

Notice of a meeting of the

Planning and Development Committee
Wednesday 7th August 2024 at 7:30pm
Main Hall, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 7th August 2024 at 7.30pm.

Admission of the public and media

The Council welcomes members of the public to its meetings in accordance with the Public Bodies (Admission to Meeting) Act 1960.

Reports and minutes

We add reports and minutes to our website.

Recording, photographs, and filming

The press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such members of the public may be recorded or photographed during the meeting.

We ask that anyone wishing to record or photograph the meeting notifies the Chair before the start of the meeting.

Public participation

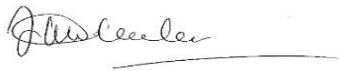
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

At the relevant time during the meeting, the Chair will invite members of the public to present their questions, statements, or petitions.

To find out about participation, please email the Planning and Estate Officer at aguzinski@didcot.gov.uk.

AGENDA

1. To receive apologies
2. 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
3. To approve the draft minutes of the meeting held on 16th of July 2024 (attached).
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. To consider as listed: applications for certificates of lawful development and information only
7. To consider as listed: planning applications
8. To note as listed: planning appeals
9. To note as listed: planning applications approved
10. To note as listed: planning applications refused
11. To note as listed: planning applications withdrawn
12. To note as listed: planning applications referred
13. To receive an update on the Neighbourhood Plan



Janet Wheeler
Town Clerk
1st August 2024

Voting committee members

Cllr David Rouane (Chair)
Cllr Hugh Macdonald (Vice Chair)
Cllr Stephen Cole
Cllr Nick Hards
Cllr Denise Macdonald
Cllr Anthony Hudson
Vacant

Substitute committee members

Cllr Gavin Roberts
Cllr Chris Jennings
Cllr Zia Mohammed
Cllr Jim Loder
Cllr Luke Hislop
Cllr James Broadbent
Cllr George Ryall

Didcot Town Council

Minutes of the

Planning and Development Committee Tuesday 16th July 2024 at 7:30pm Main Hall, Civic Hall, Didcot



PRESENT

Councillors:

Cllr D Rouane (Chair)
Cllr S Cole
Cllr N Hards
Cllr A Hudson
Cllr L Hislop
Cllr T Worgan (co-opted)

Officers:

A Guzinski (Planning and Estate Officer [minutes])

31. To receive apologies

Apologies were received from Cllrs H Macdonald, S Nohre, and D Macdonald

Cllr L Hislop substituted for Cllr D Macdonald.

Cllr T Worgan substituted for Cllr H Macdonald.

Cllr S Nohre has informed the Committee via email of their decision to step down from the Planning and Development Committee, due to personal circumstances. The Committee thanked Cllr S Nohre for their contributions during the meetings.

No other apologies were received.

It was proposed by Cllr D Rouane, seconded by Cllr A Hudson, and **RESOLVED** to co-opt Cllr T Worgan as a temporary member of the Planning and Development Committee for the duration of the meeting.

All members agreed.

32. 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.

33. To approve the draft minutes of the meeting held on 25th June 2024 (attached)

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

All members agreed.

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

Cllr A Hudson has apologised for their absence from the last meeting, which was caused by the change of usual meeting dates.

The Committee accepted the apology.

No other questions were raised.

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

The Committee noted the correspondence received as listed below.

Item	Date received	Received from	Sent to Members	Details
5a)	28/06/2024	OCC	02/07/2024	To inform DTC about the OCC Local Flood Risk Management Strategy Consultation: Local Flood Risk Management Strategy consultation Let's Talk Oxfordshire.

The Committee requested for this consultation to be an item on the next Planning and Development Committee agenda.

36. Applications for certificates of Lawful Development and Information only

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

6a)	Application	P24/S2113/PDH	6 Macdonald Close Didcot OX11 7BH
	Proposal	Replace existing conservatory with single story rear extension using prefabricated roof system.	

37. To comment on the Proposed Diversion of Didcot Footpath No. 20 (part) under Highways Act 1980 s.119

It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and **RESOLVED** to submit the following **comments**:

Didcot Town Council's Planning and Development Committee would like to note the changes as acceptable, however the Committee would like to see an inclusion of adequate signposting, as the new path changes direction on multiple occasions.

All members agreed.

38. To note the conversion of rear of building to a duplex apartment.

The Committee noted the conversion of the building to a duplex apartment.

