also include play provisions for children and young people/teenagers.

All members agreed.

## **CHAPTER 12 - Nature recovery, heritage and landscape.**

Cllr D Rouane stated that he fully supports this policy, as access to nature is important for a growing town.

All members agreed.

## **CHAPTER 13 - Infrastructure, transport, connectivity.**

Cllr H Macdonald suggested that a policy should be amended to ensure that a requirement for bus lay-bys on major roads is added for any future infrastructure.

All members agreed.



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

The Neighbourhood Plan group have created a preliminary report, which was circulated with the Committee members.

As the report was not finalised, and the Committee were not fully ready to discuss it, this item will be removed from the agenda until a suitable date is agreed.

**215. To note the draft minutes of the Traffic Advisory Group meeting on the 8th of February 2024 (to be circulated at a later date).**

The Committee noted the draft minutes of the Traffic Advisory Group meeting.

The meeting closed at 20:52

Signed \_\_\_\_\_

Date \_\_\_\_\_