

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 16th September 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 approve the draft minutes of the meeting held online via Zoom on 26th August 2020.
4. Questions on the minutes as to the progress of any item (progress report).
5. To note plans for 'Radcot Green', Sutton Courtenay at FCC Environment Site.
6. To receive a report from members following the meeting with OCC Officers regarding the HIF1 plans.
7. To consider a request from Sutton Courtenay Parish Council to establish a line of communication and to liaise on planning matters.
8. To consider as listed: Planning Applications.
9. To note as listed: Applications for certificates of lawful development.
10. To consider as listed: Planning Amendments considered outside the meeting.
11. To note as listed: planning applications approved.
12. To note as listed: planning applications refused.
13. To note as listed: planning applications withdrawn.
14. To note as listed: planning applications referred.



Janet Wheeler, **Town Clerk**
20th August 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
Cllr James Durman

Substitute committee members

Cllr Axel Macdonald
Cllr John Moody
Cllr Amanda Sandiford
Cllr D Rouane

Didcot Town Council

Planning and Development Committee Wednesday 26th August 2020 at 7:30pm Online at Zoom.us (or via your device app).



PRESENT:

Councillors: D Macdonald (in the Chair)
M Mallows
P Siggers
P Giesberg
Cllr M Walsh

Officers: J Wheeler (Town Clerk)

Others: Cllr C Wilson (non-committee member)
Cllr P Davies (non-committee member)
Matthew Taylor of Political Developments Ltd.

Public Participation

Cllr Davies addressed the Committee, bringing their attention to [LTN 1/20](#) a circular regarding cycle infrastructure design which he had previously circulated. He believed that the Jubilee Way roundabout should be redesigned in line with the core design principles as outlined in that paper. Cllr Davies noted his disagreement with the comments made by the Mayor at the previous meeting regarding the HarBUG proposals, comments which he considered to be odds with the advice contained within LTN1/20.

In the light of LTN1/20, he considered the proposals for roundabout improvements at Jubilee Way made by Bloor Homes and on the agenda at item 7 to not be ambitious enough. He considered a more cycle and pedestrian friendly design, [similar to a proposed roundabout at Fendon Road in Cambridge](#), would be more appropriate. This roundabout was based on a Dutch design. To install such a design at this time, he thought, would mean that the roundabout would not have to be improved twice, with the associated traffic problems that could entail. He asked that the Committee reference LTN1/20 and the design at Fendon Road (Cambs) at item 7.

Also, regarding the crossing of the Abingdon way (fig 1 and 2, agenda item 7). The plans showed the crossing junction as widely staggered around an SODC-owned section of land opposite the existing 'Ladygrove Loop' shared path. He requested

that SODC be encouraged to allow to be built, a shared path immediately opposite their existing shared path, thus removing the awkward dog leg for pedestrians and cyclists alike.

Cllr Walsh asked if Cllr Davies had any detail on how much bigger a roundabout would need to be to accommodate a Dutch-style design. Cllr Davies did not have the detail, but he felt that there would be sufficient space at the two roundabouts.

Cllr Macdonald sought clarification on the roundabouts that Cllr Davies was considering would be an opportunity for improvement. Cllr Davies confirmed that both Jubilee Way and the roundabout immediately to the east of Marsh Bridge would both benefit from this type of design, there being pedestrian and cycle shared paths to both at present.

The Town Clerk noted concern that in the dark, cyclists may not be visible, and accidents could occur. Cllr Davies noted that certain drivers would need to be educated to use this type of roundabout but the resultant reduction in speeds would be beneficial.

Cllr Wilson addressed the Committee, suggesting that the larger applications on the agenda should be passed to the SODC Planning Committee for scrutiny. She thanked Cllr Davies for his contribution, commenting positively on his suggestions for the roundabouts and connectivity to existing paths at Ladygrove.

Regarding the reserved matters proposal at Purchas Road, she noted that there was some wooded areas and other green space on the site currently. She was concerned that this should be retained. She was also concerned that there was no traffic or parking modelling, and that the proposals included buildings of a significant height. She acknowledged that the proposals were still at the outline stage.

Cllr Macdonald noted that it was for SODC members to call proposals before the SODC Planning Committee but understood that the arrangements in place in response to Covid-19 had amended process slightly.

