

## Didcot Town Council

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### Notice of a meeting of the

**Planning and Development Committee**  
Wednesday 13<sup>th</sup> May 2020 at 7:30pm  
Online at Zoom.us (or via your device app).



#### **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.

**Due to the Covid-19 virus, admission to this meeting will be online.**

If any member of the public wishes to comment on these planning applications please contact the Planning and Environment Officer.

#### **Reports and minutes**

We add reports and minutes to our website.

#### **Recording, photographs and filming - NB not possible for this meeting.**

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 Planning and Environment Officer before the start of the meeting.

#### **Public participation – only via email for this meeting**

The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18-20 on a matter before the Committee). At the relevant time during the meeting, the Chairman will invite members of the public to present their questions, statements or petitions.

***To participate, or to view without speaking – please email the Town Clerk to request an invitation and the meeting ID. The password will be sent approx. 30 minutes before the meeting is due to begin.***

To contact the Planning and Environment Officer, please email [Glangton@didcot.gov.uk](mailto:Glangton@didcot.gov.uk).

***For more details on how to join the meeting, please see overleaf.***

## How to join the meeting using zoom.us

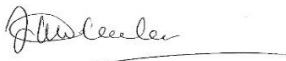
Should any member of the public wish to join the electronic meeting, please contact the Planning and Environment Officer by email ([GLangton@Didcot.Gov.UK](mailto:GLangton@Didcot.Gov.UK)).

You will be provided with instructions on how to join the meeting electronically. You will also need to sign up to a Zoom account, which is free. You should use your browser to find **zoom.us**, then simply follow the instructions to sign up. Should you wish to make a comment rather than attend, please email the Planning and Environment Officer or any Committee Member prior to the meeting.

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## AGENDA

1. To Elect the Chair of the Committee.
2. To elect the Vice-Chair of the Committee.
3. To receive apologies.
4. 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.
5. To note the Scheme of Delegation to Committees (attached).
6. To note the Planning and Development Committee Terms of Reference (attached).
7. To note the draft minutes of the meeting held via email on 22<sup>nd</sup> April 2020 (appendix 1).
8. Questions on the minutes as to the progress of any item (progress report).
9. To note the letter from South Oxfordshire District Council regarding changes to the Planning process during the Covid-19 outbreak. (attached)
10. To consider template provided by South Oxfordshire District Council for responding to planning applications. (attached)
11. To consider as listed: Planning Applications.
12. To note as listed: applications for certificates of lawful development.
13. To note as listed: planning applications approved.
14. To note as listed: planning applications refused.
15. To note as listed: planning applications withdrawn.
16. To note as listed: planning applications referred.



Janet Wheeler  
**Town Clerk**  
7<sup>th</sup> May 2020

**Voting committee members:**

Cllr Anthony Dearlove  
Cllr Paul Giesberg  
Cllr Denise Macdonald  
Cllr Melissa Mallows  
Cllr Pam Siggers  
Cllr Marie Walsh

**Substitute committee members**

Cllr James Durman  
Cllr Axel Macdonald  
Cllr John Moody  
Cllr Amanda Sandiford

## Didcot Town Council

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# Planning and Development Committee

## 4<sup>th</sup> May 2020

Report author: Janet Wheeler (amended by Guy Langton)



## Scheme of Delegation to committees (extract)

### Introduction

1. Standing Order 98 - 105 allows the Annual Meeting to delegate matters to the Standing Committees of the Council. The scheme of delegation is laid down in our current Standing Orders 2018 – however these Standing Orders will be reviewed at the next meeting of full Council (June 2020).
2. In addition to the Standing Committees referred to in the current Standing Orders 2018 – the Civic Hall Management Committee (CHMC) was made a new Standing Committee of Didcot Town Council at the Annual meeting held on 13<sup>th</sup> May 2019. This will therefore be included in this report for consideration and approval.
3. It was agreed that the Environment Committee will now become the Environment and Climate Committee in response to this Council's decision to declare a Climate emergency at the full Council meeting held on 10<sup>th</sup> June 2019. This new Committee will be included in this report.
4. The dates of meetings for the Civic year 2020-2021 needs to be amended to include a meeting in May for the Finance and General Purposes Committee – the full meeting dates will be attached to this report.
5. The terms of reference for all Standing Committees will be attached to this report.

