

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 20th March 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 N Hards
Cllr A Hudson
Cllr J Broadbent

Officers:

A Guzinski (Planning and Estate Officer [minutes])

Cllr A Jones attended as a member of the public.

232. To receive apologies

Apologies were received from Cllr L Hislop.

Cllr J Broadbent substituted for Cllr L Hislop.

No other apologies were received.

Cllr S Nohre was absent.

233. 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.

234. To approve the draft minutes of the meeting held on 6th March 2024
(attached)

Cllr N Hards raised an amendment to minute 216 and asked for the minutes to state that Cllr D Macdonald was a substitute for Cllr N Hards instead of Cllr S Nohre.

Cllr N Hards also asked for minute 220 to be amended to state that the Vale of White Horse District Council has held the planning committee meeting, instead of both District Councils.

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

All members agreed.

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

There were no questions on the minutes.

236. 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)	07/03/2024	OCC	13/03/2024	To inform DTC about the consultation regarding the Proposed Disabled Persons Parking Places.
5b	13/03/2024	SODC	13/03/2024	To inform DTC about South and Vale's proposals for Playing Pitches and Leisure Facilities

It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and **RESOLVED** to defer item 5b to the Properties and Facilities Committee for their consideration.

All members agreed.

The Committee also noted a late item of correspondence regarding the request for change of postal address at Down Farm in Great Western Park, with the suggestion of *Tivoli Gardens* being brought forward.

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and **RESOLVED** to request for the new name to be relevant to the theme of the neighbouring streets.

All members agreed.

237. To note the erection and numbering of 179 new residential dwellings

The Committee noted the erection and numbering of the new dwellings.

238. To discuss and agree on 8 new street name suggestions for Phases 3 and 5a of Ladygrove North

Cllr N Hards suggested that the streets should be named following the theme of the adjacent developments, to ensure that the area remains consistent with the themes previously suggested.

A suggestion of Corbetts was also made if the development is located nearby to the recently named roads with the theme of Scottish mountains.

All members agreed.

239. Applications for certificates of Lawful Development and Information only

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

8a)	Application	P24/S0758/LDP	Busby House Dental Practice 13 Hagbourne Road Didcot OX11 8DP
	Proposal	Insertion of 4no rooflights across two roof slopes to rear of building to create a new room in first floor loft space.	
8b)	Application	P24/S0843/LDP	46 Haydon Road Didcot OX11 7JR
	Proposal	Conversion of loft by hip to gable with rear dormer	

240. To consider as listed: Planning Applications

9a)	Application	P24/S0671/S73	St Edmonds Park Park Road Didcot OX11 8QE
	Proposal	Variation of condition 7 (BREEAM final certificate) on application P21/S2646/FUL (The construction of a new single storey pavilion providing sports changing rooms and a multi-functional community space together with related facilities. External hard and soft landscaping, sports and play equipment, bicycle storage and improved parking arrangements) - to change the implementation from pre occupation to within 6 months of occupation.	
	Response date	22 nd March 2024	
	Agreed response	The Committee did not comment on this application, as it was made by Didcot Town Council.	
9b)	Application	P24/S0325/HH	18 East Street Didcot OX11 8EJ
	Amendment	No. 1 - dated 6th March 2024	
	Proposal	Erection of a 7.5m x 3.5m timber log cabin in the rear garden to be used as an office/leisure room. (As amended by description 06 March 2024.)	
	DTC's previous response	Not Applicable	
	Response date	24 th March 2024	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application, with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee have no objections to this application, but the Committee supports the comments made by the Forestry Officer.</p> <p>(Ref: 260674) All members agreed.</p>	
9c)	Application	P24/S0747/HH	6 Cole Court Didcot OX11 7XL
	Proposal	Erection of first floor side extension.	
	Response date	28 th March 2024	
	Agreed response	<p>It was proposed by Cllr A Hudson, seconded by Cllr H Macdonald, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 260675) All members agreed.</p>	

241. To note as listed: Planning Appeals.

The Committee noted that no planning appeals were received.

242. 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
<p>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.</p>	<p>P24/S0245/HH</p>	<p>Construction of two-storey extension to eastern side of property and internal remodelling of existing house. 131 Blackthorn Road Didcot OX11 6EP</p>
<p>Didcot Town Council has no objection to this application with the following comment: The Committee have noted and strongly agree with the comments raised by the Housing Development Team in relation to affordable housing.</p>	<p>P22/S4011/RM</p>	<p>Application for Approval of Reserved Matters for Phase 3 & 5a for 158 dwellings together with associated landscaping and infrastructure further to application P15/S2902/O (as amended by drawings received 31 March 2023, 1 August 2023, 27 November 2023 and 15 February 2024). Phases 3 and 5a Nobel Park Didcot</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</p>	<p>P23/S1270/RM</p>	<p>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</p>

<p>made in the area, given that the ecological environment is already high.</p>		<p>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 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) (as amended by plans and information received 9 August 2023, 17 January 2024 and 13 February 2024).</p> <p>CALA Homes Phase 7 (Infrastructure) Land at Willington Down Didcot</p>
<p>No objections</p>	<p>P24/S0222/HH</p>	<p>Two storey rear extension to detached house. Replacement wider garden gate at rear and new internal garden wall.</p> <p>6 Hazel Gardens Didcot OX11 6DF</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</p>	<p>P22/V0604/RM</p>	<p>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</p>

<p>are healthy enough, and there is no immediate danger from the trees. 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.</p>		<p>works for Phase 1 and 2. An EIA was submitted as part of the approved outline permission (as amplified and amended by information received 16 May 2022, 28 April 2023, 17 August 2023, 4 December 2023, 30 January 2024 and 15 February 2024).</p> <p>Phase 1a Valley Park Land to the West of Great Western Park</p>
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243. To note as listed: Planning Applications refused

The Committee noted the refused applications as listed:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>The Planning and Development Committee would like to object to this application. The previous application for this development did not show an entrance via Appleford Road. The Committee had concerns regarding traffic and potential issues accessing and exiting the site to and from the busy road. The proposed development seems out of phase and the Committee had concerns regarding access to required and necessary facilities and infrastructure, as the location, by nature, has no connectivity to the town and is isolated. There were also concerns regarding non-deliverance of sustainable transport, as</p>	<p>P23/S0263/FUL</p>	<p>Full planning application for the erection of 37 dwellings including 14 (40%) affordable dwellings with associated landscaping, parking, and access (as amended by drawings received 9 August 2023 and 9 January 2024).</p> <p>Land at Pearith Farm Appleford Road North East Didcot OX14 4PS</p>

there are no planned link ups with existing cycle routes.		
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244. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

245. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

The meeting closed at 19:56

Signed _____

Date _____