72. To receive apologies.

Cllr A Dearlove tendered his apologies.

Cllr J Durman tendered his apologies.

Guy Langton, the Planning & Environment Officer tendered his apologies.

73. To receive declarations of interest.

Cllr Macdonald declared in interest at item 10 on the agenda, land east of Sandringham Road, her property was close, though not adjacent to the proposed site.

74. To approve the draft minutes of the meeting held online at Zoom.us on 5th August 2020.

Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to accept the minutes as a true and accurate record. Four members agreed, one abstained.

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

Cllr Giesberg asked if any responses had been received following the correspondence to various parties regarding the roundabout at Jubilee Way, other than from Cllr Rouane. The Town Clerk confirmed that Cllr Rouane's had been the only response.

76. Progress report.

Meeting	Progress	Next Steps	Responsible
05.08.2020	Responses submitted to SODC as resolved.	N/A	N/A
05.08.2020	Letter sent to HarBUG as resolved.	N/A	N/A

77. To note the subdivision of dwelling with annexe to form separate dwelling.

NOW known as: 23A Drake Avenue, DIDCOT OX11 0AD



The Committee noted the division.

78. To consider referring the Ministry of Housing, Communities and Local Government consultation white paper [Planning for the Future](#) to Full Council (Appendix 1).

Cllr Macdonald noted the response date for the consultation was for 12 weeks from the 6th August 2020, so by 29th October 2020. The next Full Council was the 7th Sept 2020 and the subsequent 2nd November 2020. She noted that there were 26 questions that could be answered. It was considered too ambitious to undertake at this meeting and possibly so for Full Council. The Town Clerk advised that the agenda for Full Council would go out on Tuesday the 1st September 2020. Should a small group draw responses together to present at the meeting on the 2nd November 2020, an item would be included on the agenda for the 7th September 2020 and the outcome noted at Full Council on 2nd November 2020.

79. To note the documents and illustrations received from Bloor Homes following a meeting with members.

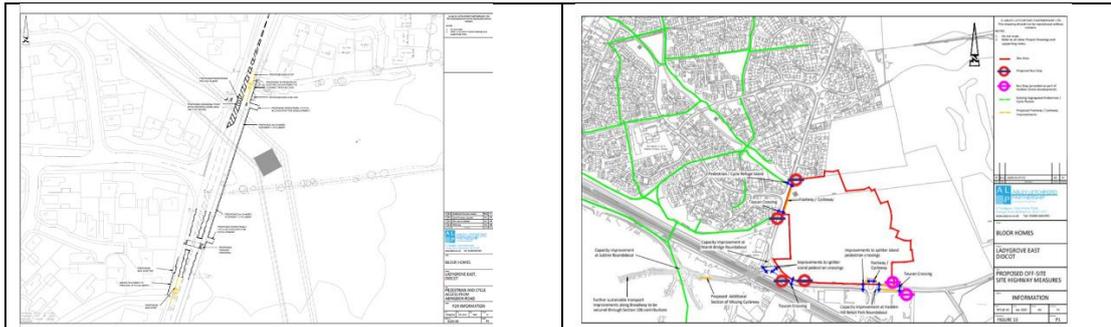


Figure 1: Pedestrian site access arrangements

Figure 2: Proposed off-site highway measures

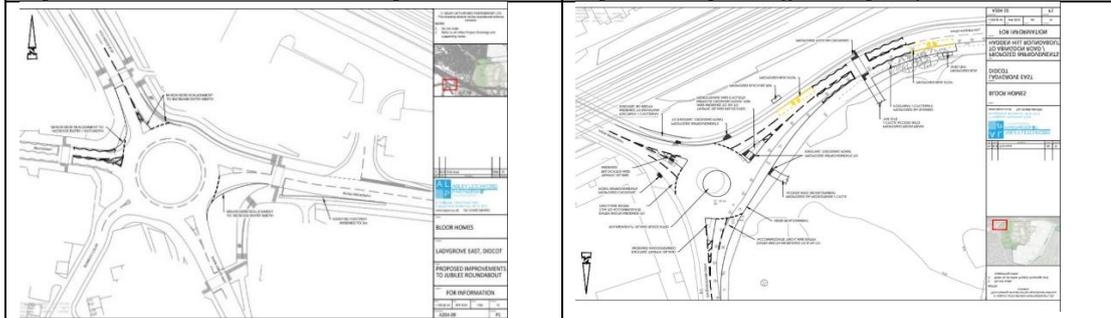


Figure 3: Proposed improvements to Jubilee Way roundabout.