### The current Scheme of Delegation:

#### Planning and Development Committee

- a) To consider and respond to planning applications.
- b) Minor issues affecting the traffic, highways and transport.
- c) Minor issues arising from planning consents.
- d) To consider and respond to licensing consultations.

- e) Issues affecting the development of the Town.
- f) Naming of streets.
- g) Major issues affecting the traffic, highways and transport.
- h) Any policy issues connected with planning and development for which the Council has responsibility.

### **Legal Implications**

6. None

### **Financial Implications**

7. None.

Janet Wheeler  
Town Clerk

## Didcot Town Council

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### Terms of Reference

### Planning and Development Committee



1. The Planning and Development Committee is a Committee of the Town Council (under S.101 of the Local Government Act 1972).
2. The Committee shall operate within the Town Council's Standing Orders and Financial Regulations.
3. The Committee shall be a Standing Committee (to be re-appointed at the Annual Meeting or Mayor-making) comprising 7 Town Councillors.
4. The quorum shall be four Councillors.
5. The Committee shall elect its own Chair and Vice Chair at its first meeting following the Annual Meeting of the Town Council or Mayor-making.
6. Number of meetings in an ordinary year: 17 times at intervals of approximately every three weeks to meet reply deadlines, and others as appropriate and as determined by the Committee.
7. Notice of meetings shall be in accordance with public notice requirements as set out in the Public Bodies (Admission to Meetings) Act 1960.
8. Minutes of the Committee meetings shall be prepared by the Clerk of the meeting and submitted to the next Committee meeting for approval. The draft minutes shall be submitted to the Council for information.
9. The Committee shall be responsible for –
  - Considering and responding to planning applications
  - Issues affecting traffic, highways and transport
  - Issues arising from planning consents
  - Considering and responding to licensing consultations
  - Naming of streets
10. In addition to the broad areas raised above the Committee will have the following areas of responsibility:

Terms of Reference – Planning & Development Committee

- Public Services – to act as the consultee, make representations, and support as required all matters relating to
  - housing strategy
  - public/community transport including Local Transport Plans
  - utility services (gas, electricity, telecommunications, water, sewerage, flooding, etc)
  - waste infrastructure
  - mineral extraction
  - planning policy changes

11. The Committee shall have delegated authority to spend within its authorised annual budget.

12.

## Didcot Town Council

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### Planning and Development Committee

Wednesday 22<sup>nd</sup> April 2020

By correspondence due to the Covid-19 restrictions



### Minutes

Note: These minutes are subject to approval as a true and correct record by the next meeting of this Committee.

#### **PRESENT:**

Councillors: D Macdonald (Chairman)  
E Hards (Vice-Chairman)  
P Giesberg  
J Durman  
A Thompson

**All members submitted responses by email to the Officer, who then collated these minutes.**

Officers: G Langton (Planning and Environment Officer)

#### **166. Apologies**

No apologies were tendered.

#### **167. Declarations of interest**

No member declared a pecuniary interest in any item on the agenda.

#### Public Participation

Direct Public participation was not possible following the requirements for social distancing and pursuant of the Coronavirus Act 2020. No member of the public submitted comment by email.

Cllr Wilson submitted comments to the Committee by email regarding items 5(e) & 5(j).

Cllr Davies submitted comments to the Committee by email regarding item 11.



## 168. PLANNING APPLICATIONS

### 169. Proposals for Comment

<b>South Oxfordshire District Council</b>		
<b>a)</b>	Application	<p><a href="#">P19/S4426/RM</a> Amendment No. 1 - dated 23rd March 2020</p> <p>Land at former Didcot A Power Station Purchas Road Didcot</p>
<b>AMENDED Proposal</b>	<p>Reserved Matters application following Outline approval <a href="#">P19/S1967/FUL</a> for the Proposed realignment of below ground unnamed ordinary watercourse (a tributary of the Moor Ditch) and revised connection to the Moor Ditch.(as amended by plans and information received 23rd March 2020).</p> <p>(Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m2 of Class B1 units, 13,000m2 Class A1 units (includes 1,500m2 convenience food store), 150 bed Class C1 hotel and 500m2 of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Cross boundary application Vale of White Horse and South Oxfordshire. As amended by Updated EA and Master Plan213042-PL-03 Rev G.)</p>	
<b>Response date</b>	<b>04.04.2020, extended to 24.04.2020</b>	
<b>Resolved response</b>	<p><b>Object</b> (all members agree). Comment: The Council notes the submitted reports from other statutory consultees. The Council considers that the plan will cause harm to the environment. It is not best practice to have 5 right-angled bends, with gentle meanders being better. The proposed alignment of the ordinary watercourse still does not fully incorporate the risk of pollution to the watercourse, and subsequently the Moor Ditch. The watercourse remains too close to the road. In the Council's opinion, a better design would reduce the number of culverts and improve the water flow.</p>	
<b>b)</b>	Application	<p><a href="#">P20/S0827/FUL</a> 1 Greenfinch Road Didcot OX11 6BG</p>
<b>AMENDED Proposal</b>	<p>The retrospective application for the installation of an ATM installed through a secure panel to right hand side of the shop entrance (as amended by revised Design Access Statement to remove 'blue halo' surround light received on 1 Apr 2020).</p>	

