

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 3rd June 2020 at 7:30pm
Online at Zoom.us (or via your device app).



All members of the Planning and Development Committee are summoned to attend this meeting for the transaction of the business on the agenda.

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.

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

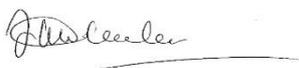
How to join the meeting using zoom.us

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).

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.

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 note the draft minutes of the meeting held via email on 13th May 2020.
4. Questions on the minutes as to the progress of any item (progress report).
5. To note Erection of 2 flats to be numbered: 172A and 172B Wantage Road.
6. To note Conversion of property known as: 208A Broadway to 3 flats to be known as: 208A, 208B and 208C Broadway.
7. To consider as listed: Planning Applications.
8. To note as listed: applications for certificates of lawful development.
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.



Janet Wheeler, **Town Clerk**
28th May 2020

Voting committee members

Cllr Anthony Dearlove (Chair)
Cllr Denise Macdonald (Vice-Chair)
Cllr Paul Giesberg
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

Planning and Development Committee

Wednesday 13th May 2020

By Zoom 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: A Dearlove
P Giesberg
M Mallows
D Macdonald
P Siggers
M Walsh

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

Officers: G Langton (Planning and Environment Officer)
J Wheeler (Town Clerk)

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.

1. To Elect the Chair of the Committee.

Cllr Macdonald, as the previous Chair of the Committee opened the meeting and, following his nomination, received at the Full Council meeting on the 4th May 2020, proposed Cllr Dearlove as the Chair of the Committee. This was seconded by Cllr Siggers and unanimously agreed.

2. To elect the Vice-Chair of the Committee.

Cllr Dearlove, following her nomination, received at the Full Council meeting on the 4th May 2020, sought proposals for her election as Vice-Chair of the Committee. Cllr Macdonald proposed herself, Cllr Dearlove seconded and the meeting unanimously agreed.

3. To receive apologies.

No member tendered their apologies.

4. To receive declarations of interest.

Cllr Dearlove declared that he was known to the applicant for proposal P20/S1225/FUL, who was a customer of his. He would not take part in the discussion regarding that proposal.

5. To note the Scheme of Delegation to Committees.

Cllr Walsh proposed, Cllr Dearlove seconded and it was resolved to propose a change to the scheme of delegation, as presented below:

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.

All members approved the change.

6. To note the Planning and Development Committee Terms of Reference.

The Committee noted the Terms of Reference as presented, Cllr Dearlove confirming it was a procedural annual review.

7. To note the draft minutes of the meeting held via email on 22nd April 2020.

Cllr Dearlove noted that Cllr Hards had contacted him with a correction to the minute 167, as follows:

“Cllr Hards an interest in Item 176 as she had received a letter of consultation from the developer, her property being within the area deemed as neighbours.”

It was proposed by Cllr Macdonald, Seconded by Cllr Giesberg and resolved to approve the minutes subject to the amendment as advised. Cllr Macdonald, who had chaired the meeting would add an electronic version of her signature on being provided with the amended minute. Five members were in favour and one abstained.

8. Questions on the minutes as to the progress of any item (progress report).
The Committee noted the report and no members had a question.

9. To note the letter from South Oxfordshire District Council regarding changes to the Planning process during the Covid-19 outbreak.
The Committee noted the letter and its contents. The Officer brought the Committee's attention to the decision to stop the distribution of paper planning documents. The Committee agreed to monitor the situation to see if this caused a problem.

10. To consider template provided by South Oxfordshire District Council for responding to planning applications.
The Committee noted the proforma. It was agreed that it could be helpful for newer members or members of the public with less experience of the planning process, giving an aide memoire to be referred to prior to a meeting of the Committee when considering the applications in private.

11. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council			
a)	Application	P20/S1201/HH	64 Queensway Didcot OX11 8LU
	AMENDED Proposal	Rear extension and raising of parapet to accommodate warm deck flat roof insulation.	
	Response date	10 th May 2020 (extended to 15 th May 2020)	
	Resolved response	No objection. Proposed by Cllr Dearlove and seconded by Cllr Macdonald, all agreed.	
b)	Application	P20/S1225/FUL	26 Haydon Road Didcot OX11 7JF
	AMENDED 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 th May 2020 (extended to 15 th May 2020)	
	Resolved response	Cllr Dearlove did not take part in this item, having declared an interest. Cllr Macdonald took the chair for this item. No objection, proposed by Cllr Macdonald and seconded by Cllr Giesberg, all agreed.	
c)	Application	P20/S1049/HH	26 Haydon Road Didcot OX11 7JF
	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 th May 2020 (extended to 15 th May 2020)	
	Resolved response	No objection, proposed by Cllr Walsh and seconded by Cllr Dearlove, all agreed.	
d)	Application	P20/S1282/HH	58 Queensway Didcot OX11 8LU
	Proposal	Proposed ground floor front extension	
	Response date	15 th May 2020	
	Resolved response	No objection, proposed by Cllr Giesberg and seconded by Cllr Macdonald, all agreed.	
e)	Application	P20/S1313/HH	3 Balmoral Road Didcot OX11 8TZ
	Proposal	Extension to rear and loft conversion.	
	Response date	15 th May 2020	
	Resolved response	No objection, proposed by Cllr Dearlove, seconded by Cllr Mallows, all agreed.	
f)	Application	P20/S1363/HH	52 Edinburgh Drive Didcot OX11 7HT
	Proposal	Two storey rear extension, Single storey porch to front, extended dropped kerb.	
	Response date	22 nd May 2020	
	Resolved Response	No objection, proposed by Cllr Mallows and seconded by Cllr Siggers, all agreed.	
g)	Application	P20/S1501/HH	6 Meadow Way Didcot OX11 0AU
	Proposal	Demolition of existing garage and erection of a single-storey extension to the side of the property	
	Response Date	29 th May 2020	
	Resolved Response	No objection, proposed by Cllr Dearlove and seconded by Cllr Giesberg, all agreed.	
h)	Application	P20/S1466/HH	30 Usk Way Didcot OX11 7SQ

Proposal	Conversion and extension of existing garage to form disabled accommodation.
Response Date	29 th May 2020
Resolved response	No objection, proposed by Cllr Giesberg and seconded by Cllr Siggers, all agreed.

12. Proposals to note only

The Council noted the below applications.

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

13. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

The Council noted the below application.

a)	Application	P20/S1484/LDP 48 Brasenose Road Didcot OX11 7BN
	Proposal	Demolish existing rear conservatory. Erection of a rear extension

14. APPLICATIONS APPROVED

The Council noted the below listed planning approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	P20/S0720/HH	Dropped kerb and proposed driveway. 11 Warner Crescent Didcot Oxon OX11 8JY

No objection.	P20/S0575/HH	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). 1 Juniper Way Didcot OX11 6AA
No objection.	P20/S0607/FUL	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). 23 Mereland Road Didcot OX11 8AR
No objection.	P20/S0689/A	Replacement of existing ATM signage HSBC, 186 Broadway Didcot OX11 8RP
No objection.	P20/S0589/HH	Single storey extension to the front of the property. To increase lounge size and add a downstairs cloakroom. 56 Freeman Road Didcot Oxon OX11 7DD
No objection.	P20/S0640/HH	Single storey rear extension with glazed rooflight. 12 Guelder Rose Didcot OX11 6FW
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.	P20/S0527/FUL	Proposed two storey residential building to create two one-bedroom flats with associated parking and landscaping. Land adjacent to 174 Wantage Road Didcot OX11 0AH

15. APPLICATIONS REFUSED

The Council noted the below listed planning proposals had been refused permission.

Didcot Town Council's recommendation	Planning Application Number	Address
Objection (initial application)	P20/S0412/FUL	Erection of one additional dwelling (as amended by

No objection with comments (to amendment)		revised site plan including visibility splays). Land adjacent to 105 Queensway Didcot OX11 8SN
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16. APPLICATIONS WITHDRAWN

The Council noted that no applications had been withdrawn.

Didcot Town Council's recommendation	Planning Application Number	Address
None		

17. APPLICATIONS REFERRED

The Council noted that no applications had been referred.

