

## Didcot Town Council

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### Minutes of the

### **Planning and Development Committee** Wednesday 24th January 2024 at 7:30pm All Saints Room, Civic Hall, Didcot



#### **PRESENT**

##### **Councillors:**

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

##### **Officers:**

A Guzinski (Planning and Estate Officer [minutes])

#### **184. To receive apologies**

Apologies were received from Cllr S Cole.

Cllr A Jones substituted for Cllr S Cole.

No other apologies were received.

#### **185. 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 7d) – planning application P23/S4335/HH and would be excluded from the discussion.

No other declarations were made.

**186. To approve the draft minutes of the meeting held on 3<sup>rd</sup> January 2024**  
(attached)

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

All members agreed.

**187. 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 drafted as of the time of the meeting, due to other commitments and time constraints. A letter would be drafted and circulated to the Committee members within the next few days.

**188. 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	15/01/24	SODC	15/01/24	To inform DTC that the pavement application PAV/22477/23 - Django's Smokehouse has been approved.

The Committee also noted two items of late correspondence.

The first item was correspondence regarding planning application P23/S3790/HH - 4A Bridge Close, Didcot. The Committee noted the correspondence and agreed to locate the culverted stream and provide a copy of the plan to the case officer.

The second item was correspondence regarding a consultation for the Joint Local Plan for the district councils. The Committee noted the correspondence and agreed to include the consultation on the next agenda.

**189. Applications for certificates of Lawful Development and Information only**

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

6a)	Application	<a href="#">P24/S0086/LDP</a>	20 The Croft Didcot OX11 8HR
	Proposal	The purpose of this application is to station a mobile home within the residential curtilage.	

**190. To consider as listed: Planning Applications**

7a)	Application	<a href="#">P23/S4338/A</a>	KFC Unit 5A Orchard Centre Didcot OX11 7LJ
	Proposal	New Fascia with internally illuminated KFC letters, internally illuminated Box sign and projecting sign	
	Response date	26 <sup>th</sup> January 2024 (extended from 23 <sup>rd</sup> January 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr S Nohre, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>258197</b> ) Six members agreed, one member abstained.	
7b)	Application	<a href="#">P23/S4358/FUL</a>	58 Park Road Didcot OX11 8QP
	Proposal	Two dwellinghouses on land to rear of 58 Park Road	
	Response date	26 <sup>th</sup> January 2024 (extended from 23 <sup>rd</sup> January 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 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. (Ref: <b>258198</b> ) All members agreed.	
7c)	Application	<a href="#">P23/S4290/HH</a>	143 Broadway Didcot Oxon OX11 8SB
	Proposal	Outbuildings - retrospective	
	Response date	26 <sup>th</sup> January 2024 (extended from 24 <sup>th</sup> January 2024)	
	Agreed response	It was proposed by Cllr L Hislop, seconded by Cllr A Hudson, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>258199</b> ) Six members agreed, one member abstained.	
7e)	Application	<a href="#">P24/S0088/D</a>	20 The Croft Didcot OX11 8HR
	Proposal	Demolition of outbuilding/garage	
	Response date	31 <sup>st</sup> January 2024	
	Agreed response	<i>The Committee noted that the application had been approved prior to the comments being submitted, as it was a permissible development.</i>	