	Response date	<b>24.04.2020</b>	
	Resolved response	<b>No objection</b> (all members agree)	
<b>c)</b>	Application	<a href="#">P20/S0829/A</a>	1 Greenfinch Road Didcot OX11 6BG
	Proposal	The retrospective application for the installation of an ATM installed through a secure panel to right hand side of the shop entrance (as amended by revised Design Access Statement to remove 'blue halo' surround light received on 1 Apr 2020).	
	Response date	<b>24.04.2020</b>	
	Resolved response	<b>No objection</b> (all members agree)	
<b>d)</b>	Application	<a href="#">P20/S0614/RM</a>	Land south of A4130 Didcot
		Amendment No. 1 - dated 7th April 2020	
	AMENDED Proposal	Reserved Matters application following Outline approval <a href="#">P16/S3609/O</a> for alternative landscape proposals pursuant to outline permission.	
	Response Date	<b>24.04.2020</b>	
	Resolved response	<p><b>No objection</b> (all members agree)</p> <p>Comment:</p> <p>The Council welcomes the alteration of the route of the proposed path, though notes its concern that the path may still affect the roots of the protected oak tree. NO DIG design, tree protection measures and landscaping, all approved under P18/S0719/RM need to be strictly adhered to in this latest application, as recommended by the forestry officer.</p>	
<b>e)</b>	Application	<a href="#">P20/S0983/FUL</a>	48 to 50a Hagbourne Road Didcot OX11 8DS
	Proposal	Proposal: Residential development comprising 8 x one bedroom flats and 3 x two bedroom houses with associated access, parking and landscaping.	
	Response date	<b>19.04.2020, extended to 24.04.2020</b>	
	Resolved response	<p><b>No objection</b> (4 members agree)</p> <p>Comment:</p> <p>The Council echoes and supports the comments of the conservation officer. The use of modern cladding is not appropriate</p>	

		<p>proximate to the Northbourne Conservation Area. Bins for household waste should not be kept close to the road alongside one of those houses.</p> <p>The Council would expect PV solar panels to be incorporated into the design. These should be of sufficient area to provide a minimum of 10% of each property's energy requirements from a renewable energy source. The Council expects this to be set as a condition, should the Officer be minded to recommend approval of the scheme.</p>	
<b>f)</b>	<b>Application</b>	<a href="#">P20/S1115/HH</a>	10 Oxford Crescent Didcot OX11 7AY
	<b>Proposal</b>	Front and rear single storey extensions	
	<b>Response date</b>	<b>24.04.2020</b>	
	<b>Resolved response</b>	<p><b>Object</b> (4 members agree).</p> <p>Comment:</p> <p>The large front extension is not fit in keeping with the character of the street scene. It would dramatically alter the building line and look very odd within the row of adjacent houses.</p> <p>The combined effect of the extensions is to double the length of the house. Being due south of the neighbour, this could have an effect on the neighbouring property because, even though it is proposed as single storey it would overshadow.</p>	
<b>g)</b>	<b>Application</b>	<a href="#">P20/S1109/HH</a>	20 Abbott Close Didcot OX11 8HX
	<b>Proposal</b>	Single storey summer house in rear garden	
	<b>Response date</b>	<b>26.04.2020</b>	
	<b>Resolved Response</b>	<b>No objection</b> (4 members agree).	
<b>h)</b>	<b>Application</b>	<a href="#">P20/S1049/HH</a>	58 Queensway Didcot OX11 8LU
	<b>Proposal</b>	Detached workshop to rear and first floor extension over existing ground floor.	
	<b>Response Date</b>	<b>27.04.2020</b>	
	<b>Resolved Response</b>	<b>No objection (all members agreed)</b>	
<b>i)</b>	<b>Application</b>	<a href="#">P20/S1173/O</a>	102 Norreys Road Didcot OX11 0AN

	<b>Proposal</b>	Proposed erection of a 3 bedroom bungalow
	<b>Response Date</b>	<b>05.05.2020</b>
	<b>Resolved response</b>	<b>No objection</b> (all members agree)

**170. Proposals to note only**

The Council noted the below application.