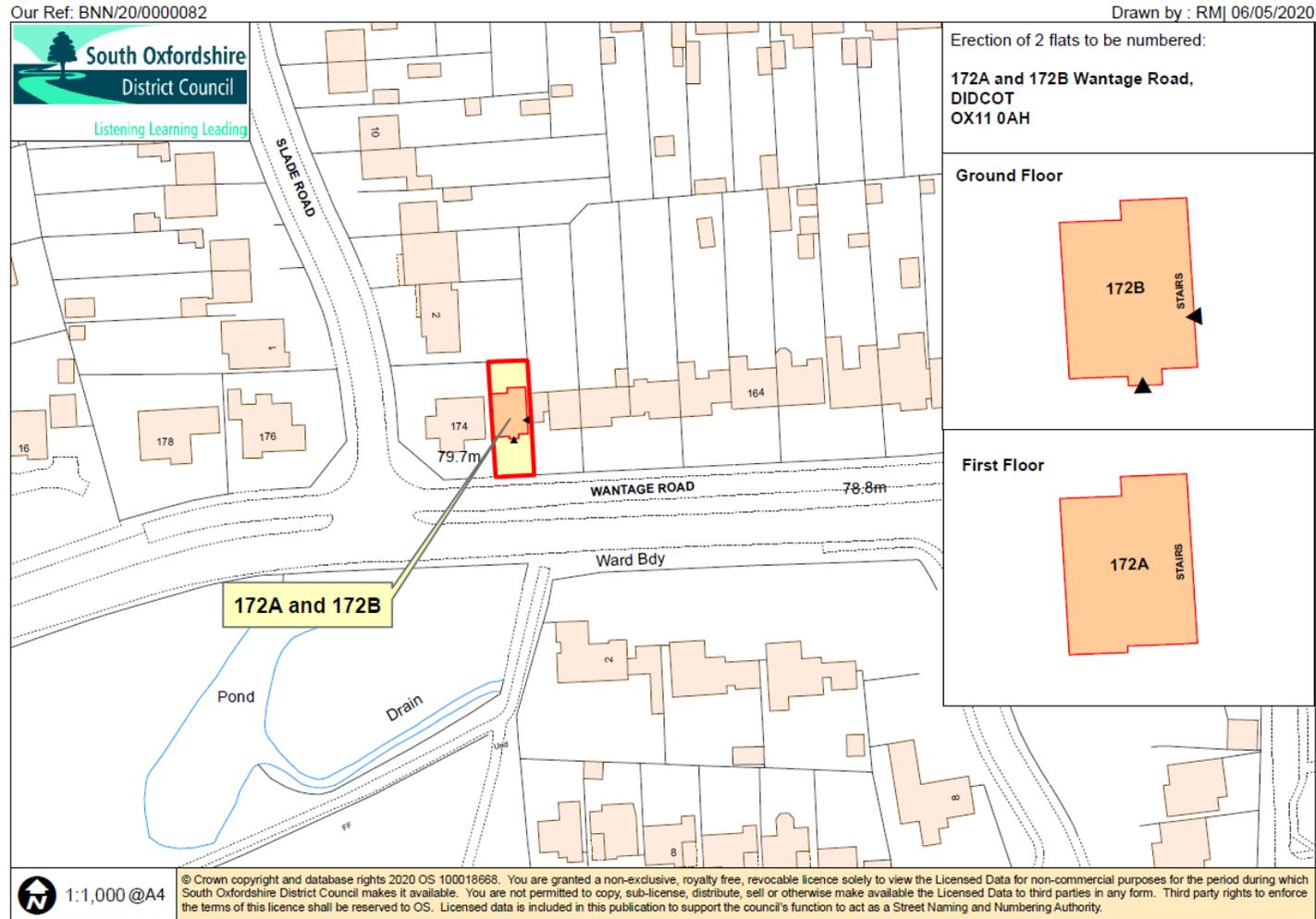
Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
None			

The meeting closed at 20:31.

