

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 7th October 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.

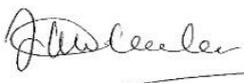
How to join the meeting using zoom.us

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 16th September 2020.
4. Questions on the minutes as to the progress of any item (progress report).
5. To note the minutes of Traffic Advisory Group meeting held on the 8th September 2020.
6. To consider the Committee's budget for FY 2021-22 (attached report).
7. To note registration of an existing commercial address.
8. To consider responding to the SODC Local Plan Main Modifications Consultation (attached report).
9. To consider as listed: Planning Applications.
10. To note as listed: Applications for certificates of lawful development.
11. To consider as listed: Planning Appeals.
12. To note as listed: planning applications approved.
13. To note as listed: planning applications refused.
14. To note as listed: planning applications withdrawn.
15. 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

Cllr D Rouane

Substitute committee members

Cllr Axel Macdonald
Cllr John Moody
Cllr Amanda Sandiford

Didcot Town Council

Planning and Development Committee
Wednesday 16th September 2020 at 7:30pm
Online at Zoom.us (or via your device app).



PRESENT:

Councillors: A Dearlove (Chair)
D Macdonald
M Mallows
P Siggers
P Giesberg
M Walsh
J Durman

Officers: G Langton (Planning & Environment Officer)

Others: Dr N Hards
Cllr P Davies (non-committee member)

Public Participation

Dr N Hards addressed the Committee on the subject of planning proposal P20/S2959/FUL. He informed the Committee that he had submitted a detailed objection to the proposal to the District Council and had provided a copy to the members of this Committee. Dr N Hards confirmed that he lived next door to the property identified in the proposal.

He outlined his reasons for objection to the Committee, which were:

The site was not suitable for a block of apartments. The pavement in the area was narrow and on one side of the road only in places. There were no suitable crossing places near the property to allow residents to walk to the centre of the town or its other amenities, so was not sustainable if the resident had no car available. The proposer had only included 10 car parking spaces for 8 flats. He considered 8 flats to result in over 10 cars being owned by the residents and more when visitors were taken into account. He noted that the developer had sought to compare the site with one that had a similar development on Park Road. Park Road benefits from full-width pavements on both sides and is a reasonable walk or cycle ride from the centre of town. He did not consider there to be any comparison between the two locations.

The proposed building would be too tall, significantly taller than the neighbouring properties, many of which were single storey or single storey with converted loft space. Further, the layout of the property would mean that windows and doors would overlook number 184. Both points were considered unneighbourly.

The area in front of the property which used to be on the site was under water during the July 2007 floods. Nearby homes were flooded. Sewage escaped from septic tanks. There was no full report on flood risk submitted. The proposal was within 20 metres of at least two watercourses, which was not acknowledged by the applicant. The proposed

drainage solution by the developer had been soakaways, which Dr Hards noted would not work, the soil in the area being dense clay which was all but impermeable. Surface water would therefore have to be directed to the existing drains or water courses, which could easily become overwhelmed by the storm and foul water from such a substantial block of dwellings. He noted that the land had permission for two 4-bedroom houses but considered 8 apartments to be likely to produce more waste water than two family homes.

Cllr Dearlove asked if the property was in a flood zone identified on the Environment Agency maps?

Dr Hards replied saying it was not, having been downgraded in previous years.

Cllr Dearlove thanked Dr Hards for addressing the Committee.

Cllr P Davies addressed the Committee on two points on the agenda.

Regarding the FCC proposed development north west of the town, 'Radcot Green', he urged the Committee to keep the requirements of LTN1/20 and Oxfordshire County Council with regards to non-vehicular transport.

Regarding proposal P20/S1968/HH, he noted that when the Ladygrove estate was developed, the various developers included the garages as a parking space, so any removal of garages would result in further on road parking being required by the residents of the property.

Cllr Dearlove thanked Cllr Davies for addressing the Committee, noting that the 'Radcot Green' proposal was not for consideration as it was not yet a formal proposal but that the Committee recognised the importance of LTN1/20.

72. To receive apologies.

No member submitted their apologies.

73. To receive declarations of interest.

No member declared a pecuniary interest in any item on the agenda. Cllrs Macdonald, Siggers, Walsh and Dearlove all declared they knew Dr N Hards, the neighbour of the plot considered at 8(e) P20/S2959/FUL.