Figure 4: Proposed improvements to Abingdon Road - Haddon Hill roundabout.

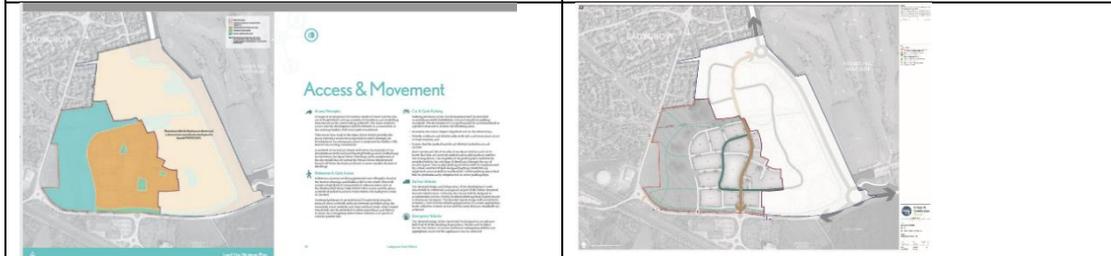


Figure 5: Ladygrove East access and movement plan from Design & Access Statement.

Figure 6: Access and movement plan.



Figures 7 to 10: Illustrative street scenes (below)

The members noted the submission of the figures and diagrams.

80. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council	
It was proposed by Cllr Macdonald, seconded by Cllr Giesberg and RESOLVED to consider item 8(b) before the rest of the items.	
b)	Application <u>P20/S2361/O</u> Land at Ladygrove East Didcot
Proposal	Outline planning application for a residential development comprising up to 250 dwellings (with up to 40% affordable housing provision), public open space, play area, pedestrian and cycle links, landscaping and associated supporting infrastructure and earthworks. Means of access (including separate emergency access) to be determined via Hadden Hill (A4130).
Response date	Granted 28.08.2020 (extended from 15.08.2020)
Agreed response	<p>Cllr Macdonald noted that the Council had not raised objections to the larger development, of which this would represent a part. There was concern about access to the site if the perimeter road were not constructed before the site developed, as this would have provided access to the site. The Committee considered the developer should note the comments made by Cllr Davies in the public participation session, which were considered positive suggestions. Cllr Giesberg noted that the developer had been in discussion with the District Council regarding a possible direct connection through their land. Cllr Walsh considered the proposed changes to the roundabouts were minimal and that the disruption would be significant for what would appear to be a minimal benefit.</p> <p>Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit a response of NO OBJECTION but to comment that:</p> <ul style="list-style-type: none"> • The two roundabouts should be improved in compliance with <u>LTN 1/20</u>, the Department for Transport Cycle Infrastructure Design note published in July 2020, and along the lines of the <u>Fendon Road roundabout</u> in Cambridgeshire. • The connections to the existing shared path, the Ladygrove Loop, should be as direct as possible, making use of the land owned by SODC to form a connection if necessary. The current design requires two right-angle turns to be made by pedestrians and cyclists. LTN 1/20 expects “Cycle routes should be at least as direct – and preferably more direct – than those available for private motor vehicles”. The proposals do not accord with that expectation. • Traffic passing the site to the south, and especially that from the east, would be affected significantly if the planned perimeter road were not installed prior to the commencement of any development.

		Four members voted for and one abstained.	
a)	Application	P19/S4426/RM	Land at former Didcot A Power Station Purchas Road Didcot
	AMENDED Proposal	<p>Reserved Matters application following Outline approval P19/S1967/FUL 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, 15th June 2020, and 3rd August 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>	
	Response date	Granted 27.08.2020 (extended from 24.08.2020)	
	Agreed response	<p>Cllr Walsh noted that the amendments had met with some of the concerns raised by the Environment Agency but had not addressed all their concerns. The water course should be designed to maximise its habitat value rather than of the expedience of the developer. Cllr Siggers noted the comments made by Cllr Wilson during the public participation session. Cllr Macdonald noted that a green corridor between the site and the railway had been supported by this Committee in the past and that such a comment could be made again. Cllr Mallows noted that the Moore Ditch is a historic boundary dating back to Saxon times.</p> <p>Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit NO OBJECTION with comments:</p> <ul style="list-style-type: none"> • While we agree with the water course being daylighted, the water course should not be diverted from the current course to maximise its use as a wildlife corridor and in recognition of the ditch's history, dating back to the Saxon period. • The current tree planting that runs around the perimeter of the site, and especially to the south along the railway, should be maintained. <p>Four members voted for and one abstained.</p>	