<b>South Oxfordshire District Council</b>			
<b>i)</b>	<b>Application</b>	<a href="#">P20/S1208/DIS</a>	L&G Homes Phase 1 Infrastructure Land at Willington Down North East of Didcot
	<b>Proposal</b>	Discharge of condition 5 - Clearance and Desilting of the Ladygrove Brook on application ref. P19/S1177/RM Approval of Reserved Matters pursuant to outline permission P15/S2902/O for L&G Homes Phase 1 Infrastructure comprising of primary infrastructure roads and drainage, footpaths, circulation areas, lighting, creation of pedestrian/cycle link, hard and soft landscaping, and other associated infrastructure and engineering works.	
	<b>Related Applications</b>	<a href="#">P19/S1177/RM</a>	

**171. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT**

The Council noted that no certificates for lawful development had been submitted.

<b>a)</b>	<b>Application</b>	None	
	<b>Proposal</b>		

## 172. APPLICATIONS APPROVED

The Council noted the below listed planning approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	<a href="#">P20/S0507/HH</a>	Proposed single storey rear extension <b>36 Stonesfield, Didcot, OX11 9RF</b>
No objection.	<a href="#">P20/S0320/HH</a>	Demolition of existing conservatory; erection single storey rear extension. <b>28 Cromwell Drive, Didcot, OX11 9RB</b>
No objection.	<a href="#">P20/S0391/HH</a>	Single storey side and rear extension. <b>60 Pebble Drive, Didcot, OX11 9RE</b>
	P20/S0674/HH	Erection of part two-storey part single-storey rear extension <b>7 Stort Close Didcot OX11 7UR</b>
	P19/S2731/FUL	Variation of condition 2 (approved plans) of application P18/S1475/FUL. (Demolition of buildings and erection of a 70 bed care home (within class C2), parking, access, landscaping and other associated works) in line with amendments submitted and detailed in agents emails dated 18/11/2019, 22/11/2019, 13/02/2020, 27/02/2020 and 01/04/2020. <b>Unit A Lower Broadway Broadway Didcot OX11 8ET</b>
	P20/S0279/A	Various signage.(amended plans received on 13 March 2020). <b>Land at Willington Down North East of Didcot</b>
No objection	P20/S0640/HH	Single storey rear extension with glazed rooflight <b>12 Guelder Rose, Didcot</b>

### 173. APPLICATIONS REFUSED

The Council noted that no applications had been refused.

Didcot Town Council's recommendation	Planning Application Number	Address
None		

### 174. APPLICATIONS WITHDRAWN

The Council noted that no applications had been withdrawn.

Didcot Town Council's recommendation	Planning Application Number	Address
None		

### 175. APPLICATIONS REFERRED

The Council noted that no applications had been referred.

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
None			

### 176. To consider the proposal for residential development on land north east of Didcot.

Manor Oak Homes seek the Council's views on the proposed residential development of land to the east of Lady Grove, Didcot. The proposal is for a scheme of 175 dwellings along with a country park.

1 member suggest a response be submitted, 2 considered the development was not needed and 1 had no objection. The Committee noted Cllr Davies' statement to the Committee.

**Resolved to** respond with comment.

Comment:

There are already enough houses planned for Didcot within the local plan. This development is therefore not required.

The vehicular access to the development is too close to a bend in the road that obstructs its view. This part of the road before the bend is where cars leaving Didcot northwards gain some

considerable speed as the road changes to the national speed limit. I consider it too dangerous as an access point, especially if cars are waiting to turn right into the site or queuing behind a car waiting to turn right.

The development would be visible from the land to the East which is an AONB, a 20 meter buffer is insufficient.

Some of the trees with a TPO seems to be very close to some of the proposed houses and I have concerns they may suffer root damage during construction.