Cllr Durman declared he lived on St Hilda's close, the road where 8(d) P20/S3029/HH was situated.

74. To approve the draft minutes of the meeting held online at Zoom.us on 26th August 2020.

The Officer noted that Cllr Hards had contacted him to request the recorded minute at Public Participation referred to her as Cllr Hards rather than as the Mayor as she had addressed the Committee as a Councillor, not the Mayor.

Cllr Giesberg noted a transposition on page A14 and proposed changing the paragraph from:

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.

To:

Cllr Macdonald noted that Cllr Rouane had recently reported to the Council that SODC has a Housing Land Supply of 9.15 years based on the current plan, which remains in place until the emerging Local Plan is adopted, which evidences 5.35 years.

Cllr Dearlove proposed, Cllr Macdonald seconded and it was RESOLVED to approve the minutes as a true and accurate record with the above amendments. All agreed.

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

Meeting	Progress	Next Steps	Responsible
26 th August 2020	Responses submitted as agreed	n/a	n/a

No member had a question regarding the minutes or the progress of any item.

76. To note plans for 'Radcot Green', Sutton Courtenay at FCC Environment Site. ([Appendix 1](#)).

The Committee noted the plans.

77. To receive a report from members following the meeting with OCC Officers regarding the HIF1 plans.

Cllr Dearlove reported that four members had attended a meeting with OCC (Cllr Dearlove, Cllr Macdonald, Cllr Durman and Cllr Davies) along with the Planning & Environment Officer. He reported that the cost was estimated at £234 million, with £218 million being provided by central government and the remainder from the County Council. He noted that the Committee had considered the proposals as part of a consultation exercise and the Officers from OCC had brought revised plans to present to the members. OCC had aligned with the recommendations of LTN1/20 where possible but acknowledged that this had not been possible along all parts of the route. Cllr Davies had requested cycle routes be aligned for easier use of road crossings and other similar junctions. He noted that the design included access to the Thames path and other footpaths and cycle routes along the length of the road.

Cllr Macdonald noted that the aspects that would affect Didcot the most would be the widening of the A4130 and the 'science bridge'. The A4130 would become a dual carriageway, with a drainage swale along the centre. The design of the bridge itself would be utilitarian, with no underpasses because of financial constraints. She reported that OCC were aware that the perimeter road would have to be competed to Hadden Hill to gain the most benefit from the improved infrastructure.

78. To consider a request from Sutton Courtenay Parish Council to establish a line of communication and to liaise on planning matters.

Cllr Dearlove proposed, Cllr Giesberg seconded and it was **RESOLVED** to work more closely with neighbouring parishes by inviting members to meet with this Committee immediately prior to scheduled meetings and discuss matters of joint interest. All members agreed.

94. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council			
a)	Application	<u>P20/S2850/HH</u>	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		
Agreed response	<p>Cllr Walsh proposed, Cllr Macdonald seconded and it was RESOLVED to object to the proposal. 4 voted for, 2 against and 1 abstained. The Committee considered that the proposed extension would represent an unneighbourly increase in the scale and bulk of this property. This would result in a loss of light for the neighbouring property to the north, bringing the extended building significantly closer to number 97.</p> <p>The proposed extensions do not continue the current roof or building lines of the existing property and would result in a property that was out of proportion to others in the vicinity.</p>		
<p>It was proposed by Cllr Macdonald, seconded by Cllr Dearlove and RESOLVED to consider item 8(e) at this point on the agenda. All agreed.</p>			
e)	Application	<u>P20/S2959/FUL</u>	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		
Agreed response	<p>Cllr Mallows proposed, Cllr Walsh seconded and it was RESOLVED to object to the proposal. All members agreed. The Committee considered that the proposal was unsuitable for the immediate area. It was too large, being significantly larger than all other buildings proximate to it. The parking was too limited for the likely number of vehicles the apartment block's residents would own. This was compounded by the relative remoteness of the setting, with limited safe pedestrian and cycle links to the town and its amenities. It was noted that there are no amenities such as shops or other services within walking distance. Furthermore, the access to the parking is narrow.</p> <p>The proximity to the neighbouring property raises concerns that the adjacent proposed apartments would overlook the property. The design of the apartments</p>		

