

Didcot Town Council

Minutes of the

Planning and Development Committee

Wednesday 23rd August 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr C Jennings
Cllr S Cole
Cllr L Hislop
Cllr A Hudson
Cllr A Jones

Officers:

A Guzinski (Planning and Allotments Officer [minutes])

Public:

3 members of the public attended.

81. To receive apologies

Apologies were received from Cllr N Hards and Cllr H Macdonald.

Cllr A Jones substituted for Cllr H Macdonald. Cllr D Macdonald was due to substitute for Cllr N Hards, however an apology was received prior to the meeting.

No other apologies were received.

82. 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 D Rouane declared an interest on agenda item 12i) – *Planning Application P23/S2621/FUL, Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN*, however it was clarified by the SODC Monitoring Officer that Cllr D Rouane would not be excluded from the discussions.

No other interests were declared.

83. To approve the draft minutes of the meeting held on 2nd August 2023

It was proposed by Cllr C Jennings, 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.

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

There were no questions on the minutes.

Public Participation

The Chair suspended the Standing Orders to allow the members of the public to address the Committee.

Two members of the public had registered to speak.

One member spoke about agenda item 14 – *Planning Applications Approved - P23/S1775/FUL, Car Park Station Road Didcot OX11 7NN.*

The member of the public thanked Cllr S Cole and the Mayor for representing the Didcot Town Council at the South Oxfordshire District Council's planning meeting and voicing their objections to the application. The speaker urged the Committee to view the recording of the meeting.

The speaker also urged the Committee to write to SODC to express their disappointment, and formally request SODC to enter into a dialogue regarding the alternative uses for the land.

Cllr D Rouane stated that a letter was written to the Chair of the SODC's Planning Committee regarding the approval of the application despite the objections.

Both members of the public also spoke on agenda item 12i - *Planning Application P23/S2621/FUL, Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN.*

The first speaker stated that the SODC had encouraged the internal staff to comment on the application, despite not living within the Didcot boundary, and the interests of Didcot Residents are inaccurately represented by the Didcot Garden Town Team, which may include members of the SODC. Comments made by the residents of Didcot were overwhelmingly negative towards the proposed building.

The speaker urged the Committee to object to the application, based on the fact that it contradicted the Local Development Plan 2035 Policy H2, which states that the

area is allocated for housing. The member stated that if the area were to be developed into the offices, other green areas would have to be allocated for housing.

The member also explained that the SODC's 5-year land supply still includes 300 homes at the Gateway site is at risk due to the recent objection to the HIF 1 scheme.

Other points raised by both speakers were:

- The architecture presented did not match the “pioneering” quality promised in the Garden Town plans.
- The proposed bus stop could cause confusion if the buses no longer drive through the bus station opposite of the development.
- The proposed parking provisions are inadequate, and there were rumours of the SODC already investigating overspill car parks.
- The access road to the site is already overbearing but does not include a pavement on the western side.
- The building is being funded by a loan, despite other suitable locations present for reuse.
- Alternative priorities are needed in town, such as health facilities. Office facilities are not needed.
- While the building prides itself on sustainability, it would be more sustainable to redevelop or refurbish an existing building elsewhere.
- Changes in working practices mean that a large office is not needed, as a lot of SODC staff already works remotely, is there evidence of demand for two additional floors?
- Infrastructure should be considered, such as water, IT, and sewage, as the town is already struggling to cope with the demand.
- The timing of the application was concerning as the local villages, who are represented by the SODC, might be on holiday and may not hold planning meetings during that period.

The Chair thanked the speakers and reinstated Standing Orders.

85. To note as listed: correspondence received regarding planning matters

The Committee noted the correspondence received.