This site is not within walking distance from the town and shopping facilities and the site has no community provision. This will necessitate the use of cars to access shops and the station and so is not sustainable.

Any cycle and footpaths included would need to be at least 3m in width.

**177. To note the appeal decision Ref:  
APP/Q3115/W/19/3236343**

12 Norreys Close, Didcot, OX11 0AT (application Ref: P19/S0304/FUL, dated 28 January 2019, was refused by notice dated 10 July 2019).

The Committee noted the appeal decision.

**178. To consider Tree Preservation Order at Brasenose Road/Freeman Road, Didcot.**

3 Members noted their support and 2 received the information. The Committee resolved to support the order.

**179. To consider the response to the letter received from SODC Planning Team Leader.**

2 members noted that Didcot Town Council had previously submitted comments by email. 3 members received the information.

**180. To consider Didcot and Surrounding Area Infrastructure Improvements Update from Oxfordshire County Council.**

The online public consultation will start on Thursday 19 March 2020 and close on Thursday 30 April 2020. Please follow this link for more details: [www.oxfordshire.gov.uk/didcotupdate](http://www.oxfordshire.gov.uk/didcotupdate).

All Members suggest the Committee respond to the consultation.

Comment:

Scheme A - A4130 Widening

The widening would improve the flow of traffic in and out of Didcot, which already grinds to a halt at peak times in the morning and evening. This will only get worse when Valley Park is built. The larger road access to Valley Park would be needed to cope with the 4000 houses being built.

The Council welcomes the positive features, including the incorporation of pedestrian and cycle access to the Milton Park Trading Estate and the provision of additional capacity at the entrance to Valley Park (Valley Park and NW Valley Park already have planning permission for well over 4000 homes).

The Council notes concern around the space available for the proposals given that extra houses have already been built at Dida Gardens on GWP.

This scheme is essential, though, and can be considered so in isolation to the other 3.

Scheme B - Science Bridge

The Council considers this scheme would take traffic away from the existing Didcot road system so at least things won't be any worse than they are now; without it gridlock would undoubtedly occur. Indeed, this scheme could take traffic away from the centre of Didcot and improve access to the North of the town.

Scheme C - Didcot to Culham River Crossing

The Council supports the proposed alignment for the river crossing which takes the road further away from residential properties and Scheduled Ancient Monuments and minimises the impact on agricultural land. The added benefit for Didcot is that unlike 2 of the previous alignments it diverts traffic away from the Northern Perimeter Road and the junction with the B4016 which will come in for increased use as NE Didcot is built out. However, the Council considers that careful design and planning is required as the river crossing and Bypass may increase the traffic in these areas and potentially increase the traffic entering Didcot from the East to link up to the crossing and the Bypass.



The Council notes concerns regarding the safety of unsignalised pedestrian and cycle crossings be on roads carrying a lot of heavy traffic including lorries at the proposed junction with Southmead Industrial Estate.

#### Scheme D – Clifton Hampden Bypass

The Council has no strong views on this scheme. However, it considers that schemes B, C & D are inter-dependent. In particular, going ahead with the Science Bridge without the new river crossing would put enormous pressure on the Didcot Northern Perimeter Road.

Further, the Council seeks clarity on the plans for the extension to the Didcot Northern Perimeter Road. The completion of this extension would be of great help and the undoubted gridlock would be averted at the Jubilee Way roundabout.

Signed: \_\_\_\_\_(Chairman)      Date: \_\_\_\_\_

## 8. Progress report

Minute	Progress	Next Steps	Responsible
22.04.2020 meeting:	All responses submitted as resolved.	N/A	N/A

9. To note the letter from South Oxfordshire District Council regarding changes to the Planning process during the Covid-19 outbreak. (appendix 1)
10. To consider template provided by South Oxfordshire District Council for responding to planning applications. (overleaf)