7f)	Application	<a href="#">P24/S0008/HH</a>	27 Church Street Didcot OX11 8DQ
	Proposal	Infill rear ground floor extension, loft conversion and front porch.	
	Response date	1 <sup>st</sup> February 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>258201</b> ) All members agreed.	
7g)	Application	<a href="#">P24/S0102/HH</a>	20 The Croft Didcot OX11 8HR
	Amendment	No. 1 - dated 15th January 2024	
	Proposal	Erection of a timber pre-fabricated single storey granny annexe for ancillary use to the main dwelling (as amended by drwgnos 2175.11.23D.01 Rev 4, 2175.11.23D.02 Rev 4, 2175.11.23D.03 Rev 4 and 2175.11.23D.04 Rev 4 received on 15 January 2024) .	
	DTC's previous response	N/A	
	Response date	5 <sup>th</sup> February 2024	
	Agreed response	It was proposed by Cllr H Macdonald, 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 would like to see an inclusion of a planning condition, which states that the proposed annexe remains ancillary. (Ref: <b>258202</b> ) All members agreed.	
7h)	Application	<a href="#">P24/S0058/HH</a>	21 Ingrebourne Way Didcot OX11 7UP
	Proposal	First floor side/roof extension above existing garage with alterations to roof. 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 velux windows. Erection of a timber framed double garage to the front of the property with gable roof.	
	Response date	5 <sup>th</sup> February 2024	
	Agreed response	It was proposed by Cllr A Jones, seconded by Cllr N Hards, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>258203</b> ) All members agreed.	
7i)	Application	<a href="#">P24/S0166/FUL</a>	72 Abbott Road Didcot OX11 8HY
	Proposal	Demolition of garages/conservatory. Extension and renovation of existing dwelling and erection of a new dwelling	
	Response date	6 <sup>th</sup> February 2024	

	<b>Agreed response</b>	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>258204</b> ) All members agreed.	
<b>Cllr D Rouane moved item 7d) out of order and left the discussion at 20:02. Cllr H Macdonald took over the Chair.</b>			
<b>7d)</b>	<b>Application</b>	<a href="#">P23/S4335/HH</a>	10 Brent Avenue Didcot OX11 7UD
	<b>Proposal</b>	Adaptation of home to accommodate wheelchair access by enclosing an existing porch to create space to turn from the corridor into the bedroom. Proposed ramp at the front and rear of the property. Internal alterations to provide a ground floor wet room and to widen internal doorways.	
	<b>Response date</b>	30 <sup>th</sup> January 2024	
	<b>Agreed response</b>	It was proposed by Cllr N Hards, seconded by Cllr A Jones, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>258200</b> ) All members agreed.	
<b>Cllr D Rouane rejoined the discussion and resumed the Chair at 20:03</b>			
<b>7j)</b>	<b>Application</b>	<a href="#">P19/S0720/O</a>	Land at Ladygrove East Didcot
	<b>Amendment</b>	No. 9 - dated 15th January 2024	
	<b>Proposal</b>	Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use, allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters. (As revised by information received 22 January 2021 and updated Parameter Plan and Biodiversity Calculations received 5 May 2021 and as amended by plan received 15 January 2024).	
	<b>DTC's previous response</b>	9 <sup>th</sup> February 2021 - No objections	
	<b>Response date</b>	30 <sup>th</sup> January 2024	
	<b>Agreed response</b>	It was proposed by Cllr N Hards, seconded by Cllr H Macdonald, and <b>RESOLVED</b> to submit <b>no objections</b> with the following <b>comments</b> :  Didcot Town Council's Planning and Development Committee would like the bus stops to be recessed in a lay-by, rather than being on the road, to reduce the impact on traffic.  The Committee would also like to point out that in the current proposal, the bus shelters would be impeding on the pedestrian pathway, the tactile paving on the pedestrian crossing points would impede the cycle path, and the proposed cycle storage would impede on both paths.	