86. To comment on OCC's planning application for Details pursuant to Conditions 7 Cycle Parking of planning permission no (R3.0002/22)

Application	R3.0095/23	View application and make comment using reference no: R3.0095/23
Proposal	Details pursuant to Conditions 7 Cycle Parking of planning permission no (R3.0002/22) at Land Northeast of Didcot, Didcot, OX11 7SB	
Location	Land Northeast of Didcot, Didcot, OX11 7SB	
Response date	24 th August 2023 (extended from 17 th August 2023)	
Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr L Hislop, and RESOLVED to submit the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to query the number of cycle parking provisions and would request that more are provided.</p> <p>The Committee would also like to see the inclusion of e-bike and e-scooter charging facilities within the cycle parking facilities.</p> <p>The Committee also had some concerns over the safety, security and lighting of the cycle parking provisions, and would like to see assurances of the safety and security of the cycle parking provisions.</p> <p>All members agreed.</p>	

87. To comment on OCC's planning application for Details pursuant to Conditions 11 External Lighting of planning permission no (R3.0002/22)

Application	MW.0097/23	View application and make comment using reference no: MW.0097/23
Proposal	Details pursuant to Conditions 11 External Lighting of planning permission no (R3.0002/22) at Land Northeast of Didcot, Didcot, OX11 7SB	
Location	Land Northeast of Didcot, Didcot, OX11 7SB	
Response date	24 th August 2023 (extended from 18 th August 2023)	

Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to suggest that a cooler colour lighting is selected, as the currently proposed warmth signature is unsuitable and dim. The Committee suggested a light which closely resembles daylight lighting.</p> <p>All members agreed.</p>
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88. To comment on OCC's planning application for Details pursuant to Conditions 9 Landscaping of planning permission no (R3.0002/22)

Application	R3.0096/23	View application and make comment using reference no: R3.0096/23
Proposal	Details pursuant to Conditions 9 Landscaping of planning permission no (R3.0002/22) at Land Northeast of Didcot, Didcot, OX11 7SB	
Location	Land Northeast of Didcot, Didcot, OX11 7SB	
Response date	24 th August 2023 (extended from 18 th August 2023)	
Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit the following comment:</p> <p>Didcot Town Council's Planning and Development Committee would like to see an inclusion of a wildflower area within this application.</p> <p>The Committee would also like to see enforcement on the long-term maintenance of the planting. The Committee had some concerns regarding the costs of maintenance.</p> <p>All members agreed.</p>	

89. To note the erection and numbering of 150 dwellings at Ladygrove Northeast

The Committee noted the erection and numbering of the 150 dwellings.

90. To note the demolition of existing properties and erection of 7 apartments and 1 office

The Committee noted the demolition of existing properties and the erection of 7 apartments and 1 office.

91. Applications for certificates of Lawful Development and Information only

The Committee noted the below listed applications.

11a)	Application	P23/S2465/LDP	12A Sycamore Way Didcot OX11 6DY
	Proposal	Removal of leaking false fibreglass chimney and rectification of the roof to make watertight. Move ensuite bathroom extractor vent from roof to side wall.	
11b)	Application	P23/S2482/LDE	30 Longford Way Lady Grove Didcot OX11 7UW
	Proposal	Certificate of Lawfulness for an existing single storey extension to form a new kitchen.	

92. To consider as listed: Planning Applications

12a)	Application	P23/S2162/HH	36 Meadow Way Didcot OX11 0AY
	Proposal	Double storey side extension.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 250902) All members agreed.	
12b)	Application	P23/S2515/HH	40 Haydon Road Didcot OX11 7JF
	Proposal	New front porch and loft conversion to include internal changes and three skylight windows.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 250903) All members agreed.	
12c)	Application	P23/S2225/HH	12 Garth Road Didcot OX11 7JG
	Proposal	Demolition of garage and erection of a new porch, ground floor rear extension and two storey side extension.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 250904) All members agreed.	
12d)	Application	P23/S2412/HH	42 Usk Way Didcot OX11 7SQ
	Proposal	Erection of wrap around double storey extension, alterations to the perimeter fence, and erection of timber shed of 2.5m height at the front.	
	Response date	25 th August 2023 (extended from: 21 st August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 250905) All members agreed.	