39. To note the adoption of Unit A, Lower Broadway, Didcot (S278)

The Committee noted the adoption of Unit A, Lower Broadway.

40. To consider as listed: Planning Applications

10a)	Application	P24/S1776/HH	47 Hagbourne Road Didcot OX11 8DP
	Proposal	Demolition of existing rear lean to and side conservatory. Erection of a part single part two storey side and rear extension. Formation of front porch.	
	Response date	17 th July 2024 (extended from 11 th July 2024)	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 265005) All members agreed.	

10b)	Application	P21/S1580/MPO	131-145 (odd) Blackthorn Road Didcot OX11 6EP
	Proposal	Application for the modification of planning obligation 08S35	
	Response date	17 th July 2024 (extended from 12 th July 2024)	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr S Cole, and RESOLVED to object to this application with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee would like to object to this application. As far as the Committee understands, the modification of the Planning Obligation would reduce the number of affordable housing provisions.</p> <p>(Ref: 265006) 5 members agreed, 1 member abstained.</p>	
10c)	Application	P24/S1987/FUL	Former Julians Garage Station Road Didcot OX11 7NN
	Proposal	Change of use of land for car parking for a temporary period.	
	Response date	17 th July 2024 (extended from 16 th July 2024)	
	Agreed response	<p>It was proposed by Cllr A Hudson, seconded by Cllr S Cole, and RESOLVED to submit no objections to this application.</p> <p>(Ref: 265007) 5 members agreed, 1 member abstained.</p>	
10d)	Application	P24/S2021/S73	Ridgeway House 1A Hagbourne Road Didcot OX11 8DP
	Proposal	Variation of condition 2 (Bicycle Storage facilities) on application P21/S5378/FUL / APP/Q3115/W/22/3298682 (Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer).	
	Response date	17 th July 2024	
	Agreed response	<p>It was proposed by Cllr D Rouane, seconded by Cllr N Hards, and RESOLVED to submit the following comments:</p> <p>While the Committee has no objections, the Committee would like to question the need to change the previous planning condition after the original application has passed.</p> <p>(Ref: 265008) All members agreed.</p>	
10e)	Application	P24/S2022/S73	14 Haydon Road Didcot OX11 7JD
	Proposal	Variation of condition 2 (Bicycle storage facilities) on application P21/S3973/FUL Appeal Ref APP/Q3115/W/22/3296235 (The change of use of a dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two-storey side	

		extensions, a single-storey rear extension, and an extension to the dropped kerb to create additional parking).	
	Response date	19 th July 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit the following comments : While the Committee has no objections, the Committee would like to question the need to change the previous planning condition after the original application has passed. (Ref: 265009) All members agreed.	
10f)	Application	P24/S2142/FUL	Unit 8 Moorbrook Park Didcot OX11 7HP
	Proposal	Proposed installation of ventilation flue	
	Response date	29 th July 2024	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 265010) All members agreed.	
10g)	Application	P24/S0201/HH	1 Tavistock Avenue Didcot Oxon OX11 8NA
	Proposal	Erection of a two-storey rear extension and single storey rear extension. (Amended plans received 27 June 2024).	
	Amendment	No. 1 - dated 27th June 2024	
	Response date	23 rd July 2024	
	Previous comments	No objections	
	Agreed response	It was proposed by Cllr N Hards, seconded by Cllr A Hudson, and RESOLVED to submit no objections to this application. (Ref: 265011) All members agreed.	

41. To note as listed: Planning Appeals.

The Committee noted that no applications were appealed.

42. To note as listed: Planning Applications approved.

The Committee noted planning applications approved as listed.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P24/S1594/HH	Installation of air source heat pump. (Additional noise assessment details received 4 June 2024). 4 Daniel Shepherd Avenue Didcot OX11 6BS
No objections	P24/S1346/HH	Construction of single storey rear extension. (Additional plan received 26 June 2024). 36 Icknield Close Didcot Oxon OX11 7AU
No objections	P24/S1569/HH	Demolition of existing conservatory, erection of single storey rear extension 28 Cromwell Drive Didcot Oxon OX11 9RB
No objections	P24/S1481/HH	Proposed ground floor rear extension. 36 Freeman Road Didcot OX11 7DD
No objections	P24/S1592/HH	Single storey rear extension and infill porch to front. 10 Calder Way Didcot OX11 7QG
No objections	P24/S1682/FUL	Installation of mezzanine floor for retail sales and/or storage purposes (as amended by drwgnos 11423-41-F-P01 C and 11423-41-F-P02 C to reduce size of mezzanine received on 11 June 2024). Unit 41 and Unit 42 The Orchard Centre Didcot OX11 7LL
No objections	P24/S1291/HH	Extension to existing roof and dormer. (Amended Certificate of Ownership received 20 May 2024). (Amended plans removing gutter overhang received 29 May 2024). 39 Manor Road Didcot OX11 7JZ

43. To note as listed: Planning Applications refused

The Committee noted that no applications were refused.

44. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

45. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

46. To receive an update on the Neighbourhood Plan.

The Planning and Estate Officer informed the Committee that Cllr L Hislop had requested to step down from the Neighbourhood Plan Group, and subsequently requested to remove their name from any previous, current, and future documents.

The Planning and Estate Officer will amend any drafts and documents submitted to the Committee with the name removed.

The Committee noted the update.

The meeting closed at 20:01

Signed:

Date:

Agenda continued.

1. To receive apologies

2. 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

3. To approve the draft minutes of the meeting held on 16th July 2024 (attached)

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

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

Item	Date received	Received from	Sent to Members	Details
5a)	23/07/2024	Real Estate Comms	23/07/2024	To inform DTC about the consultation regarding the proposed redevelopment of the brownfield site on Abingdon Road, Didcot.
5b)	26/07/2024	Thames Water	26/07/2024	To inform DTC about the update on the Clay Compaction Trial on the Abingdon Reservoir proposal.

6. To comment on the Oxfordshire County Council Local Flood Risk Management Strategy

7. Applications for certificates of Lawful Development and Information only

7a)	Application	P24/S2175/LDP	11 Cronshaw Close Didcot OX11 7JT
	Proposal	Use of the land for siting a mobile home for use ancillary to the main dwelling.	
7b)	Application	P24/S2157/LDP	8 Buckingham Close Didcot OX11 8TX
	Proposal	Single storey lean to rear extension of 3m from the existing rear wall.	

7c)	Application	P24/S2329/LDP	27 Church Street Didcot OX11 8DQ
	Proposal	Change of use from residential (C3) to HMO (C4).	

8. To consider as listed: Planning Applications

8a)	Application	P24/S2140/HH	45 Churchill Road Didcot OX11 7BU
	Proposal	Erection of boxy-style front dormer.	
	Response date	8 th August 2024 (extended from 2 nd August 2024)	
	Agreed response		
8b)	Application	P24/S1405/HH	4 Darcey Lode Didcot OX11 7UB
CONSULTED VIA EMAIL			
	Proposal	First floor extension over existing garage. (As amended by information received July 2024).	
	Amendment	No. 1 - dated 9th July 2024	
	Response date	25 th July 2024	
	Previous comments	No objections	
	Agreed response	The Committee did not respond to this application.	
8c)	Application	P24/S2178/HH	55 Abingdon Road Didcot OX11 9BY
	Proposal	Installation of a new Air Source Heat Pump located in the rear side of the property.	
	Response date	8 th August 2024 (extended from 2 nd August 2024)	
	Agreed response		
8d)	Application	P24/S2183/HH	39 Arndale Beck Didcot OX11 7SU
	Proposal	Two storey side & rear extension	
	Response date	8 th August 2024 (extended from 2 nd August 2024)	
	Agreed response		
8e)	Application	P24/S2239/FUL	88 Abbott Road Didcot OX11 8HY
	Proposal	Erection of two houses with associated parking following demolition of existing garages.	
	Response date	9 th August 2024	

	Agreed response		
8f)	Application	P24/S2273/FUL	Land between Manor Road and Lydalls Close Didcot
	Proposal	Development of three detached houses and garages.	
	Response date	13 th August 2024	
	Agreed response		
8g)	Application	P24/S2337/HH	19 Wantage Road Didcot OX11 0BS
	Proposal	Single storey rear extension.	
	Response date	14 th August 2024	
	Agreed response		
8h)	Application	P24/S0190/FUL	32-34 Wantage Road Didcot OX11 0BT
	Proposal	Change of use and alterations to form two ancillary staff living accommodation bedrooms and associated works. (As clarified by Agent's email dated 10 April 2024 and as further clarified by rebuttal Briefing Note 1 from Entran Transportation received on 3 July 2024).	
	Amendment	No. 2 - dated 3rd July 2024	
	Response date	7 th August 2024	
	Previous comments	<p>Didcot Town Council's Planning and Development Committee would like to continue their previous objections, and supports the comments made by the Highways Team.</p> <p>Didcot Town Council s Planning and Development Committee would like to object to this application, due to the lack of easy access to the proposed accommodation, especially for emergency services. The cold storage looks to be impeding on the larger pathway, leaving only the small pathway for accessing the dwelling.</p>	
	Agreed response		
8i)	Application	P24/S2357/HH	6 Box Tree Lane Didcot OX11 6HS
	Proposal	Loft conversion with side dormer and skylights.	
	Response date	19 th August 2024	
	Agreed response		