		<p>The Committee would also like to question the spacing between the zig-zag lines for the pedestrian crossing and the bus stop. (Ref: <b>258206</b>) All members agreed.</p>	
7k)	<b>Application</b>	<a href="#">P22/S0491/O</a>	Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR
	<b>Amendment</b>	No. 4 - dated 15th January 2024	
	<b>Proposal</b>	<p>Outline planning application (with all matters reserved except for access) for the demolition of existing structures and redevelopment for up to 144 dwellings, hard and soft landscaping, parking, and all associated engineering works. (as amended &amp; amplified by documents received 12 December 2022, 16 May 2023 and 22 August 2023 and 15 January 2024).</p>	
	<b>DTC's previous response</b>	<p>Didcot Town Council's Planning and Development Committee would like to maintain their previous objection, with extra emphasis placed on the inadequate parking provisions, the inadequate drainage arrangements, lack of cycle storage infrastructure, and the excessive height of the flats.</p> <p>Didcot Town Council's Planning and Development Committee would like to object to application P22/S0491/O for the following reasons:</p> <ul style="list-style-type: none"> <li>• <b>South Oxfordshire Local Plan</b> The Committee noted that the development is contrary to STRAT 5 of the South Oxfordshire Local Plan as it does not fulfil "the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers." The amenity impacts include loss of sunlight and the downdraught effect on the wind caused by the height of the buildings.</li> <li>• <b>Impact on the surrounding area</b> The proposed development on the west of the site seems overbearing and unneighbourly. The design references to railway architecture are appropriate for a site near the station. However, the railway workers' housing on Station Road is more suitable as a reference than a Grade II listed engine shed, however historically significant. Block one's (north site) 7 storey height has also been noted as unnecessarily tall. Blocks six and seven on the east of the site are also not in keeping with the size, shape, and form of the new and existing dwellings. The Committee noted the change of height on small portion of each block, but have felt that this reduction is inadequate, and the overall height is still unnecessary.</li> <li>• <b>Access</b> The Committee were extremely concerned regarding the access to the site, especially from Lydalls Road. Lydalls Road is currently a one-way street which houses a Nursery School, and the road is already extremely busy during pick up and drop off times. Members are concerned for the safety of the children during these times, especially as the pavements are inadequate. This is also in contrary to section 2v of STRAT 5 (see above).</li> </ul>	

		<ul style="list-style-type: none"> <li>• Insufficient Parking The Committee noted that there is insufficient parking proposed for the development. Only a small percentage of residents will be able to park in allocated bays, which will mean an increase of vehicles battling for the small amount of on street parking in the immediate area. Didcot Town Council already receive numerous complaints regarding parking issues in the immediate vicinity on a regular basis. The proposed development will exacerbate this and will be in contrary to section 2v of STRAT 5, as it will have a "...detrimental impact[s] on the amenity of future and/or adjoining occupiers." Despite statements in the application there is no evidence that the measures proposed will prevent indiscriminate parking. If the development is approved, we would like to see a condition imposed to restrict car ownership. The Committee noted that resident parking plans have been introduced in the area of Haydon Road and Lydalls Road, which exclude residents on the new development. The Committee would like to see a long-term plan on what measures will be used to restrict car ownership and prevent indiscriminate parking.</li> <li>• Cycle storage The Committee noted the lack of proposed cycle storage area within the development, which could be detrimental to the idea of a high-density, low-car development. The Committee would like to see inclusion of cycle storage on site to allow for the residents to safely store their bikes and encourage the use of bicycles to commute within the town.</li> <li>• Drainage and water supply The Committee noted that the area around Lydalls Road and Station Road is regularly liable to floods, as the drainage in the area is inadequate. The drainage looks to be leading towards the Ladygrove estate, which is already liable to flooding. More information regarding drainage would be beneficial to show what steps will be taken to resolve the drainage issues. The Committee also noted the comments made by Thames Water regarding the potable water, which currently would be available for only 51 dwellings out of the proposed 144. The Committee would like to know how the capacity will be increased for the remainder of the dwellings, and what impact it will have on the adjacent area.</li> </ul>
	<b>Response date</b>	31 <sup>st</sup> January 2024
	<b>Agreed response</b>	<p>It was proposed by Cllr H Macdonald, seconded by Cllr N Hards, and <b>RESOLVED</b> to <b>object</b> to this application with the following <b>comments</b>:</p> <p>Didcot Town Council's Planning and Development Committee would like to maintain their previous objections, with further emphasis on the following points:</p>