12e)	Application	P23/S2589/HH	24 Edwin Road Didcot OX11 8LE
	Proposal	Single storey rear and side extension.	
	Response date	25 th August 2023 (extended from: 23 rd August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 250907) All members agreed.	
12f)	Application	P23/S2564/FUL	Unit 3 Orchard Centre Didcot OX11 7L
	Proposal	Extension of mezzanine floor.	
	Response date	25 th August 2023 (extended from: 23 rd August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Jones, and RESOLVED to submit no objections to this application. (Ref: 250909) All members agreed.	
12g)	Application	P23/S2594/HH	6 Lincoln Gardens Didcot OX11 8UF
	Proposal	Installation of a heat pump in the rear garden of the property.	
	Response date	25 th August 2023 (extended from: 24 th August 2023)	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application. (Ref: 250910) All members agreed.	
12h)	Application	P23/S1398/FUL	Former Site of Georgetown Filling Station Broadway Didcot OX11 8SD
	Amendment	No. 2 - dated 28th July 2023	
	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. (Additional drainage information received 27 June 2023, amended plans and additional drainage, contamination and highways information received 28 July 2023).	
	DTC's previous response	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.	
	Response date	16 th August 2023 (CONSULTED VIA EMAIL)	
	Agreed response	It was proposed by Cllr S Cole, seconded by Cllr D Rouane, and RESOLVED to submit no objections to this application. (Ref: 250534) 4 members agreed, 1 member disagreed, 2 members abstained	
Cllr D Rouane proposed that Cllr C Jennings chairs item 12i. All members agreed.			
12i)	Application	P23/S2621/FUL	Station Road Car Park Station Road Didcot Oxfordshire OX11 7NN
	Proposal	A proposed new office building together with associated development on the Didcot Gateway Site.	
	Response date	25 th August 2023	

	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to submit no objections to this application, with the following comments: (Ref: 250911) Didcot Town Council's Planning and Development Committee would like to see increased decorations/public art on the frontage of the building, as the current building does not seem "beautiful", as portrayed by the application document.</p> <p>The Committee would like to see improvement in the cycling infrastructure around the development prior to the development opening and have noted the recent LCWIP draft.</p> <p>The Committee had some concerns regarding the utility services and bins and would like to see the bin storage being located away from the local nursery.</p> <p>All members agreed.</p>	
Cllr C Jennings passed the Chair back to Cllr D Rouane			
12j)	Application	P23/S2623/FUL	Land at 60-68 Broadway Didcot OX11 8AE
	Proposal	A hand-operated carwash and car sales lot on a vacant site.	
	Response date	25 th August 2023	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to object to this application with the following comment: (Ref: 250912) Didcot Town Council's Planning and Development Committee would like to object to this application based on the comments made by the Local Highway Authority.</p> <p>All members agreed.</p>	
12k)	Application	P23/S0772/FUL	5 Yare Close Didcot OX11 7QB
	Proposal	Proposed 2 bed new dwelling.	
	Response date	31 st August 2023	
	Agreed response	<p>It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to object to this application for the following reasons: (Ref: 250913) Didcot Town Council's Planning and Development Committee would like to object on the grounds of overdevelopment, being unneighbourly, and potentially blocking an access/way leave path on the application boundary. The Committee would like to enquire whether the land on the boundary is an official right of way path.</p> <p>All members agreed.</p>	
12l)	Application	P23/S2663/HH	27 Brasenose Road Didcot Oxfordshire OX11 7BL
	Proposal	Demolition of conservatory and erection of a new ground floor side and rear extension.	
	Response date	31 st August 2023	

	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 250915) All members agreed.	
12m)	Application	P23/S0263/FUL	Land at Pearith Farm Appleford Road North East Didcot OX14 4PS
	Amendment	No. 1 - dated 9th August 2023	
	Proposal	Full planning application for the erection of 37 dwellings including 15 (40%) affordable dwellings with associated landscaping, parking, and access. (As amended by drawings received 9 August 2023).	
	DTC's previous response	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 there are no planned link ups with existing cycle routes.	
	Response date	24 th August 2023	
	Agreed response	It was proposed by Cllr C Jennings, seconded by Cllr L Hislop, and RESOLVED to continue the previous objections . (Ref: 250878) All members agreed.	
12n)	Application	P23/S1699/HH	61 Westwater Way Didcot OX11 7SR
	Amendment	No. 1 - dated 11th August 2023	
	Proposal	Erection of a ground floor extension, garage extension and first floor extension above the existing garage (as amended by plans received on 11 August).	
	DTC's previous response	No objections.	
	Response date	25 th August 2023	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 250917) 5 members agreed, 1 member abstained.	
12o)	Application	P23/S2715/HH	19 Meadow Way Didcot OX11 0AU
	Proposal	Construct ground floor side extension to enlarge existing kitchen and provide utility room and WC.	
	Response date	5 th September 2023	
	Agreed response	It was proposed by Cllr A Jones, seconded by Cllr C Jennings, and RESOLVED to submit no objections to this application. (Ref: 250918) All members agreed.	