Agenda item 8 to 10  
Progress report

Property address / Site	
<b>Local Plan Policies</b>	<ul style="list-style-type: none"> <li>List policies considered</li> </ul>
<b>Neighbourhood Plan Policies</b>	<ul style="list-style-type: none"> <li>List policies</li> <li>Is the proposal in line with NP policies?</li> </ul>
<b>Supplementary Planning Document Policies</b>	<ul style="list-style-type: none"> <li>List any policies / guidance you have considered</li> </ul>
<b>Flooding / drainage</b>	<ul style="list-style-type: none"> <li>Does flooding occur on the site or nearby?</li> <li>What year did the flooding occur?</li> <li>What type of flooding was this – surface water / river?</li> </ul>
<b>Amenity considerations</b>	<ul style="list-style-type: none"> <li>What you have observed about this?</li> <li>Have you visited the property?</li> </ul>
<b>Design &amp; sustainable features</b>	<ul style="list-style-type: none"> <li>What are your views on this?</li> <li>List any policies you have considered</li> <li>Any thoughts of how any changes could improve this?</li> <li>Any comments on proposed materials, are they appropriate to the character of the area?</li> </ul>
<b>Transport / bus / cycling / footpath</b>	<ul style="list-style-type: none"> <li>How frequent are buses in the area?</li> <li>Any local traffic issues?</li> <li>Cycle links</li> <li>Footpath links</li> </ul>

Agenda item 8 to 10  
Progress report

<p><b>Parking</b></p>	<ul style="list-style-type: none"> <li>• Are there any local parking issues?</li> <li>• Do you have any photographs showing this?</li> </ul>
<p><b>Community</b></p>	<ul style="list-style-type: none"> <li>• Any community safety comments?</li> <li>• Any community matters relevant to this application?</li> </ul>
<p><b>Character of area</b></p>	<ul style="list-style-type: none"> <li>• Consider local character</li> <li>• AONB</li> <li>• Landscape setting</li> <li>• Conservation Area</li> </ul>
<p><b>Parish Council decision</b></p>	<p>The Town Parish Council Object / Support</p> <p>For the following reasons:</p>

## 11. PLANNING APPLICATIONS

### Proposals for Comment

<b>South Oxfordshire District Council</b>			
a)	Application	<a href="#">P20/S1201/HH</a>	64 Queensway Didcot OX11 8LU
	Proposal	Rear extension and raising of parapet to accommodate warm deck flat roof insulation.	
	Response date	10 <sup>th</sup> May 2020 (extended to 15 <sup>th</sup> May 2020)	
b)	Application	<a href="#">P20/S1225/FUL</a>	26 Haydon Road Didcot OX11 7JF
	Proposal	Variation of condition 2 (approved plans) of application P19/S4698/FUL Erection of new storey-and-half dwelling to the rear of 26 Haydon Road, accessed via Garth Road.	
	Response date	13 <sup>th</sup> May 2020 (extended to 15 <sup>th</sup> May 2020)	
c)	Application	<a href="#">P20/S1049/HH</a>	58 Queensway Didcot OX11 8LU
	AMENDED Proposal	Amendment No. 1 - dated 21st April 2020 Detached workshop to rear and first floor extension over existing ground floor (as amended by drawing no. QNS.P01D to enlarge workshop to integrate stairs and revisions to workshop roof received on 21 April 2020.)	
	Response date	5 <sup>th</sup> May 2020 (extended to 15 <sup>th</sup> May 2020)	
d)	Application	<a href="#">P20/S1282/HH</a>	3 Balmoral Road Didcot OX11 8TZ
	Proposal	Proposed ground floor front extension	
	Response Date	15 <sup>th</sup> May 2020	
e)	Application	<a href="#">P20/S1313/HH</a>	52 Edinburgh Drive Didcot OX11 7HT
	Proposal	Extension to rear and loft conversion.	
	Response date	15 <sup>th</sup> May 2020	
f)	Application	<a href="#">P20/S1363/HH</a>	6 Meadow Way Didcot OX11 0AU
	Proposal	Two storey rear extension, Single storey porch to front, extended dropped kerb.	
	Response date	22 <sup>nd</sup> May 2020	

Agenda items 11 & 12  
Applications: Proposed and Lawful

g)	Application	<a href="#">P20/S1501/HH</a>	30 Usk Way Didcot OX11 7SQ
	Proposal	Demolition of existing garage and erection of a single-storey extension to the side of the property	
	Response date	29 <sup>th</sup> May 2020	
h)	Application	<a href="#">P20/S1466/HH</a>	32 Sinodun Road DIDCOT Oxon OX11 8HN
	Proposal	Conversion and extension of existing garage to form disabled accommodation.	
	Response date	29 <sup>th</sup> May 2020	

