

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).



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

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

Others: Cllr C Wilson (non-committee member)
O Briggs (Manor Oak Homes)
G Armstrong (AR Planning)

Public Participation

Direct Public participation was not possible following the requirements for social distancing and pursuant of the Coronavirus Act 2020. One member of the public and one Councillor who was not a member of the Committee (Cllr Davies) submitted comment by email.

Cllr Wilson addressed the Committee, according to standing order 97. She detailed that she was not addressing specific items on the agenda but that as an SODC Planning Committee member, she hoped to have clear lines of communication between this Committee and members of the SODC Planning Committee. This was

especially true where a proposal was objected to. To strengthen this, effective use of objection by this Committee could bring more detail consideration from SODC.

Cllr Wilson also expressed the hope that this Committee would seek to persuade developers to build to carbon-zero standards where possible. Finally, Cllr Wilson, as Chair of the Council's Traffic Advisory Group (TAG), advised that the next meeting had been postponed until September 2020.

The Chair of the Committee thanks Cllr Wilson for her input noting the Committee would consider all proposals in detail and members would attend SODC Planning Committee meetings where possible. Regarding carbon-zero building, he noted that this could not be enforced but the Committee would include this in its recommendations as appropriate. Finally, he thanked Cllr Wilson for informing the Committee of TAG's plans.

18. To receive apologies.

No member tendered their apologies.

19. To receive declarations of interest.

No member declared an interest in any item on the agenda.

20. To approve the draft minutes of the meeting held via email on 22nd April 2020.

It was proposed by Cllr Dearlove, seconded by Cllr Mallows and the Committee **RESOLVED** to approve the minutes as a true and accurate record. The Minutes would be passed to the Chair for signature.

21. To note Progress report

The Committee noted the report.

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

The Committee noted the numbering of the flats to be erected.

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

The Committee noted the number of the flats in the converted property.

24. 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	
	Agreed response	The Committee RESOLVED to submit a response of no objection . Proposed by Cllr Dearlove, seconded by Cllr Macdonald, all members agreed.	
b)	Application	P20/S1464/HH	18 Rookery Court Didcot OX11 6AU
	Proposal	Loft conversion and rear extension.	
	Response date	5 June 2020	
	Agreed response	The Committee RESOLVED to submit a response of no objection . Proposed by Cllr Dearlove, seconded by Cllr Mallows, all members agreed.	
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	
	Agreed response	The Committee RESOLVED to submit a response of no objection . Proposed by Cllr Macdonald, seconded by Cllr Siggers, all members agreed.	
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	
	Agreed response	<p>The Committee RESOLVED to object.</p> <p>The Committee identified the following material considerations for objection:</p> <ul style="list-style-type: none"> - The impact on the character of the area with the development of land close to an AONB. The B4016 forms a boundary between the town of Didcot to the west and the area of outstanding natural beauty, the North Wessex Downs, to the east. The proposed development would start the spread of the town further towards this AONB, significantly affecting the character and cultural value of that landscape. - The proposal is not consistent with the Local Plan. The Committee noted that the Planning Officer, in her response to the preapplication decision, advised the proposer that "<i>this site is not currently allocated for development in the South Oxfordshire Core</i> 	