		<p>• <b>Access</b> The Committee believes that the road safety audit was carried out at an inappropriate time of day and does not indicate the full volume of traffic during rush hours. The audit has produced 4 issues, all of which are major, and could lead to a fatality. The Committee believes that those issues would be further emphasised, should the audit be carried out during a busier period. The Committee noted several resident's objections pointing out the same issue. There is also inadequate signage on the one-way system on Lydalls Road.</p> <p>• <b>Drainage and water supply:</b> The Committee would like to place further emphasis on this, due to the recent flooding in the area.</p> <p>The Committee would also like to point out that this development would have a severe impact on the primary care facilities, which are already struggling to cope with the growing population of Didcot.</p> <p>(Ref: <b>258209</b>) All members agreed.</p>
7l)	<b>Application</b>	<a href="#">P24/S0020/HH</a>   40 Usk Way Didcot OX11 7SQ
	<b>Proposal</b>	Construct new conservatory and convert existing garage into living area and utility room.
	<b>Response date</b>	8 <sup>th</sup> February 2024
	<b>Agreed response</b>	It was proposed by Cllr A Hudson, seconded by Cllr A Jones, and <b>RESOLVED</b> to submit <b>no objections</b> to this application. (Ref: <b>258205</b> ) All members agreed.

### 191. To consider as listed: Pavement Applications

8a)	<b>Application</b>	PAV/22477/23   Django's Smokehouse, 126 Broadway, Didcot OX11 8AB
	<b>Response date</b>	11 <sup>th</sup> January 2024
	<b>Agreed response</b>	<p style="text-align: center;"><b>CONSULTED VIA EMAIL</b></p> <p>It was proposed by Cllr H Macdonald, seconded by Cllr N Hards, and <b>RESOLVED</b> to <b>object</b> to this application with the following <b>comments</b>:</p> <p>The Committee noted that the pavement outside of Djangos is already narrow, and an addition of the seating will not leave enough space for pedestrians, especially due to the proximity of a pedestrian crossing. The Committee also noted that the drawing provided does not accurately represent the current layout of the pavement and the</p>



		<p>building itself, as the door is recessed into a “porch”, with the seating areas protruding onto the pathway (please see the attached screenshot). The Committee would also like to point out that a nearby building is being redeveloped into 12 residential flats, which will generate additional pedestrian traffic.</p> <p><b>4</b> members voted for, <b>1</b> against, <b>2</b> abstained.</p>
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**192. To note as listed: Planning Appeals.**

The Committee noted that no planning appeals were received.

**193. 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>
No objections.	P23/S3713/HH	<p>Render to the existing bungalow and approved (P23/S1033/HH) proposed extension (material change). Retain existing power supply pole location (previously proposed to be relocated as part of P23/S1033/HH).</p> <p><b>40 Manor Road Didcot OX11 7JY</b></p>
No objections.	P23/S1398/FUL	<p>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).</p> <p><b>Former Site Of Georgetown Filling Station Broadway Didcot OX11 8SD</b></p>

No objections.	P23/S3987/FUL	Change of use from domestic garage to internet-based pharmacy (sui-generis).  <b>70 Sir Frank Williams Avenue Didcot OX11 6DR</b>
No objections.	P23/S4072/HH	Front single storey 'lean-to' extension to increase size of lounge.  <b>50 Freeman Road Didcot OX11 7DD</b>

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

The Committee noted that no applications were refused.

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

The Committee noted that no applications were withdrawn.

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

The Committee noted that no applications were referred.

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

The Neighbourhood Plan group stated that there have been further delays and deferred the report to the next Planning and Development Committee meeting on the 14<sup>th</sup> of February 2024.

**198. To review the planning scope and limits to planning applications, and the relation to traffic management/pedestrian safety (Cllr H Macdonald)**

Cllr H Macdonald enquired about the current powers that the Didcot Town Council had over planning matters, as well as traffic management and pedestrian safety.

Cllr D Rouane explained that Didcot Town Council is an advisory consultee to the District Council and the Oxfordshire County Council. While the District Council and County Council possess the technical expertise, the Town Council is expected to advise on applications based on local knowledge. Teams such as the Traffic Management are also advisory consultees to the local planning authority.

Cllr D Rouane explained the process of a planning application being considered at the planning authority, and the hierarchy of planning authorities.

The meeting closed at 21:00

Signed \_\_\_\_\_

Date \_\_\_\_\_

DRAFT