		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
Agreed response		Cllr Dearlove proposed, Cllr Durman seconded and it was RESOLVED to submit no objection to this proposal. All members agreed.
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
Agreed response		Cllr Dearlove proposed, Cllr Macdonald seconded and it was RESOLVED to submit no objection to this proposal. 6 members agreed and 1 abstained.
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
Agreed response		Cllr Dearlove proposed, Cllr Durman seconded and it was RESOLVED to submit no objection to this proposal. All members agreed.
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
Agreed response		Cllr Dearlove proposed, Cllr Macdonald seconded and it was RESOLVED to submit comment for this proposal. All members agreed. The Committee welcomed the plans to install double-yellow line parking restrictions in the area but were concerned that if the restrictions were not enforced, then there would be little change.

95. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

The Committee noted the below listed proposals.

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 D IDCOT OX11 7HR
	Proposal	Change of use from light industrial unit into a leisure facility.	

96. PLANNING RESPONSES TO NOTE

The Committee noted that it had considered the proposal by email and agreed that it had no further comment to make.

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.	

97. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

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.

98. APPLICATIONS REFUSED

The Committee noted the below listed refusals.

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).

99. APPLICATIONS WITHDRAWN

The Committee noted the below listed withdrawals.

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)

100. APPLICATIONS REFERRED

The Committee noted that no applications had been referred.

South Oxfordshire District Council

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

The meeting closed at 20:50.

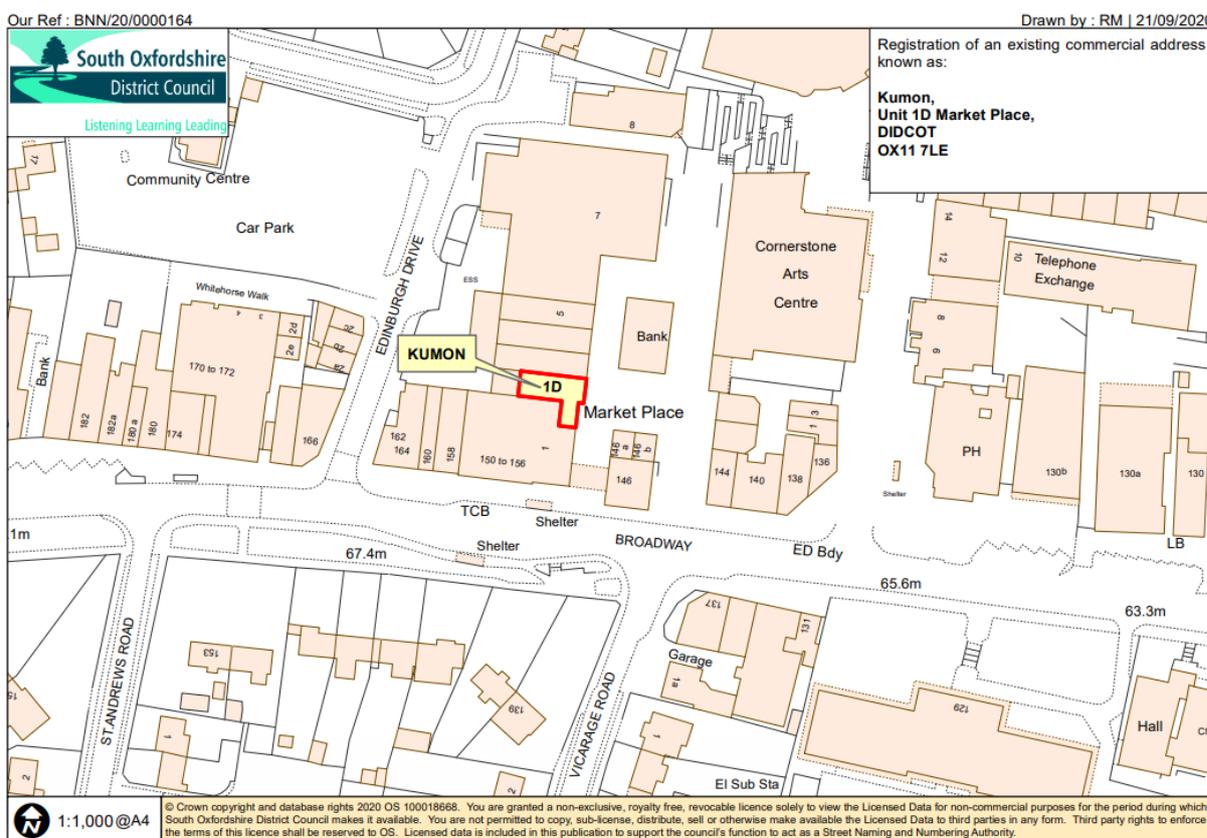
Signed:

Dated:

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

Meeting	Progress	Next Steps	Responsible
16.09.2020	Responses submitted as resolved	N/A	N/A
16.09.2020	Meetings arranged for working party to respond to the Government White Paper Consultation, "Planning for the Future".	Receive the recommended response for noting.	Working Group.

- 5. To note the minutes of Traffic Advisory Group meeting held on the 8th September 2020.
- 6. To consider the Committee's budget for FY 2021-22. (attached report).
- 7. To receive an update from the Government White Paper Consultation, "Planning for the Future" working group.
- 8. To note registration of an existing commercial address.
Kumon, Unit 1D Market Place, DIDCOT OX11 7LE



9. To consider responding to the SODC [Local Plan Main Modifications Consultation \(attached report\).](#)

The Proposed Main Modifications consultation runs from 21st September until midnight on 2nd November 2020.

10. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council													
a)	<table border="1" style="width: 100%;"> <tr> <td style="width: 20%;">Application</td> <td>P20/S3014/FUL</td> <td>16 Barnes Road Didcot OX11 8JL</td> </tr> <tr> <td>Proposal</td> <td colspan="2">Change of use from a 6-bed HMO (use-class C4) to a 9-bed Sui Generis HMO. Fenestration alterations.</td> </tr> <tr> <td>Response date</td> <td colspan="2">1st October 2020 – extension approved to 12th October 2020</td> </tr> </table>	Application	P20/S3014/FUL	16 Barnes Road Didcot OX11 8JL	Proposal	Change of use from a 6-bed HMO (use-class C4) to a 9-bed Sui Generis HMO. Fenestration alterations.		Response date	1 st October 2020 – extension approved to 12 th October 2020				
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Response date	<p>Original date: 5th October 2020</p> <p>Extended to: 12th October 2020</p>												

e)	Application	P20/S2763/FUL	Former Natwest Bank 124 Broadway Didcot OX11 8AD
	Amended Proposal	Amendment: No. 1 - dated 24th September 2020 Erection of a part single part two-storey roof infill extension with rear roof dormer to create additional residential accommodation. (as amplified by email from agent dated 24 September 2020 in relation to Town Council's objections).	
	Response date	13 th October 2020	
f)	Application	P20/S3336/HH	52 Ottery Way Didcot OX11 7UG
	Proposal	Part single/two storey rear extension	
	Response date	21 st October 2020	
g)	Application	P20/S3222/FUL	50 Bluebell Lane Didcot OX11 6GN
	Proposal	Change of use of land from drainage to residential, whilst retaining drainage function(ditch). Install covered decking area over drainage ditch and remove fence between house and rear boundary. Erection of fence on raise platform. Repositioning of access gate for ditch maintenance.	
	Response date	22 nd October 2020	
h)	Application	P20/S3410/HH	26 Portway Didcot OX11 0BE
	Proposal	Single storey extension at the front.	
	Response date	22 nd October 2020	
i)	Application	P20/S2915/HH	22 Portway Didcot OX11 0BE
	Proposal	Small single storey extension to the front and conversion of garage (storage)	
	Response date	22 nd October 2020	
j)	Application	P20/S3414/HH	28 Portway Didcot OX11 0BE
	Proposal	Single storey extension at the front.	
	Response date	22 nd October 2020	

11. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

A)	Application	P20/S3323/LDP	29 Sorrel Crescent Didcot OX11 6HQ
	Proposal	Certificate of Lawful use for a single storey rear conservatory extension.	
B)	Application	P20/S3029/HH	11 St Hildas Close Didcot OX11 9UU
	Proposal	For information only. Amendment: No. 1 - dated 24th September 2020 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	