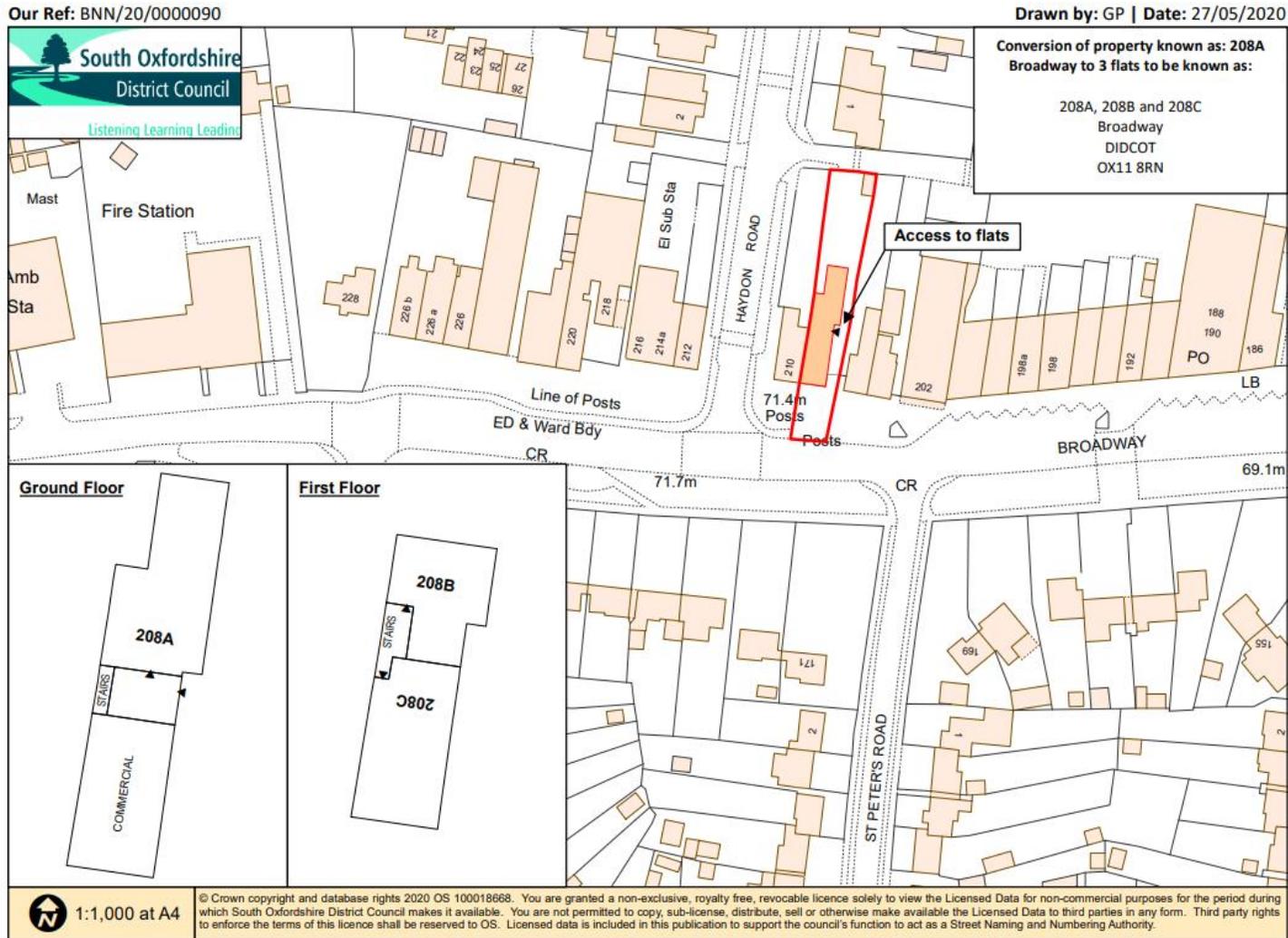
4. Progress report

Minute	Progress	Next Steps	Responsible
13.05.2020 meeting:	All responses submitted as resolved.	N/A	N/A

5. To note the erection of 2 flats to be numbered: 172A and 172B Wantage Road, DIDCOT OX11 0AH



6. To note Conversion of property known as: 208A Broadway to 3 flats to be known as: 208A, 208B and 208C Broadway, DIDCOT OX11 8RN



7. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council			
a)	Application	P20/S1430/HH	29 Slade Road Didcot OX11 7AR
	Proposal	Proposed rear extension	
	Response date	5 June 2020	
b)	Application	P20/S1464/HH	18 Rookery Court Didcot OX11 6AU
	Proposal	Loft conversion and rear extension.	
	Response date	5 June 2020	
c)	Application	P20/S1049/HH	58 Queensway Didcot OX11 8LU
	AMENDED Proposal	Amendment No. 2 - dated 14th May 2020 Detached workshop to rear and first floor extension over existing ground floor (as amended by drwng no. QNS.P01D, received on 21 April 2020, and QNS.P01E received on 14 May 2020, to enlarge workshop to integrate stairs and revisions to workshop roof)	
	Response date	5 June 2020	
d)	Application	P20/S1577/O	Land at Lady Grove Didcot OX11 9BP
	Proposal	Outline application for up to 176 dwellings including public open space comprising a country park, a LEAP and additional Green Infrastructure provision with all matters reserved other than access.	
	Response Date	10 June 2020	
e)	Application	P20/S1655/FUL	Land south of A4130 Didcot
	Proposal	Application for temporary site access from A4130 to be used for construction traffic only for duration of S278 works at primary access (approved under Outline permission P16/S3609/O).	
	Response date	12 June 2020	
f)	Application	P20/S1000/HH	16 Venners Water Didcot OX11 7PT
	Proposal	Two storey side extension amendment to application P16/S1020/HH	
	Response date	13 June 2020	