c)	Application	<u>P20/S2483/FUL</u>	12 Norreys Close Didcot OX11 0AS
	Proposal	Construction of new detached two-bedroom house	
	Response date	Requested 28.08.2020 (extended from 21.08.2020)	
	Agreed response	<p>Cllr Macdonald noted that previous similar plans for this property had been objected to by this Committee in the past, the trees being too close to the house, which would shade the property and would be in the root protection zone for the trees.</p> <p>Cllr Siggers considered it to be too close to the trees and that any new householder would want to modify the trees to improve light to their garden and house.</p> <p>Cllr Giesberg noted that the trees had TPOs.</p> <p>Cllr Mallows did not think that there would be sufficient space for the required extra parking.</p> <p>Cllr Macdonald noted that the revised plan had relocated the proposed property had been relocated to move them away from the trees.</p> <p>Cllr Siggers proposed, Cllr Macdonald seconded, and it was RESOLVED to OBJECT to the proposal:</p> <p>The proposed dwelling would be too close to the trees, which were subject to tree protection orders. The Committee noted concern that a new occupier of the proposed property would wish to modify the trees to improve the light to their garden and into the house. The Committee noted that the submitted tree root protection zone diagram demonstrated that the proposed property would be built over the protected root zone.</p> <p>The Committee was also concerned that the vehicular access to the property was narrow. There would not be sufficient parking for residents and visitors in what is an already congested area for parking.</p> <p>Four members voted for and one abstained.</p>	
d)	Application	<u>P20/S2528/HH</u>	37 Edwin Road Didcot OX11 8LQ
	AMENDED Proposal	Single storey rear and two storey side extensions	
	Response date	Granted 28.08.2020 (extended from 25.08.2020)	
	Agreed response	Cllr Macdonald proposed, Cllr Mallows seconded, and it was RESOLVED to submit NO OBJECTIONS to this proposal. All agreed.	

e)	Application	P20/S2148/HH	38 Kynaston Road Didcot OX11 8HD
	Proposal	Proposed two storey rear extension to dwelling and new garage	
	Response date	Granted 28.08.2020 (extended from 25.08.2020)	
	Agreed response	Cllr Siggers proposed, Cllr Walsh seconded, and it was RESOLVED to submit NO OBJECTIONS to this proposal. All agreed.	
f)	Application	P20/S2507/HH	56 Roding Way Didcot OX11 7RQ
	Proposal	Renewal of previous planning permission (ref: P16/S4108/HH) for a 2 storey side extension to add increased living accommodation and a bedroom on the first floor.	
	Response date	Granted 28.08.2020 (extended from 26.08.2020)	
	Agreed response	Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit NO OBJECTIONS to this proposal. All agreed.	
g)	Application	P20/S2601/HH	10 Buckingham Close Didcot OX11 8TX
	Proposal	Erection of single storey rear extension and first floor side extension. Address:	
	Response date	29.08.2020	
	Agreed response	Cllr Giesberg proposed, Cllr Mallows seconded, and it was RESOLVED to submit NO STRONG VIEWS to this proposal. All agreed.	
h)	Application	P20/S2598/HH	17 Wheatfields Didcot OX11 0BQ
	Proposal	Proposed ground floor rear extension	
	Response date	29.08.2020	
	Agreed response	Cllr Walsh proposed, Cllr Siggers seconded, and it was RESOLVED to SUPPORT the proposal. All agreed.	
i)	Application	P20/S2626/HH	9 Kynaston Road Didcot OX11 8HE
	Proposal	Two-storey rear extension. Conservatory. Front porch extension.	
	Response date	29.08.2020	