		<p>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.</p> <p>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.</p> <p>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 .</p> <p>There will be no external alterations to the front of the building and therefore no impact on the street frontage. (as amended by plan RFP-1424-WW-B1-00-A-0000-B which amends the site plan excluding highway land)</p>	
B)	Application	P20/S3320/LDP	86 Oxford Crescent DIDCOT Oxon OX11 7AX
	Proposal	New fence	

12. PLANNING APPEALS

A)	Application	None	
	Proposal		
	Outcome		

13. APPLICATIONS APPROVED

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Support with comment that the proposed extension would add usable space to the dwelling.	P20/S2598/HH	17 Wheatfields Didcot OX11 0BQ Proposed ground floor rear extension
No strong views	P20/S2626/HH	9 Kynaston Road Didcot OX11 8HE Two-storey rear extension. Conservatory. Front porch extension.
No objections	P20/S2528/HH	37 Edwin Road Didcot OX11 8LQ Single storey rear and two storey side extension.
No strong views	P20/S2601/HH	10 Buckingham Close Didcot OX11 8TX Erection of single storey rear extension and first floor side extension.
No objections	P20/S2148/HH	38 Kynaston Road Didcot OX11 8HD Proposed two storey rear extension to dwelling and new garage
No objections	P20/S0658/HH	16 Bowness Avenue Didcot OX11 8NG Erection of orangery to the rear. (As amended by drawing received 14 September 2020, moving the side wall of the proposed extension away from the neighbouring boundary)
No strong views	P20/S2507/HH	56 Roding Way Didcot OX11 7RQ 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.
No strong views.	P20/S2682/FUL	Unit C2 Bizspace Didcot Didcot Enterprize Centre Hawksworth OX11 7PH Change of use to Taxi Office.

Agenda items 12 to 15
Applications Approved, Refused, Withdrawn and Referred

Most recent response was to not add to previous responses as response date was short.	P19/S4416/RM	Former Didcot A Power Station Purchas Road Didcot
Support: Pitched roofs improve the street scene.	P20/S2420/HH	Remove concrete flat roof on garage, replace with pitched roof. 24 Fairacres Road DIDCOT Oxon OX11 8QG
Support: Pitched roofs improve the street scene.	P20/S2419/HH	Remove concrete flat roof on garage, replace with pitched roof. 26 Fairacres Road DIDCOT Oxon OX11 8QG
Ho objections. However, the Committee considered that whilst garages formed part of the parking spaces allotted to each dwelling, they were invariably too small to fit a vehicle so the loss of a garage would have no extra effect on parking problems in the immediate area.	P20/S1968/HH	Conversion of garage into additional living space (as amended by drwng no.003A to correct naming error received on 23 September 2020) 14 Yealm Close Didcot Oxon OX11 7XD

14. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
The Council objects to the proposal identified above. • 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	P20/S2483/FUL	12 Norreys Close Didcot OX11 0AS

<p>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> <ul style="list-style-type: none"> • 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>Construction of new detached two bedroom house</p>

15. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>No response – application was for permitted change.</p>	<p>P20/S2869/N5E</p>	<p>Unit 7 Hawksworth DIDCOT OX11 7HR Change of use from light industrial unit into a leisure facility.</p>

16. APPLICATIONS REFERRED

South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation

Didcot Town Council

Planning & Development Committee

7th October 2020



Report author: Guy Langton

Committee budget for financial year 2021-22

Introduction

1. The Planning Committee has been asked to consider the items it would like to include in the Council's budget for the financial year 2020-21. The F&GP report indicated that any Planning & Development Committee budget would be fed through the Environment & Climate Committee.

Detail

2. The Committee has requested a budget for certain specific items in previous years, including traffic surveys.
3. Following the change to the District Council's processes in response to the Covid-19 restrictions, paper copies of planning applications have not been produced since March 2020. In a letter sent to all towns and parishes in April 2020, Adrian Duffield stated that the DC intended *"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 costs"*. The Town Council may therefore have to print copies should members of the public visit the Civic Hall to view the application in hard copy.
4. The Council may wish to undertake public consultations on matters related to planning, development or traffic, which could require mailings to residents or other publicity to be printed. Venues may need to be hired to hold public meetings.
5. The Council may wish to engage specialists to advise on detail of planning proposals, such as Hydrologists, or seek legal advice in the drafting or review of S106 agreements
6. The Council may wish to erect signage to assist with traffic calming, for example.

7. The Traffic Advisory Group has requested that:
 - a. traffic surveys be undertaken. The Group does not hold a budget and therefore this Committee needs to consider including a budget for these surveys and consultations.
 - b. Road safety measures be installed, such as bollards and road markings. In October 2018, OCC quoted £2,556 to supply and install 5 bollards to improve road safety on Lower Broadway. It is assumed that this cost would be higher if requested this year.

Recommendation

8. The Committee recommend to the Finance and General Purposes that the below listed budget subheadings are budgeted for, with a total budget of £20,000.00.

- | | |
|--|-----------------------|
| a. Printing & publicity of planning applications | e.g. £1,500.00 |
| b. Traffic surveys
code 1272) | e.g. £1,000.00 Budget |
| c. Public consultations | e.g. £3,000.00 |
| d. Road safety measure | e.g. £5,000.00 |
| e. Professional fees | e.g. £5,000.00 |
| f. Signage | e.g. £2,500.00 |

Financial Implications

9. The increase in budget requests would necessitate an increase in precept if savings could not be found elsewhere. CIL, S106 and other grants are not available for this type of spending.

Didcot Town Council

Planning & Development Committee

7th October 2020

Report author: Guy Langton



South Oxfordshire Local Plan – Main Modifications Consultation.

Introduction

1. As members may be aware, the emerging South Oxfordshire Local Plan is at Examination stage. Following recent examination hearings, the Inspector has asked the council to prepare a 'Schedule of Proposed Main Modifications' to the plan.
2. The schedule reflects the modifications that are considered necessary by the Inspector to make the plan 'sound' before it can move to the adoption stage. These are the only significant changes that can be made to the plan now.
3. SODC are carrying out a six-week consultation on the Proposed Main Modifications and are asking for comments. There is no need to resubmit comments or representations made at the Local Plan submission stage or in matters statements as those comments have already been considered as part of the Examination.
4. The Proposed Main Modifications consultation closes at **midnight on 2 November 2020.**
5. To view the Proposed Main Modification documents please visit our [website](#). The consultation documents are also available at public libraries and other locations in South Oxfordshire. The consultation documents are also available at the district council offices on Milton Park on an appointment-only basis.
6. After the consultation ends, a copy of the response will be published on SODC's [website](#) and sent to the Planning Inspector to consider. The Inspector will consider all the comments submitted before finalising his examination report recommending whether the Local Plan is 'sound' or whether it can be made 'sound' with modifications. Further public hearing sessions will not usually be held following the Main Modifications consultation, unless the Inspector considers them essential. The Inspector's Report will be published on the council's [website](#) in due course.

Detail

7. Responses may be submitted using the online survey at <https://survey.southandvale.gov.uk/s/SouthLocalPlanMainMods/?m=48365591x4r0z>.

Responses can also be made via email, completing a comment form (available from our website) and emailing it to planning.policy@whitehorsedc.gov.uk; or via post, completing a comment form (available from our website) and posting it to SOUTH AND VALE CONSULTATIONS (no stamp is needed and no further address is needed).

8. The consultation focuses on 4 documents:
- a. SCHEDULE OF PROPOSED MAIN MODIFICATIONS
 - b. SCHEDULE OF POLICIES MAP CHANGES
 - c. ADDENDUM TO THE SUSTAINABILITY APPRAISAL
 - d. HABITATS REGULATIONS ASSESSMENT ADDENDUM
9. The Schedule of Main Modifications can be seen to detail the text to be amended in each policy affected by the modifications. Certain policies affect the whole district, including:
- a. environmental policies (ENV)
 - i. ENV1 strengthens the policy with regards to tree canopy cover, seeking a net increase overall, supported by any development.
 - ii. ENV3 has been widened to include all developments.
 - iii. ENV4 has been modified to reflect variable conditions on the ground, where 10m buffer zones may not be possible along all watercourses and strengthen the policy with regard to developments proposed within 20m or a watercourse.
 - iv. ENV5 has been re-written to address the climate emergency.
 - v. ENV6 has been amended to increase the detail of the policy.
 - vi. ENV7 has been amended to strengthen listed building considerations.
 - vii. ENV8 has been amended for clarity.
 - viii. ENV10 has been amended to add detail regarding heritage assets.
 - ix. EP1 has been amended to weaken the statement.
 - x. EP5 has been modified for clarity.
 - b. design policies (DES)
 - i. DES1 has been modified for clarity and to include public art.
 - ii. DES2 has been modified for clarity of purpose.
 - iii. DES3 has been modified for clarity.
 - iv. DES4 has been modified for clarity of purpose.
 - v. DES7 has been removed and included in DES1.
 - vi. DES8 has been modified to reflect other changes.
 - vii. DES9 has been modified to reflect updates made to the NPPF (February 2019) and amendments made to Policy DES1.

- viii. DES10 has been amended to align it with the climate emergency.
 - ix. DES11 has been amended to reflect the Council's climate emergency and Council motion to aim to reach net-zero carbon emissions district wide by 2030.
 - c. ensuring the vitality of town centres (TC)
 - i. TC policies have been amended to address feedback and reflect forthcoming changes to the Use Class Order.
 - d. community facilities (CF)
 - i. CF1 has been amended to address feedback and apply to other use classes (eg Pubs).
 - ii. CF5 has been amended for clarity.
 - e. transport policies (TRANS_n)
 - i. note TRANS1a (MM50), the Oxford to Cambridge Expressway (p127)
10. Other policies mention Didcot specifically:
- a. policy H2: New Housing in Didcot, p86 on, major modification (MM) 24
 - i. This modification amends the homes to be delivered from an indicative 6,500 to an indicative 6,399, reflecting outline permissions granted in the meantime. The modifications maintain that *"All development will be expected to be delivered following the Masterplan Principles of the Didcot Garden Town"* (SCHEDULE OF PROPOSED MAIN MODIFICATIONS SEPTEMBER 2020, p88, 5.13).
 - ii. It is notable that 'Valley Park (north and south) are not explicitly mentioned in the main modifications to the plan, being in the neighbouring district, the Vale of White Horse and are in that district's, at Core Policy 4 (p45), 3,350 homes are indicated. The Officer considers this, along with the cross-border Great Western Park to have a significant impact on the Town and its facilities, though infrastructure funds would not be made available to the town 'naturally' should the development go ahead. Figures 1 & 2 demonstrate the proximity and likely contiguity of the developments.
 - b. policy EMP4: Employment Land in Didcot, p117 in, MM40
 - i. This policy indicates further employment land has been identified in the Southmead Industrial Estate.
 - ii. It is notable that Milton Park, a significant centre of employment, like the adjacent proposed housing developments, is in the Vale of White Horse district. That District's Local Plan identifies at page 25 the maximisation of employment at Harwell Campus and Milton Park to be a key challenge and opportunity. Page 26

of the same document shows the planned enterprise zone employment areas.

Valley Park, Harwell and Milton Parishes east of the A34 adjoining Didcot Town (186 ha)

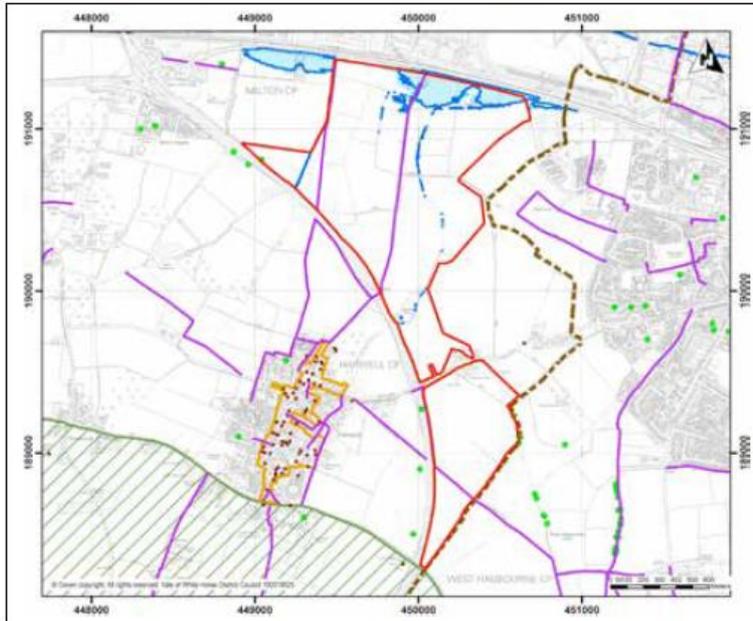


Figure 1: Valley Park showing proximity to Didcot with the South Oxfordshire-Vale of White Horse boundary a dashed brown line.

Proposed Amendment to the Map:

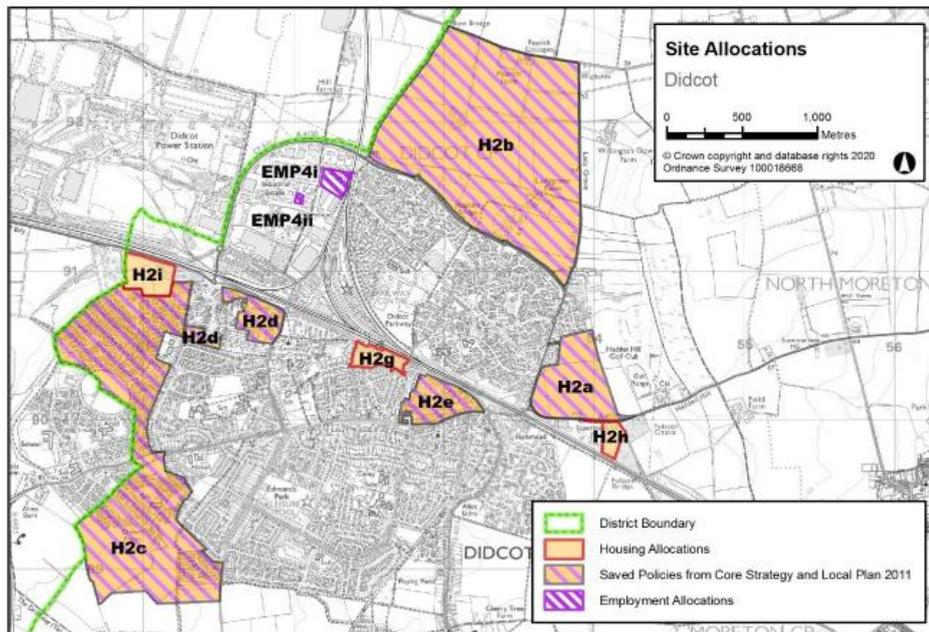


Figure 2: South Oxfordshire Main Modifications Map. Note: H2i has moved from north of the A4130 (Purchas Road site) to south of the A4130. EMP4 employment sites are also indicated.

11. The format of the consultation response is to choose the specific document and then main modification on which to comment. The form allows comments of up to 500 words (plus summary). A copy of a response page is shown below.

Recommendation

12. The Committee consider the responding to selected main modifications relevant to Didcot Town and the Didcot Garden Town Plans.

**Emerging South Oxfordshire Local Plan
Proposed Main Modifications Consultation**

11%

Part B - your comments

You can provide your comments on the Emerging South Oxfordshire Local Plan Proposed Main Modifications in this section.

The list of documents you can comment on are:

- [Schedule of Proposed Main Modifications as amended by Erratum](#)
- [Schedule of Policies Main Changes](#)
- [Sustainability Appraisal Addendum](#)
- [Habitats Regulations Assessment Addendum](#)

If you wish to provide comments on more than one proposed main modification or document, you will be given the option once you have completed this section.

Please select the document you wish to comment on using the drop-down menu below: *

Which Main Modification number or consultation document are you commenting on?
If you are commenting on the Main Modification document, please provide the main modification number (for example MM1) in the box below. If you are unsure of the 'modification number', please [click here](#) to view the Schedule of Proposed Main Modifications.

If you are commenting on any of the other consultation documents (for example the Sustainability Appraisal Addendum), please provide the relevant section, paragraph or page number in the box *

Please provide your comments in the box below.

If your comments are over 500 words it would be really helpful if you could also provide a summary of your comments using the text box in the next question.

You will also be able to upload any supporting documents using the button below:

If your comments are more than 500 words long, please use the space below to provide a summary. You are not required to summarise your comments, but a summary would help us in our reporting.

Please upload any supporting documents below:

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