Oxfordshire County Council				
i)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Application</td> <td style="width: 20%;"><u>JaC/12.6.189</u></td> <td>A4130 (Didcot) - Proposed Toucan Crossing</td> </tr> </table>	Application	<u>JaC/12.6.189</u>	A4130 (Didcot) - Proposed Toucan Crossing
Application	<u>JaC/12.6.189</u>	A4130 (Didcot) - Proposed Toucan Crossing		
	<p>Proposal</p> <p>Oxfordshire County Council proposes, as a result of the new housing development adjacent to the A4130, to construct the following feature within north Didcot to help improve pedestrian and pedal cyclist safety:</p> <p>A Toucan crossing (signal-controlled crossing for use by both pedestrians and pedal cyclists) at the following location:</p> <p>A4130 (Northeast) – approx. 40m west of its roundabout junction with Mersey Way.</p>			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Response date</td> <td>5 June 2020</td> </tr> </table>	Response date	5 June 2020	
Response date	5 June 2020			
j)	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Application</td> <td style="width: 20%;"><u>CM.12.6.189</u></td> <td>Diamond Drive & Larch Drive (GWP, Didcot) Proposed Bus Gate</td> </tr> </table>	Application	<u>CM.12.6.189</u>	Diamond Drive & Larch Drive (GWP, Didcot) Proposed Bus Gate
Application	<u>CM.12.6.189</u>	Diamond Drive & Larch Drive (GWP, Didcot) Proposed Bus Gate		
	<p>Proposal</p> <p>Oxfordshire County Council proposes introduce a Bus only ‘gate’ between the southern part of Diamond Drive & the northern part of Larch Drive in the Great Western Park residential development in Didcot. The proposals will allow for use by bus services and pedal cyclists (other ‘standard’ exemptions apply) and is aimed at preventing through traffic as well as ensuring local buses can service the southern neighbourhood effectively. Specifically, the proposals are as follows:</p> <p>introduce a 12m long Bus only ‘gate’ between the southern part of Diamond Drive & the northern part of Larch Drive, a point 30m north of the junction with Willow End,</p> <p>the Bus Lane is for use by buses & pedal cycles only, with all other vehicles prohibited except for emergency vehicles & essential services,</p> <p>access will be managed by a Hydraulic Bollard in the centre of the carriageway, accompanied by a static bollard on the eastern side, and a collapsible bollard on the western side. Appropriate traffic signs will be displayed.</p>			
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Response date</td> <td>19 June 2020</td> </tr> </table>	Response date	19 June 2020	
Response date	19 June 2020			

8. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

A)	Application	P20/S1536/PDH	25 Blackwater Way Didcot OX11 7RL
	Proposal	Demolition of existing conservatory and replacing with single storey extension.	

9. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>No objection.</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>	<p>P20/S0614/RM</p>	<p>Reserved Matters application following Outline approval P16/S3609/O for alternative landscape proposals pursuant to outline permission.</p> <p>Site Location: Land south of A4130 Didcot</p>
<p>No objection.</p>	<p>P20/S0827/FUL & P20/S0829/A</p>	<p>The retrospective application for consent to display advertisement associated with 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> <p>Site Location: 1 Greenfinch Road Didcot OX11 6BG</p>
<p>No objection</p>	<p>P20/S0953/FUL</p>	<p>Conversion of single residential unit into 3 self-contained flats, with the addition of two windows to the west elevation ground and first floor. (As amended by revised location and block altering parking arrangements received 16 April 2020).</p> <p>Site Location: 208 Broadway Didcot OX11 8RN</p>
<p>No objection</p>	<p>P20/S1109/HH</p>	<p>Single storey summer house in rear garden.</p> <p>Site Location : 20 Abbott Close Didcot OX11 8HX</p>
<p>No objection</p>	<p>P20/S1173/O</p>	<p>Proposed erection of a 3 bedroom bungalow.</p> <p>Site Location: 102 Norreys Road Didcot OX11 0AN</p>

10. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
<p>Objection Comment: The Council is concerned that there is insufficient amenity space for the new unit and that the proposal does not accord with the District Council's requirements</p>	<p>P20/S0591/O</p>	<p>Proposed new dwelling. Site Location: 12 Abbott Road Didcot Oxfordshire OX11 8HU</p>

11. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
None		

12. APPLICATIONS REFERRED

South Oxfordshire District Council

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