**Proposals to note only**

<b>South Oxfordshire District Council</b>			
I)	Application	<a href="#">P20/S1185/PDH</a>	11 Abbott Road Didcot Oxon OX11 8JB
	Proposal	Conservatory	
	Related Applications	N/A	
II)	Application	<a href="#">P20/S1431/N5B</a>	124 Broadway Didcot OX11 8AD
	Proposal	Change of use from Class A2 to Class C3 together with minor external alterations	
	Related Applications	N/A	

**12. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT**

A)	Application	<a href="#">P20/S1484/LDP</a>	48 Brasenose Road Didcot OX11 7BN
	Proposal	Demolish existing rear conservatory. Erection of a rear extension	

### 13. APPLICATIONS APPROVED

#### South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	<a href="#"><u>P20/S0720/HH</u></a>	Dropped kerb and proposed driveway. <b>11 Warner Crescent Didcot Oxon OX11 8JY</b>
No objection.	<a href="#"><u>P20/S0575/HH</u></a>	Retrospective application for adjustment to boundary wall fronting the highway from 1.2m brick with 0.6m railing above (total height 1.8m), to be replaced with 1.8m high brick wall in same location. (As amended by corrected elevation and wall drawings received 5th March 2020). <b>1 Juniper Way Didcot OX11 6AA</b>
No objection.	<a href="#"><u>P20/S0607/FUL</u></a>	Variation of condition 2 (drawings) - replacement of hedge with a fence and new porch design on application ref. P17/S2759/FUL (Construction of two bedroom detached house with associated vehicle access and parking). <b>23 Mereland Road Didcot OX11 8AR</b>
No objection.	<a href="#"><u>P20/S0689/A</u></a>	Replacement of existing ATM signage <b>HSBC, 186 Broadway Didcot OX11 8RP</b>
No objection.	<a href="#"><u>P20/S0589/HH</u></a>	Single storey extension to the front of the property. To increase lounge size and add a downstairs cloakroom. <b>56 Freeman Road Didcot Oxon OX11 7DD</b>
No objection.	<a href="#"><u>P20/S0640/HH</u></a>	Single storey rear extension with glazed rooflight. <b>12 Guelder Rose Didcot OX11 6FW</b>
No objection.  Comment: The Council notes that the first floor flat requires a significant amount of obscured glazing and that this would reduce the available light in that property.	<a href="#"><u>P20/S0527/FUL</u></a>	Proposed two storey residential building to create two one-bedroom flats with associated parking and landscaping. <b>Land adjacent to 174 Wantage Road Didcot OX11 0AH</b>

#### 14. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
Objection (initial application) No objection with comments (to amendment)	<a href="#">P20/S0412/FUL</a>	Erection of one additional dwelling (as amended by revised site plan including visibility splays). <b>Land adjacent to 105 Queensway Didcot OX11 8SN</b>

#### 15. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
None		

#### 16. APPLICATIONS REFERRED

South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
None			



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## Planning

HEAD OF SERVICE: ADRIAN DUFFIELD



Listening Learning Leading

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29 April 2020

Dear town and parish colleagues

We hope you, your fellow councillors and constituents, are all keeping well.

We want to give you an update about how the planning service is operating during the ongoing Covid-19 outbreak including some changes we have had to make, but also to outline other changes we will be making this year.

Please bear in mind that this is an ever-changing situation, so the best place to stay up to date with what we're doing is on the relevant pages of the Planning and Building section of our website at [www.southoxon.gov.uk/planning](http://www.southoxon.gov.uk/planning)

### Planning applications

As you know we're following government advice and providing a planning service with almost all of our staff working from home. We are still receiving planning applications, which we are processing as far as we can, although we are receiving fewer than is normal at this time of year.

Nevertheless, the current situation will have an impact on how we process applications, which is set out below.

Like the rest of the council, we have redeployed some of our staff to assist the front line to help provide direct, urgent community support to our most vulnerable residents.

### Paper copies of planning application plans

It has now been around four weeks since we stopped sending paper copies of applications plans to town and parish councils, and it has helped us to manage the planning application process much more effectively with staff working from home.

We intend to continue with this practice for the long-term as it is more environmentally friendly, supports our council's aims of becoming carbon neutral, and it has helped to reduce our costs.

### **Site visits**

We're currently looking at alternative ways we can assess a site while we're not able to carry out visits. This affects planning applications, planning enforcement investigations, building control inspections and pre-application advice.