	Agreed response	Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit a comment of NO STRONG VIEWS. All agreed.	
j)	Application	P20/S2420/HH	24 Fairacres Road DIDCOT Oxon OX11 8QG
	Proposal	Remove concrete flat roof on garage, replace with pitched roof.	
	Response date	03.09.2020	
	Agreed response	Cllr Walsh proposed, Cllr Mallows seconded, and it was RESOLVED to SUPPORT the proposal. All agreed.	
k)	Application	P20/S2419/HH	26 Fairacres Road DIDCOT Oxon OX11 8QG
	Proposal	Remove concrete flat roof on garage, replace with pitched roof.	
	Response date	03.09.2020	
	Agreed response	Cllr Walsh proposed, Cllr Mallows seconded, and it was RESOLVED to SUPPORT the proposal. All agreed.	
L)	Application	P20/S2682/FUL	Unit C2 Bizspace Didcot
	Proposal	Change of use to Taxi Office.	
	Response date	Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit a comment of NO STRONG VIEWS.	
	Agreed response	06.09.2020	

81. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

The Committee noted the below certificate applications.

A)	Application	P20/S2487/LDP	30 Kynaston Road DIDCOT Oxon OX11 8HD
	Proposal	Proposed additions to the existing back extensions and associated alterations.	
B)	Application	P20/S2596/PDH	61 Green Close Didcot OX11 8TE
	Proposal	Single storey rear extension with a pitched roof	

82. PLANNING APPEALS (SEE APPENDIX 1)

A)	Appeal reference	<u>APP/Q3115/W/20/3255</u> <u>846</u> <u>P19/S2502/O</u>	Land East of Sandringham Road, Didcot
	Reason for appeal	The Planning authority failed to give notice of its decision within the appropriate period on an application for permission or approval.	
	Proposal	Outline planning application with all matters reserved (other than access into the site) for the proposed development of up to 325 residential dwellings, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition of 11 - 55 Mansfield Gardens.	
	DTC Recommendation	Objection.	
		<ol style="list-style-type: none"> 1. The proposal will lead to an unacceptable increase in traffic for the Sandringham Road and the neighbouring area including the Jubilee roundabout with further impact all along the Broadway. 2. The proposal will impact on the neighbouring AONB land. 3. The site is not in the Local Plan. 4. The current Local Plan shows 7.6 years of land supply – therefore no immediate need to use this site. 5. The proposal will lose a significant amount of good quality affordable flats currently at 11 – 55 Mansfield Gardens. 6. The application occupies an area of high grade agricultural land. 7. The viability of the proposed access must be questioned considering proposed numbers of new housing. 	
	Agreed response	<p>Cllr Walsh considered that the benefits of approving the proposal were significantly out-weighted by the adverse impacts that would result from the development. She was also concerned that a large development such as this would require additionally emergency access for</p> <p>Cllr Macdonald noted that such a large development as this would require additional accesses for emergency vehicles at the very least. Any additional access would detrimentally affect the North Wessex Downs AONB, that being the only other possible access to the site. The car journeys required by 325 dwellings would require a better access than proposed to and via Sandringham Road, where traffic can back up as far south as East Hagbourne.</p>	

		<p>Cllr Giesberg noted that the site was not in current or emerging Local Plan.</p> <p>Cllr Macdonald noted that Cllr Rouane had recently reported to the Council that SODC has a Housing Land Supply of 5.35 years based on the current plan, which remains in place until the emerging Local Plan is adopted, which evidences 9.15 years.</p> <p>Cllr Walsh proposed, Cllr Siggers seconded and it was RESOLVED to submit a statement to the Inspector to reiterate the submitted objections and to include the points noted at the meeting. All agreed.</p>
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83. APPLICATIONS APPROVED

The Committee noted the below approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>No objections.</p> <p>Comment submitted to initial proposal: The Council is concerned that despite the District Council already accepting the principle of a car-free development, future residents may own vehicles. The Council is also concerned that there is not sufficient bin storage space for the extra dwellings.</p>	<u>P20/S0990/FUL</u>	<p>Proposed first floor extension and roof extension. Conversion of floor area into 4 flats including ground floor stair amendment. As amended by plans received on 13 July which reduce the size of the extension).</p> <p>180 Broadway Didcot OX11 8RN</p>
<p>No objections.</p>	<u>P20/S1466/HH</u>	<p>Conversion and extension of existing garage to form disabled accommodation. (As amended by revised scheme received 26 June 2020, reducing the eaves and overall height of the garage extension).</p> <p>32 Sinodun Road DIDCOT Oxon OX11 8HN</p>
<p>No objections.</p>	<u>P20/S2041/FUL</u>	<p>Construction of 2 dwelling houses on land to rear of 23 Green Close, Didcot. (As amplified by email from agent and contaminated land questionnaire received 9 July 2020).</p> <p>23 Green Close Didcot OX11 8TE</p>

