

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 17th April 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

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

Officers:

A Guzinski (Planning and Estate Officer [minutes])

A representative from Taylor Wimpey attended the meeting.

246. To receive apologies

Apologies were received from Cllr D Rouane.

Cllr A Jones substituted for Cllr D Rouane.

No other apologies were received.

247. 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 N Hards declared an interest on agenda item 10a) – Planning application P24/S0844/HH, 46 Haydon Road, and did not participate in the discussion.

248. To approve the draft minutes of the meeting held on 20th March 2024
(attached)

It was proposed by Cllr A Jones, 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.

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

There were no questions on the minutes.

250. 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)	26/03/2024	SODC	02/04/2024	To inform DTC that planning appeal for application P22/S0557/FUL - 136-138 <i>The Broadway & 3-5 Station Road, Didcot, OX11 8RJ</i> has been dismissed.

251. To note the conversion of a barn to 1 residential dwelling and erection of 7 residential dwellings.

The Committee noted the conversion of a barn to 1 residential dwelling and the erection of 7 new residential dwellings.

252. To note the erection of two new residential dwellings

The Committee noted the erection of two new residential dwellings.

253. To note the erection of a new pavilion

The Committee noted the erection of a new pavilion.

254. Applications for certificates of Lawful Development and Information only

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

9a)	Application	P24/S0812/PDH	123 Park Road Didcot OX11 8QS
	Proposal	Proposed single storey rear extension following demolition of existing rear elements. Depth: 5 metres, Height: 3 metres, Eaves: 2.95 metres	

255. To consider as listed: Planning Applications

Agenda item 10c) - *P24/V0470/RM, Phase T2b Dahlia View Valley Park* will be moved out of order to allow the representative from Taylor Wimpey to address the Committee. The representative addressed the Committee and followed on with a question-and-answer session.

The Committee had a few concerns regarding the removal of a hedge, which was not permitted in the outline planning permission.

The representative explained that the hedge was removed due to human error, and plans were being submitted to reinstate the hedgerow by October 2024.

The Committee also had concerns regarding the sewage network being overloaded and potentially not completed prior to occupation.

The representative explained that Thames Water has submitted their comments on both the outline application and the reserved matters application, with no objections being raised, as the area is within the catchment area.

The Committee decided to object to the application, on the grounds that there was no documentation in the *reserved matters* for the *layout, appearance, scale, and landscape* to show a condition regarding the hedge and the sewage network being completed prior to occupation.

10c)	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.
	Response date	18 th April 2024 (extended from 11 th April 2024)
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and RESOLVED to object to this application with the following 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. (Ref: 261743) All members agreed

The remaining applications were discussed in order.

Cllr N Hards excused himself from the discussions.			
10a)	Application	P24/S0844/HH	46 Haydon Road Didcot OX11 7JR
	Proposal	Demolition of existing rear single storey extension, construction of new single storey side and rear extension. (Amended Certificate of Ownership received 3 April 2024).	
	Amendment	No. 1 - dated 3rd April 2024	
	Response date	25 th April 2024	
	Previous comments	N/A	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 261735) All members agreed.	
Cllr N Hards rejoined the discussions.			
10b)	Application	P24/S0862/HH	1 Samor Way Didcot OX11 8RE
	Proposal	Air Source Heat Pump installation to be completed to the rear of the property, underneath the kitchen window.	
	Response date	18 th April 2024 (extended from 7 th April 2024)	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 261736) All members agreed.	
10d)	Application	P24/S0854/FUL	95 Wantage Road Didcot OX11 0AF

	Proposal	Demolition of part of existing day hospital and the erection of 2 detached supported living units, associated support & staff unit and associated parking and external works.	
	Response date	18 th April 2024 (extended from 13 th April 2024)	
	Agreed response	It was proposed by Cllr A Hudson, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. (Ref: 261737) All members agreed.	
10e)	Application	P24/S0201/HH	1 Tavistock Avenue Didcot Oxon OX11 8NA
	Proposal	Erection of a two-storey rear extension.	
	Response date	18 th April 2024 (extended from 13 th April 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 261738) All members agreed.	
10f)	Application	P24/S0880/HH	1 Juniper Way Didcot OX11 6AA
	Proposal	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.	
	Response date	18 th April 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application. (Ref: 261739) All members agreed.	
10g)	Application	P24/S1005/HH	35 Queensway Didcot OX11 8LY
	Proposal	Two storey front extension, single and two storey extensions to the rear.	
	Response date	18 th April 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 261740) All members agreed.	
10h)	Application	P24/S1012/HH	3 Elbourne Didcot OX11 0BL
	Proposal	Two-storey side annex with two storey rear extension, minor opening changes to front facade.	
	Response date	23 rd April 2024	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr A Jones, and RESOLVED to submit no objections with the following comments : The Committee noted that this development will require some trees to be removed, and therefore the Committee would like to see a condition to ensure that there is no net loss in biodiversity. (Ref: 261741)	

	All members agreed.
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256. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

257. 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/S3495/HH	Demolition of existing garage, construction of two bay garage with room over the top. Single storey rear extension. (as amended by plans received 7 February 2024). 5 Yare Close Didcot OX11 7QB
No objections	P24/S0058/HH	Single storey extension of front porch with oak frame and upright, and to the front of existing integral garage with lean to roof. Conversion of existing integral garage. Extension to the rear of the existing dining room and garage with rooflights. Erection of a timber framed double garage to the front of the property with gable roof. 21 Ingrebourne Way Didcot OX11 7UP
No objections	P24/S0424/HH	Installation of a new air source heat pump to the rear of the garage within the back garden. 32 Reed Street Didcot OX11 6FL
No objections	P24/S0490/LB	To replace an unused (and rotting) rear door with a window. 125 Lydalls Road Didcot OX11 7EA
No objections	P24/S0497/FUL	The removal of a section of the boundary wall to the maisonettes, the removal of soil and the construction of

		a driveway made of concrete runs and shingle. 21 Barnes Close Didcot OX11 8JN
Didcot Town Council's Planning and Development Committee would like to point out that the location of the bays could impede the flow of traffic, as they are located on a busy stretch of the road leading out of the car park, and cars would be most likely reversing into those bays.	P24/S0618/FUL	Replacement of 19 standard car parking bays with 12 EV charging bays with associated equipment including substation, feeder pillar and charging units. Orchard Centre Car Park Hitchcock Way Didcot OX11 7LL
No objections	P24/S0166/FUL	Demolition of garages/conservatory. Extension and renovation of existing dwelling and erection of a new dwelling. (As amplified by additional information received 11 March 2024 and amended plans received 26 March 2023) 72 Abbott Road Didcot OX11 8HY
No objections	P24/S0515/HH	Single storey side extension. 5 Nene Grove Didcot Oxon OX11 7QW
No objections	P24/S0364/FUL	Proposed conversion of building into a duplex apartment. 206 Broadway Didcot OX11 8RN
No strong views	P21/S0242/FUL	Retrospective erection of landscape bunds and reprofiling of bunds. (As amended by plan received 14 December 2022). Phase 1 a Great Western Park Sir Frank Williams Way Great Western Park Didcot
No objections	P23/S1805/RM	Reserved Matters application pursuant to Outline Planning Permission (P15/S2902/O) in respect of the provision of access between the proposed Didcot Neighbourhood

		<p>Centre and the A4130. Discharge of Conditions 20 (Landscape and Ecology Management Plan, 26 (Foul and surface water drainage and ground levels) 28 (Design and construction of vehicular, cycle and pedestrian access crossings) 29 (Footpaths, vehicular, cycle and pedestrian accesses, driveways and turning areas), 30 (Arboricultural Method Statement), 31 (Landscaping), 37 (Lighting) relating to Outline Planning Permission P15/S2902/O on these reserved matters. (As amended by plans and information received 23 August 2023, 28 November 2023, plans received 23 January and 5 March 2024 and as amplified by additional information received 21 March 2024).</p> <p>Land North East of Didcot Didcot</p>
<p>No objections</p>	<p>P24/S0534/S73</p>	<p>Variation of condition 2 (approved plans) on application P21/S4174/FUL (Erection of two storey building comprising 5 one bed apartments, 1 three bed apartment, 1 four bed apartment and staff room - use class C3 for adults with learning and physical disabilities with on-site care provided) - to update drawings in line with energy statement.</p> <p>Calnan Bros Butchers 5 Hagbourne Road Didcot OX11 8DP</p>

258. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

259. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

260. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

261. To discuss the Flood Resilience proposals (Cllr D Rouane)

In the absence of Cllr D Rouane, the Committee deferred this item to a future meeting.

The meeting closed at 20:58

Signed _____

Date _____

DRAFT