### **Planning Committee**

We are currently reviewing recent changes to government legislation allowing committee meetings to take place online, which we hope will help us start making planning committee decisions soon. Only around 10 per cent of our application workload goes to a planning committee.

### **Notices and notifications**

Where site notices are required, we're sending them directly to applicants to display and asking for photographic evidence that they've done this, which we will publish on our website under the relevant application. We are still writing to adjacent neighbours about new applications.

### **Planning Appeals**

We're expecting delays in decisions on planning appeals because the Planning Inspectorate is not currently carrying out site visits, hearings or public inquiries. Like us, the inspectorate is exploring virtual meetings and alternative approaches to site visits.

## **Planning policy**

We are currently carrying out our annual assessment of our 5-year housing land supply position. Our process is slightly different to normal – we're using alternative sources of information first like building control records, updates from developers, planning officer knowledge and council tax records. Once we've done this, we'll look at carrying out any necessary site visits while applying social distancing principles.

### **South Oxfordshire Local Plan**

The Local Plan remains a priority area of work and we have a plan in place to limit any potential impact of staff having to take time off to self-isolate during the period before or during the examination. The team are having monthly conference calls with the government on Local Plan progress and achievements to meet the timescale set by the Secretary of State, which is adoption of the Plan by December 2020.

We have responded to the Inspectors' questions, which are published under [the Local Plan 2034 Examination page of our website](#) and are waiting for their response.

The Oxfordshire Plan 2050 work continues, although we are anticipating some delays in the next formal consultation stage because of COVID-19.

## **Neighbourhood Planning**

If you're carrying out a Neighbourhood Plan, we're still providing our usual advice and support service by email and telephone, and we're now also using video and telephone conferencing.

To give everyone a fair and equal chance to respond, we have currently decided to postpone the launch of all upcoming consultations and to extend the deadline of all existing consultations until after social distancing measures are relaxed or lifted, or we find alternative methods of consultation. This applies to all consultation types in the neighbourhood planning process. We advise that all neighbourhood planning groups do the same.

## **Neighbourhood Planning – workshop with planning application officers**

We are bringing in a new step for newly made neighbourhood plans to allow neighbourhood planning groups to get together with our planning officers who responsible for considering determining planning applications to explain their policies. They'll be able to give officers a better understanding of how and why a policy came about and how they contribute towards meeting the neighbourhood plan's objectives. It will also give planning officers an opportunity to highlight any potential challenges in implementing the polices in the neighbourhood plan.

Future neighbourhood plans will benefit from this new step, but we will also be getting in touch in due course with all groups who already have adopted neighbourhood plans to offer them a workshop too.

## **Future work**

### **Viewing your previous planning application comments**

Thanks to your helpful feedback, we are looking to introduce a new online system where you will be able to log in and see all applications relevant to you. You'll be able to check applications you've previously responded to as well as being able to see those you're yet to comment on. We'll keep you up to date on the progress of this system, and we'll provide full training before it's implemented.

### **Revised consultation sheet**

Last year at the town and parish planning training event, we received some very useful feedback on the suggested Town and Parish consultation sheet. We have attached the template for you to use. You may find it useful to assess all applications using this, or you may choose to only use this for larger scale or more complex applications. You can complete and send it to us alongside the standard proforma.

We were intending on arranging a further planning training session as soon as we can.

### **Government proposals**

A current [government consultation on First Homes](#) asks for views on introducing a new type of affordable housing to help local people buy homes. The proposals involve some homes on developments being sold to local people with a discount of at least 30 per cent. First-time buyers, serving members and veterans of the Armed

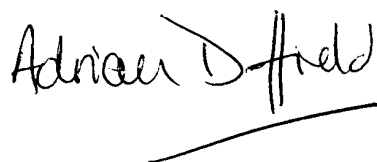
Forces, and key workers, such as nurses, police and teachers would receive priority. The closing date for responses has been extended to 1 May 2020.

We are expecting a Planning White Paper to be published, which will set out a number of reforms aimed at making the planning system clearer, more accessible and more suited for all users including homeowners and small businesses. We look forward to sharing it with you when it becomes available.

We hope this update has been helpful. If you have any feedback, please do let us know. We thank you for your support whilst delivering the Planning Service during these challenging times.

Many thanks'

Yours sincerely

A handwritten signature in black ink that reads "Adrian Duffield". The signature is written in a cursive style and is underlined with a single horizontal stroke.

Adrian Duffield  
Head of Planning