93. To note as listed: Planning Appeals.

The Committee noted that no appeals were received.

94. 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/S0813/HH	Two storey side and single storey rear extension. (As amended and clarified by amended plans received 5 July 2023, reducing the two-storey side element to demonstrate subservience to the existing property, and the provision of 2 off street parking spaces) 36 Monks Lode Didcot OX11 7UY
Previous comments submitted on 25th August 2022, 'no objection with comment': The Council broadly supports this application but express concerns that the material used is inappropriate as it is combustible and not durable.	P21/S2541/FUL	Youth shelter and swale crossing. POS Area W Southern Neighbourhood Park Great Western Park Didcot
No objections	P23/S1934/HH	Construction of two storey rear/side extension; raise gable over porch/garage on front elevation; replacement of flat roof with pitched roof over existing porch and garage; rendering to existing face brickwork. (As amended and clarified by amended elevations received 5 July 2023, to omit the wind turbine from the proposed scheme). 126a Park Road Didcot Oxon OX11 8QR

No objections	P23/S1798/S73	Variation of condition 2 (Approved plans) on application reference number P21/S2637/FUL - to allow for the provision of a parking space to accord with highways standards and to discharge condition 4 of P21/S2637/FUL. As clarified by revised parking layout plan submitted on 7 June 2023. 4 Ernest Road Didcot OX11 8QH
No objections	P23/S2007/HH	Erection of new workshop. 1 Lydalls Close Didcot OX11 7LD
No objections	P23/S1598/HH	Single storey front and side extension. 18 Churchill Close Didcot OX11 7BX
No objections	P23/S2198/HH	Single storey extension (As amended by drawing received 7 August 2023 removing proposed access) 58 Park Road Didcot OX11 8QP
Didcot Town Council's Planning and Development Committee would like to object to this application, as the Committee believed that the car park has been made redundant by the redevelopment of the nearby Railway Station's car park, which was designed to take on the full capacity of the existing temporary car park. As this car park land is due to be redeveloped, the Committee believed that the land could be used for alternative purposes, which could promote the town or wellbeing and provide more variety in the area. The Committee also noted that the temporary car park has been listed as temporary for a prolonged period. The Committee urges the applicant to find	P23/S1775/FUL	Change of use of land for car parking for a temporary period of two years until 2 September 2025. Car Park Station Road Didcot OX11 7NN

an alternative short-term solution for the land.		
No objections	P23/S1629/FUL	<p>Erection of 4.8-metre-high fence to provide extension to existing external garden centre with associated lighting scheme (as amplified by drwgnos ZGDWG-0002288155-EX1-R01-030823, AC-GCC, AC-GCLD and the lighting product datasheet reference: 96633104 received on 03 August 2023).</p> <p>B & M Stores Wallingford Road North Moreton OX11 9DA</p>

95. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

96. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

97. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

98. Motion to invite members of the SODC Neighbourhood Planning Team to a future meeting of the committee to discuss the costs and benefits of Didcot producing its own Neighbourhood Plan.

Cllr D Rouane briefly explained the motion and the benefits of a Neighbourhood Plan.

Cllr C Jennings reminded the Committee about the comments made by Cllr N Hards at the Finance and General Purposes Committee meeting, in which Cllr N Hards stated that the Neighbourhood Plan would come at a large cost to the Council, and that more than 1 plan would be needed to cover the different areas of the town.

Cllr C Jennings further stated that it would be worth asking the exact prices of the relevant plans.

Cllr A Hudson agreed, stating that it would be beneficial to decide based on the information and prices given by the Neighbourhood Planning team. The team would not charge the Council for a basic overview.

It was proposed by Cllr D Rouane, seconded by Cllr C Jennings, and **RESOLVED** to **agree** to the motion and invite the members of the SODC Neighbourhood Planning Team to a future meeting of the Committee.

All members agreed.

The meeting closed at 20:58

Signed: _____

Date: _____