No objections.	<u>P20/S2004/HH</u>	Single storey rear extension. 16 Sutherland Beck Didcot OX11 7FF
No Objections	<u>P20/S2188/HH</u>	Timber framed summerhouse in rear garden 37 Wheatfields Didcot OX11 0BQ

84. APPLICATIONS REFUSED

The Committee noted there had been no applications refused.

85. APPLICATIONS WITHDRAWN

The Committee noted there had been no applications withdrawn.

86. APPLICATIONS REFERRED

The Committee noted there had been no applications referred.

The meeting closed at 20:50.

Signed:

Dated:

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

Meeting	Progress	Next Steps	Responsible
26.08.2020	Responses submitted as resolved	n/a	n/a

- 5. To note plans for ‘Radcot Green’, Sutton Courtenay at FCC Environment Site. ([Appendix 1](#)).**
- 6. To receive a report from members following the meeting with OCC Officers regarding the HIF1 plans.**
- 7. To consider a request from Sutton Courtenay Parish Council to establish a line of communication and to liaise on planning matters.**

8. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council		
a)	Application	P20/S2850/HH 95 Park Road Didcot OX11 8QT
	Proposal	Demolish existing conservatory and rear extension. Form two, two storey extensions.
	Response date	12 th September 2020 – extended to 19 th September 2020
b)	Application	P20/S2763/FUL Former Natwest Bank 124 Broadway Didcot OX11 8AD
	Proposal	Erection of a part single part two-storey roof infill extension with rear roof dormer to create additional residential accommodation
	Response date	11 th September 2020 – extended to 19 th September 2020
c)	Application	P20/S1968/HH 14 Yealm Close Didcot Oxon OX11 7XD
	Proposal	Conversion of garage into additional living space. Change front elevation from a garage door to a brick wall and window in keeping with the property.
	Response date	12 th September 2020 - extended to 19 th September 2020
d)	Application	P20/S3029/HH 11 St Hildas Close Didcot OX11 9UU
	Proposal	Conversion of the rear section of the garage of 11 St Hilda's Close into a home office, without compliance with condition 4 of planning permission P92/W0066/RM. The office space would be ancillary to the dwelling and provide a suitable office space for personal use and home working if necessary. The floor area of the office will be 300 x 283cm leaving 340 x 265cm for the storing of general waste bin, recycling and garden waste bins, bicycle and gardening & DIY tools. The garage is no longer used for parking cars as it is quite narrow and not suitable for modern cars. The property has two parking spaces on the driveway and there will be no effect on the public road . There will be no external alterations to the front of the building and therefore no impact on the street frontage.
	Response date	15 th September 2020 - extended to 19 th September 2020
e)	Application	P20/S2959/FUL 186 Abingdon Road Didcot OX11 9BP
	Proposal	Erection of a detached two-storey building comprising eight apartments (four 1-bedroom and four 2-bedroom) with access, parking and amenity space
	Response date	19 th September 2020
f)	Application	P20/S2687/FUL Didcot Baptist Church 43 Wantage Road Didcot OX11 0BS
	Proposal	Demolition of two wooden utility sheds. Erection of a prefabricated metal insulated cabin (6m x 2m x 2.4m high) on a new concrete base, to be laid at the rear of an existing brick-built hall at Didcot Baptist Church, within and adjacent to the present

		church southern boundary fence. The addition of a further window in the said hall, facing the proposed cabin.
	Response date	18 th September 2020
g)	Application	P20/S3106/HH 28 Saxons Way Didcot OX11 9RA
	Proposal	Proposed demolition of the existing conservatory, ground floor rear Extension.
	Response date	29 th September 2020
Oxfordshire County Council		
h)	Application	12.6.189/JaC Collett (Didcot Industrial Park)
	Proposal	To consider OCC plans to introduce No Waiting at Any Time (double yellow lines) in Collett on both sides of the road, from a point 67 metres south of its junction with Hawksworth southwards for 145 metres. (Appendix 2).
	Response date	25 th September 2020

9. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

A)	Application	P20/S2827/LDP 4 Sutherland Beck Didcot OX11 7FF
	Proposal	Certificate of Lawful use to demolish existing conservatory and erect a single storey extension to rear of existing dwelling house.
B)	Application	P20/S2783/LDP 19 Penpont Water Didcot OX11 7LR
	Proposal	Certificate of Lawful use for the installation of a new first floor dormer window to the rear elevation.
B)	Application	P20/S2869/N5E Unit 7 Hawksworth DDCOT OX11 7HR
	Proposal	Change of use from light industrial unit into a leisure facility.

10. PLANNING RESPONSES TO NOTE

A)	Application	P19/S4416/RM Former Didcot A Power Station Purchas Road Didcot
	Proposal	Reserved Matters application following Outline approval P19/S1967/FUL for the Construction of link road and the realignment of Purchas Road.(as amended by plans and information received 23 March 2020, 15 June 2020 and 18 August 2020). (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.)
	Outcome	Four members of the Committee responded by email to say they did not see any reason to revise the Committee's most recent comment, given the nature of the amendment.

11. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>Objection on grounds of:</p> <ul style="list-style-type: none"> - Distance of the proposed annexe dwelling from the road, approximately 80m, would cause access problems for emergency personnel. The proposed structure is close to the surrounding fences on 3 sides, restricting access should it be required. - Single access/egress from the annexe. No separate fire exit is included. - Concern that the proposal was not for an annexe, but for a separate self-contained dwelling. - Unneighbourly. As above, it is close to the surrounding fences on three sides. As shown by 3D view 2 submitted, the structure would be higher than the current fence tops. It would be visible from many gardens away. - Access for maintenance is a cause for concern. Again, being close to the fence borders on 	<p>P20/S1708/HH</p>	<p>70 Norreys Road Didcot OX11 0AN Proposed outbuilding for use as a self-contained annex. To comprise a bedroom, kitchen / living room, WC and shower room for use by elderly relatives when visiting.</p>

Agenda items 11 to 14
Applications Approved, Refused, Withdrawn and Referred

3 sides, the sides and rear would be hard to access for the purposes of maintenance.		
No objections	P20/S2056/FUL	26 Manor Road Didcot OX11 7JY New barn-style dwelling together with associated access, garden and other related works.
No objections	P20/S2020/HH	3 Pixton Close Didcot OX11 0BX First floor rear extension creating a new bedroom. Demolish existing garage and erect a new timber framed storeroom to rear of garden area. New porch to front elevation.
No objections	P20/S2284/HH	58 Edinburgh Drive Didcot OX11 7HU Infill of existing ground floor entrance door with new WC. Highway crossover extended and boundary wall adapted.
Comment that the Council expect that the applicant would be responsible for the relocation of the lamppost to reduce the possibility of vehicle collision.	P20/S1664/HH	8 Meadow Way Didcot OX11 0AU Extended dropped kerb
No objections	P20/S2188/HH	37 Wheatfields Didcot OX11 0BQ Timber framed summerhouse in rear garden
No objections	P20/S2216/HH	29 Edinburgh Drive Didcot OX11 7HS Demolition of outbuildings. Erection of new two storey side and single storey rear extensions. Drop kerb to highway to facilitate new parking space to be created.

12. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
Objection on grounds of: <ul style="list-style-type: none"> - Traffic & Highway safety - Amenity considerations - Previous Planning decisions - Parking spaces 	P20/S0365/FUL	Land off Brasenose Road and Freeman Road Didcot Oxfordshire. OX11 7BP Proposed construction of four terraced three-storey dwellings and one detached two-storey dwelling. (As amended by revised Ownership Certificate B received 20 April 2020).

13. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Objection on grounds of: <ul style="list-style-type: none"> - Traffic & Highway safety - Amenity considerations - Previous Planning decisions - Parking spaces 	P20/S0369/FUL	Land off Brasenose Road and Freeman Road Didcot Oxfordshire Proposed construction of three two-storey detached dwellings. (As amended by revised Ownership Certificate B received 20 April 2020)

14. APPLICATIONS REFERRED

South Oxfordshire District Council

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