9. To note as listed: Planning Appeals.

None received.

10. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>Didcot Town Council's Planning and Development Committee would like to support the comments raised by the South and Vale Forestry Team. The Committee also noted the incorrect address and location being included in the correspondence with the Ecologist.</p>	<p>P24/S1129/S73</p>	<p>Variation of condition 1 (Approved plans), 2 (Tree Protection (Detailed) and 3 (Tree pits design) on application P22/S3532/RM (All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O)</p> <p>Land at Lady Grove Didcot OX11 9BP</p>
<p>No objections</p>	<p>P24/S1492/FUL</p>	<p>Erect an external staircase and edge protection on the roof of the cornerstone arts centre to allow access to the roof as part of the public sector decarbonisation scheme (PSDS). The council have secured a government grant to install air source heat pumps and solar panels. The staircase and edge protection is required to allow prospective contractors access to the roof.</p> <p>Cornerstone Arts Centre 25 Station Road Didcot Oxfordshire OX11 7NE</p>

No objections	P24/S1258/HH	Single and two storey extensions (amended plans to remove 2 car parking spaces and include cycle spaces received 17 June 2024). 24 Slade Road Didcot OX11 7AT
No objections	P24/S1535/FUL	New high ball stop fencing around driving range outfield. Wallingford Road Didcot Oxfordshire OX11 9BJ
No objections	P24/S1420/FUL	Change of use to residential Family Residential Centre. (As amplified by Noise Management Plan and Parking Statement received on 14 May 2024). 6 Park Road Didcot OX11 8QW
No objections	P24/S1776/HH	Demolition of existing rear lean to and side conservatory. Erection of a part single part two storey side and rear extension. Formation of front porch. 47 Hagbourne Road Didcot OX11 8DP
No objections	P24/S1987/FUL	Change of use of land for car parking for a temporary period. Former Julians Garage Station Road Didcot OX11 7NN
No objections	P24/S1405/HH	First floor extension over existing garage. (As amended and clarified by revised drawings and information received July 2024). 4 Darcey Lode Didcot OX11 7UB
Didcot Town Council's Planning and Development Committee would like to see a clarification of which access road will be used, as per the comments made by the Highways Team.	P23/V2693/FUL	The demolition of a conservatory and construction of a single-storey extension (in place of the conservatory), construction of an access road, change of use from a 5-bedroom house (Use Class C3) to a 9-bedroom/10-person HMO (Sui Generis), and installation of 9no. solar panels on the roof. (As amended by plans received 15 April 2024 altering extension and adding solar panels,

		<p>reducing bedrooms from 10 to 9, additional access details and additional arboricultural report, and as amended by site plan and arboricultural report received 20 June 2024)</p> <p>Zulu Farmhouse Didcot Road Harwell Didcot OX11 6DN</p>
No objections	P23/S4151/FUL	<p>Full planning application for the erection of a flexible commercial unit (Use Classes E(a) and/or E(b) and/or hot-food takeaway (Sui Generis)), hard and soft landscaping and associated works. (Additional ecological, drainage, transport, and landscaping information received 20 June 2024).</p> <p>Hadden Hill Retail Park Didcot OX11 9DA</p>
No objections	P24/S1707/HH	<p>Erection of a ground and first floor side / rear extension and loft conversion. Demolition of existing outbuilding and erection of a detached garden room / store and related alterations. (Amended Certificate of Ownership received 11 June 2024)</p> <p>13 East Street Didcot OX11 8EJ</p>

11. To note as listed: Planning Applications refused

None received.

12. To note as listed: Planning Applications withdrawn

None received.

13. To note as listed: Planning Applications referred

None received.

14. To receive an update on the Neighbourhood Plan.