		<p><i>Strategy (SOCS). It is also not a site allocation in the Emerging South Oxfordshire Local Plan 2034 (ESOLP), which is in the process of being examined” and would be adopted later in 2020. She further noted that the land in question was not an allocated site.</i></p> <ul style="list-style-type: none"> - Traffic generation and highway safety were considered to be significant concerns. The single entrance to the proposed development would be on a fast road leading north from Didcot to villages and beyond to the large town of Abingdon. The land in question would be a long walk to the Town centre and the rail station, necessitating most residents driving. This would dramatically increase traffic on this road and the junction raised questions of highway safety. The Committee noted that in the conclusion of her preapplication decision, the Officer considered that should the proposal be submitted for approval it was “<i>likely that a highway objection will be raised</i>”. - The Committee was very concerned about the affect the proposal would have on the trees on the site. It was noted that SODC had recently placed preservation orders on a number of them and the Committee, while acknowledging that building could be planned to be sympathetic to the trees at the start, the trees would continue to grow. The Committee was therefore gravely concerned that any development would affect these trees in the future, no matter what measures were taken at the planning stage. - The Committee was concerned over the viability of any proposal. The application was for outline permission, thus giving little certainty over the style and scale of the development. The developer had themselves noted that other sites across the town had proved difficult to deliver due for a variety of reasons. The Committee, knowing that the developer planned to sell the site on, was concerned that the development indicated would not be deliverable in a timely manner. <p>Proposed by Cllr Giesberg, seconded by Cllr Mallows, all members agreed.</p>
e)	Application	<p>P20/S1655/FUL Land south of A4130 Didcot</p>
	Proposal	<p>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).</p>
	Response date	<p>12 June 2020</p>
	Agreed response	<p>The Committee RESOLVED to submit a response of no objection, though it considered that there would have to be a turning lane when the final access junction was fully operational. Proposed by Cllr Dearlove, seconded by Cllr Siggers, all members agreed.</p>

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	
	Agreed response	The Committee RESOLVED to submit a response of no objection . Proposed by Cllr Giesberg, seconded by Cllr Siggers, all members agreed.	

Oxfordshire County Council			
g)	Application	JaC/12.6.189	A4130 (Didcot) - Proposed Toucan Crossing
	Proposal	<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>	
	Response date	5 June 2020	
	Agreed response	<p>The Committee RESOLVED to submit a response supporting the proposal, noting that it would have a significant positive impact on road safety for pedestrians and cyclists in the area.</p> <p>Proposed by Cllr Dearlove, seconded by Cllr Mallows, all members agreed.</p>	
h)	Application	CM.12.6.189	Diamond Drive & Larch Drive (GWP, Didcot) Proposed Bus Gate
	Proposal	<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</p>	

		<p>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>
	Response date	19 June 2020
	Agreed response	<p>The Committee RESOLVED to submit a response supporting the proposal, noting that it would have a significant positive impact on road safety and stop GWP south becoming a 'rat-run'. Proposed by Cllr Mallows, seconded by Cllr Macdonald, all members agreed.</p>

25. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

The Committee noted the proposal, as listed below.

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

26. APPLICATIONS APPROVED

The Committee noted the approved applications, as listed below.

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>No objection. Comment: 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><u>P20/S0614/RM</u></p>	<p>Reserved Matters application following Outline approval P16/S3609/O for alternative landscape proposals pursuant to outline permission. Site Location: Land south of A4130 Didcot</p>
<p>No objection.</p>	<p><u>P20/S0827/FUL</u> & <u>P20/S0829/A</u></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). Site Location: 1 Greenfinch Road Didcot OX11 6BG</p>
<p>No objection</p>	<p><u>P20/S0953/FUL</u></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). Site Location: 208 Broadway Didcot OX11 8RN</p>
<p>No objection</p>	<p><u>P20/S1109/HH</u></p>	<p>Single storey summer house in rear garden. Site Location : 20 Abbott Close Didcot OX11 8HX</p>

No objection	P20/S1173/O	Proposed erection of a 3 bedroom bungalow. Site Location: 102 Norreys Road Didcot OX11 0AN
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27. APPLICATIONS REFUSED

The Committee noted the rejected applications, as listed below.

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
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	P20/S0591/O	Proposed new dwelling. Site Location: 12 Abbott Road Didcot Oxfordshire OX11 8HU

28. APPLICATIONS WITHDRAWN

The Committee noted that no applications had been withdrawn.

29. APPLICATIONS REFERRED

The Committee noted that no applications had been referred.

The meeting closed at 20:18

Signed:

Dated: