

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 23rd December 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

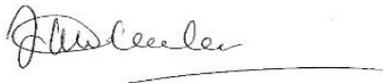
Should any member of the public wish to join the electronic meeting, please contact the Planning and Environment Officer by email (GLangton@Didcot.Gov.UK).

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 via Zoom on 9th December 2020.
4. Questions on the minutes as to the progress of any item (progress report).
5. To note the Inspector's Report on the South Oxfordshire Local Plan 2035
6. To receive the letter sent to SODC regarding the District's approval of the planned removal of two oak trees at Shinmoor Close.
7. To note the change of street name, number and post code for 4 properties currently known as 37, 39, 42 and 44 Larch Drive, DIDCOT OX11 6DX to 4, 2, 15 and 11 (respectively) Birch Close, DIDCOT OX11 6JW
8. To note report from SODC regarding the new site proposed for their Offices.
9. To consider as listed: Planning Applications.
10. To note as listed: Applications for certificates of lawful development and information only.
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**
17th December 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

Minutes of the meeting of the

Planning and Development Committee Wednesday 9th December 2020



PRESENT:

Councillors: A Dearlove (Chair)
D Macdonald
P Siggers
M Mallows (part)
P Giesberg

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

145. To receive apologies.

Apologies were received from Cllr M Walsh, who was having internet connection difficulties.

146. To receive declarations of interest

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

147. To approve the draft minutes of the meeting held via Zoom on 18th November 2020.

Cllr Dearlove proposed, Cllr Macdonald seconded, and it was RESOLVED to approve the minutes as presented as a true and accurate record of the meeting.

[Cllr Mallows entered the meeting].

148. Questions on the minutes as to the progress of any item and progress reports.

There were no questions raised and the Committee noted the progress report.

149. To receive an update on the progress of P20/S1824/HH.

The Committee noted the progress as presented overleaf. Cllr Dearlove reported that the amendment had been circulated and the members agreed by email that the change to the installation of a trellis from a fence was not significant and would improve visibility, the only comment made by the Committee when considering the proposal.

Application	P20/S1824/HH	24 East Street Didcot OX11 8EJ
Proposal	Amendment: No. 1 - dated 19th November 2020 Erect a fence on top of existing brick, in order to create a private garden on our property. (As amended by drawings received 19 November 2020, proposing a trellis on top of the wall instead of the close board fence).	
Response date	4 th December 2020	
Agreed response	Members agreed by email that the amendment to a\ trellis from a fence was not a material enough change to warrant re-consideration of the Committee's original decision.	

150. To consider the response to the District's approval of the removal of two oak trees at Shinmoor Close and related petition and residents' campaigns.

Cllr Mallows declared an interest in the item, reporting that she was known to the owner of the property adjacent to the trees in question.

The Planning & Environment Officer reported that the petition had not been received by the Council and appeared, at the time of the meeting, to still be open to further signatories.

Cllr Dearlove noted that tree protection was a power held by the District Council and the Town Council was not consulted.

The Committee noted the report included statements from different experts that appeared contradictory.

Cllr Macdonald noted that the trees could be retained if the house was underpinned and the roots blocked.

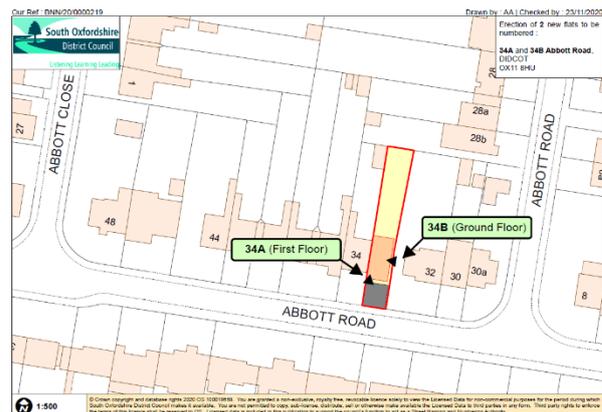
Cllr Giesberg considered the issue to be one of engineering rather than tree health.

Cllr Dearlove proposed, Cllr Giesberg seconded, and it was **RESOLVED** to draft a letter to the District ward Councillors and Leader of the District Council seeking confirmation of the reasons for the decision and confirmation that all measures had been explored before reaching the decision to permit removal of the trees. All members agreed.

The exact wording would be agreed outside the meeting and reported to the next meeting of this Committee.

151. To note the erection of 2 new flats to be numbered: 34A and 34B Abbott Road, DIDCOT. OX11 8HU.

The Committee noted the new Numbering (presented right).



152. PLANNING APPLICATIONS

Proposals for Comment

a)	Application	P20/S4223/HH	55 Kynaston Road Didcot OX11 8HD
	Proposal	Proposed front extension	
	Response date	14 th December 2020 (extended from 9 th December 2020)	
	Agreed response	Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
b)	Application	P20/S4138/RM	Land to the north east of Didcot
	Proposal	<p>Reserved matters application following outline application ref. P15/S2902/O for details of the appearance, landscaping, layout and scale.</p> <p>Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising</p> <ul style="list-style-type: none"> (i) two new primary schools (ii) a new secondary school (iii) a new leisure/sports facility and sports pitches, including a pavilion (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or children's day nursery) (v) a new community hall (vi) a Class C3 residential Extra Care Housing facility (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure. 	
	Response date	14 th December 2020 (extended from 10 th December 2020)	
	Agreed response	<p>Cllr Dearlove proposed, Cllr Macdonald seconded, and it was RESOLVED to submit no objections, commenting that:</p> <p>The Council expected that no dwelling identified in the reserved matters would be occupied before a Toucan crossing had been installed, as proposed by the County Council to promote pedestrian and cyclist connectivity.</p> <p>The Council expects the guidance outlined in LTN1/20, Cycle Infrastructure Design, be adhered to in the design of the infrastructure.</p> <p>The Council welcomes the design features such as roofs that are predominantly south facing, promoting the installation of solar panel by future owners, and that charge points for electric vehicles could be purchased as part of a house sale.</p>	

c)	Application	P20/S3491/HH	33 Park Road Didcot OX11 8QL
	Amended Proposal	Two storey rear extension (As amended by drawings received 27 November 2020, to remove the proposed balcony / roof terrace and side facing dormer windows. Proposed side facing roof lights and change flat roof of the rear extension to a lean-to roof).	
	Previous response	On 30 th October 2020, a response of 'No objections' was submitted.	
	Response date	14 th December 2020	
	Agreed response	Cllr Dearlove proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
d)	Application	P20/S4376/HH	5 Lydalls Close Didcot OX11 7LD
	Proposal	Single and two storey extensions to existing bungalow.	
	Response date	17 th December 2020	
	Agreed response	Cllr Dearlove proposed, Cllr Giesberg seconded, and it was RESOLVED to submit no objections . All members agreed.	
e)	Application	P20/S4251/O	SC Car Sales Wantage Road DIDCOT OX11 0BS
	Proposal	Outline application for demolition of garage and erection of 8 flats.	
	Response date	16 th December 2020	
	Agreed response	<p>Cllr Macdonald proposed, Cllr Mallows seconded, and it was RESOLVED to Object to this proposal for the reasons listed below. Four members agreed, one member abstained.</p> <p>There were insufficient parking places provided for the 8 proposed apartments, all of which are 2-bedroom. Emerging Local Plan policy TRANS5 requires parking to include designs to enable the charging of plug-in and other low-emission vehicles in safe, accessible and convenient locations; provide parking for disabled people and ensure that there are sufficient spaces for all residents. Two-bedroom apartments require sufficient parking, with each apartment requiring at two spaces. There is no extra parking available along the Wantage Road, so any overspill would affect local residential streets.</p> <p>The area provided for vehicles does not indicate any turning space, thus requiring users to reverse in to or out of the parking area onto the busy main Wantage Road.</p> <p>The location would mean that, should the development be approved, there would be 7 turnings on this road in a 50m stretch. This would significantly affect highway safety, with pedestrians crossing to access the local shops and school.</p>	

		<p>The development is too far from Didcot Parkway Station to be considered as a sustainable location for pedestrians. Cycling may be possible but there is no cycle parking indicated and to remove communal amenity space to install such a facility would reduce it to below the acceptable level.</p> <p>The proposal is unneighbourly, the site is not large enough to accommodate 8 apartments, the associated amenity space and sufficient parking for cars and cycles. To maximise the space behind the proposed buildings, they have been sited close to the road. This would create an imposing bulk and dominate the street scene. The closeness to the road also affects the visibility splay, affecting vehicles entering or leaving the properties' parking area.</p>
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153. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT AND INFORMATION ONLY.

The Committee noted the below listed applications for lawful development.

A)	Application	P20/S4186/LDP	12 Loddon Drive Didcot OX11 7QA
	Proposal	Enlarged single storey side extension.	

154. PLANNING APPEALS

The Committee noted there had been no appeals submitted.

A)	Application	None.	
	Proposal		
	Planning Outcome		
	Representations by		

155. APPLICATIONS APPROVED

The Committee noted the below listed permission s granted. The Committee noted that one it had objected to, P20/S2255/FUL had been approved..

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P20/S3486/HH	Demolition of existing garage and erection of a single-storey extension to the side and rear of the property 30 Usk Way Didcot OX11 7SQ
06.08.2020: Object 12.10.2020: Object	P20/S2255/FUL	New Dwelling (As amended by Drawing PL01 Rev B altering the garden sizes of the existing and proposed dwelling) 47 Lynmouth Road Didcot OX11 8PW
17.07.2020: No objection 30.10.2020: No objection	P20/S1883/RM	Reserved Matters application for alternative house types for 8 dwellings – Plots 19, 23, 38, 57, 59, 60, 61, 62 (follows P18/S0719/RM reserved matters approval for layout, scale, appearance and landscaping for 166 dwellings granted by outline permission P16/S3609/O 1 September 2017 (as amended by drawings accompanying letter from Agent dated 6 October 2020). Land south of A4130 Didcot
No objections	P20/S3250/HH	Two storey side extension, single storey lean-to kitchen extension and front porch (amendment to previously approved Planning Application P20/S0147/HH) 38 North Road Didcot Oxon OX11 7EQ
No objections with comments	P20/S3222/FUL	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. 50 Bluebell Lane Didcot OX11 6GN
No objections	P20/S2915/HH	Small single storey extension to the front and conversion of garage (storage). 22 Portway Didcot OX11 0BE
No objections	P20/S2487/HH	Proposed additions to the existing back extensions and associated alterations. 30 Kynaston Road DIDCOT Oxon OX11 8HD
No objections	P20/S3434/FUL	Variation of condition 2 (approved drawings - design changes) on application ref. P17/S4005/FUL. Construct a new two-bedroom house at the side of 31 Norreys Road Didcot, with a single storey extension at the rear of the existing house. Two new parking spaces and highway cross-over from Brunel Road. Re-arrangement of parking and new highway cross-over from Norreys Road at the front of the property. 31 Norreys Road Didcot OX11 0AT
No objections	P20/S3621/HH	Single storey side extension 23 Freeman Road Didcot OX11 7DD
No objections	P20/S3619/HH	Two storey and single storey rear extensions. 8 Doe Lea Didcot OX11 7YQ

156. APPLICATIONS REFUSED

The Committee noted the below listed proposal refused permission.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address

Objection	P20/S2959/FUL	Erection of a detached two-storey building comprising eight apartments (eight 1-bedroom) with access, parking and amenity space. (as amended by plans received 23 October 2020). 186 Abingdon Road Didcot OX11 9BP
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157. APPLICATIONS WITHDRAWN

The Committee noted there had been no applications withdrawn.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address

158. APPLICATIONS REFERRED

The Committee noted there had been no applications referred.

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

The meeting closed at 8:10pm.

Signed (Chair): Date:

4. Questions on the minutes as to the progress of any item and progress reports.

Meeting	Progress	Next Steps	Responsible

5. To note the Inspector's Report on the South Oxfordshire Local Plan 2035.

The Council has been contacted by South Oxfordshire District Council, who have received the Planning Inspector's Report on the South Oxfordshire Local Plan 2035.

South Oxfordshire District Council submitted the Local Plan for examination in March 2019. Jonathan Bore MRTPI was appointed as the Independent Local Plan Inspector and examination hearings were held in July-August 2020. SODC carried out a six-week consultation on the Proposed Main Modifications between 21 September and 2 November 2020.

The Inspector's Report concludes that, with his recommended Main Modifications, the Local Plan satisfies the requirements of Section 20(5)(a) of the Planning and Compulsory Purchase Act 2004 and is sound.

The Inspector's Report is available on SODC's [website](#).

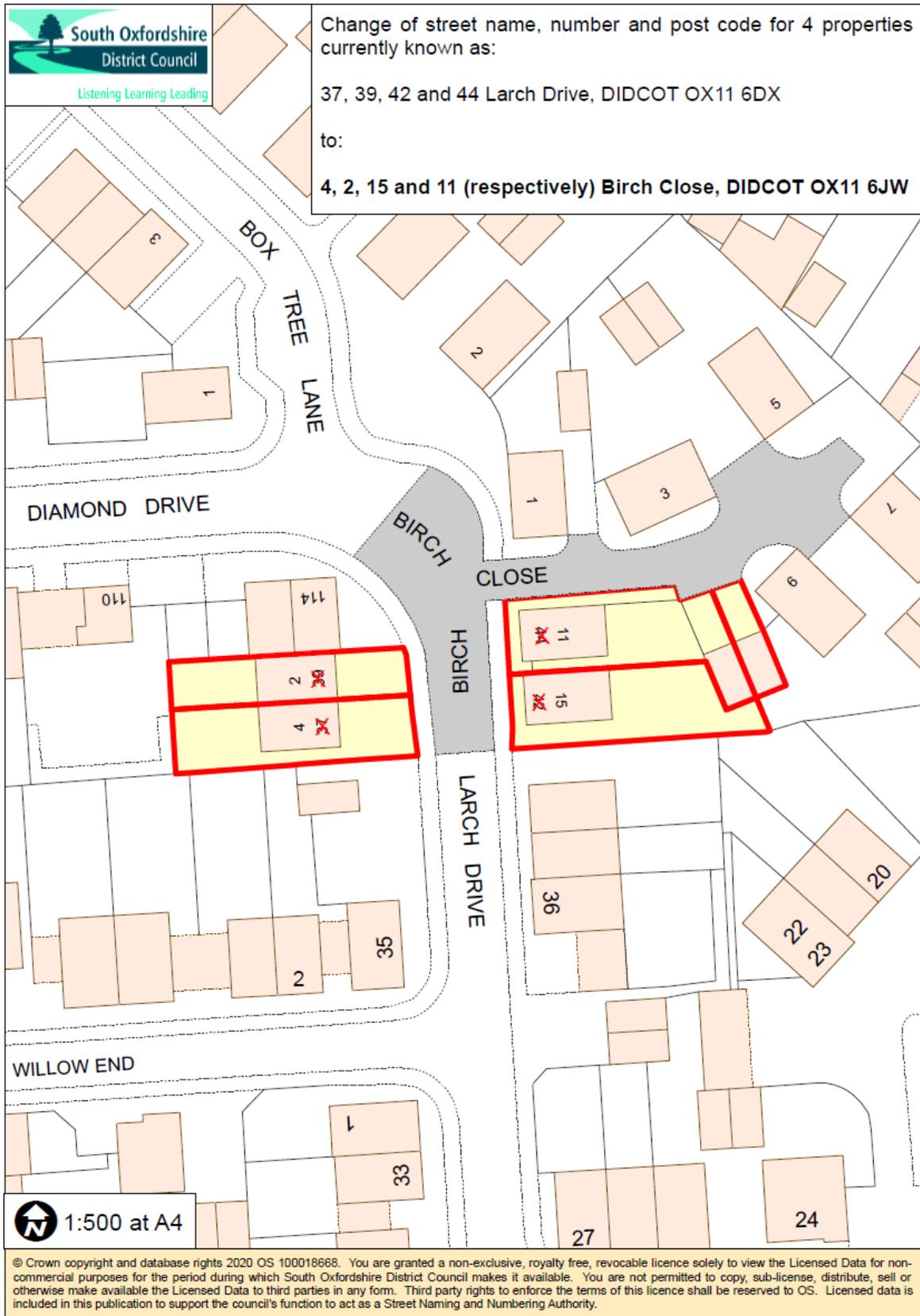
SODC adopted the Plan at meetings in early to mid-December 2020.

6. To consider the response to the District's approval of the removal of two oak trees at Shinmoor Close and related petition and residents' campaigns.

7. To note the change of street name, number and post code for 4 properties currently known as 37, 39, 42 and 44 Larch Drive, DIDCOT OX11 6DX to 4, 2, 15 and 11 (respectively) Birch Close, DIDCOT OX11 6JW

Our Ref: BNN/20/0000127

Drawn by: NAH | Date: 04/12/2020



9. PLANNING APPLICATIONS

Proposals for Comment

a)	Application	P20/V2899/RM	Plot A2 Signia Park Didcot
	Proposal	Proposal: Approval of reserved matters - access, appearance, landscaping, layout and scale for the erection of an employment unit (Use Class B1(c)/B2/B8) with ancillary offices, including new vehicular and pedestrian access, HGV and car parking, servicing, external lighting, landscaping, infrastructure and associated works pursuant to outline planning permission P19/V1471/FUL dated 15th October 2019.	
	Response date	4 th January 2021	
	Agreed response		
b)	Application	P20/S4462/HH	16 East Street Didcot OX11 8EJ
	Proposal	Proposal: Demolition of existing outbuilding and construction of new timber framed outbuilding at the end of the garden for use as music room.	
	Response date	6 th January 2021	
	Agreed response		
c)	Application	P20/S4460/FUL	97 Sinodun Road Didcot OX11 8HH
	Proposal	Demolition of existing single storey side element of the dwelling house and detached garage and erection of a part two storey and part single storey rear extension to the existing house and erection of a new two storey single dwelling house.	
	Response date	9 th January 2021	
	Agreed response		

d)	Application	P20/S4522/HH	26 Foxhall Road Didcot OX11 7AA
	Proposal	Demolition of existing conservatory and erection of an energy efficient construction at the rear of the property.	
	Response date	11 th January 2021	
	Agreed response		
e)	Application	P20/S4560/HH	72 Norreys Road Didcot OX11 0AN
	Proposal	Proposed two storey & single storey rear extension including front porch extension.	
	Response date	11 th January 2021	
	Agreed response		
f)	Application	P20/S4548/HH	47 The Avenue Didcot OX11 6AW
	Proposal	Rear ground floor extension.	
	Response date	11 th January 2021	
	Agreed response		
g)	Application	CM.12.6.189/299	A4130 (Didcot & Milton)
	Proposal	<p>Proposed 40mph Speed Limit</p> <p>Oxfordshire County Council proposes to introduce a lower speed limit on the A4130 between the Milton A34 interchange & Didcot. The proposals endeavour to improve road safety and traffic management along this stretch, covering the proposed new signalised access junction to the adjacent residential development, and specifically comprise of the following measures:</p> <p>On A4130 Didcot to Milton Road - introduce a 40mph speed limit in place of the existing 60mph national speed to create a continuous 40mph speed limit along its entire length.</p>	
	Response date	15 th January 2021	
	Agreed response		

h)	Application	P14/V2873/O	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)
	Amended proposal	<p>Amendment: No.8 - dated 14th December 2020</p> <p>Proposal: Outline planning application for a residential development of up to 4,254 dwellings, mixed-use local centres, primary schools, sports pitches, community and leisure facilities, special needs school, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, diversions to public rights of way, pedestrian and vehicular access and associated works (as amended by drawings and information accompanying letter from Agent dated 10 March 2016, 21 August 2019, 24 January 2020, 30 March 2020, 20 May 2020 and 14 December 2020).</p>	
	Response date	15 th January 2021	
	Agreed response		

10. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT AND INFORMATION ONLY.

A)	Application	None	
	Proposal		

11. PLANNING APPEALS

A)	Appeal reference	APP/Q3115/W/20/3262212	Lodged 15 th December 2020
	Application	P20/S2483/FUL	12 Norreys Close Didcot OX11 0AS
	Proposal	Construction of new detached two-bedroom house.	
	Planning Outcome	<p>Refused.</p> <p>The proposed dwelling is sited within the root protection area of Oak trees which are protected by virtue of a Tree Preservation Order. The applicants have failed to demonstrate an overriding justification for construction with the RPA. The position of the dwelling relative to the trees is such that the loss of the area consumed within the RPA cannot be compensated for in a continuous root protection area elsewhere within the applicant's ownership. The relationship between the dwelling and trees would be very poor, causing future pressure for significant tree works or their removal, which the council would find hard to resist given that the relationship between the trees and the new</p>	

	<p>dwelling and the parking spaces would be very poor. The loss or significant reduction of the trees would detract from the character of the area and as such, the development conflicts with Policy CSEN1 of the South Oxfordshire Core Strategy and Policies C9 and H4 of the South Oxfordshire Local Plan and Policy ENV1 of the emerging South Oxfordshire Local Plan 2034 and BS 5837 2012 Trees in Relation to Design, Demolition and Construction.</p>
<p>Representations by</p>	<p>19th January 2021</p>

12. APPLICATIONS APPROVED

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P20/S3573/HH	To drop /amend 4 kerb sections and to widen the vehicular hardstanding to enable 2 vehicles (currently 1) to park in front of the property, but off road. 13 Barleyfields Didcot OX11 0BH
<p>No objection with comment:</p> <p>The Council echoes and supports the comments of the conservation officer. The use of modern cladding is not appropriate proximate to the Northbourne Conservation Area. Bins for household waste should not be kept close to the road alongside one of those houses.</p> <p>The Council would expect PV solar panels to be incorporated into the design. These should be of sufficient area to provide a minimum of 10% of each property's energy requirements from a renewable energy source. The Council expects this to be set as a condition, should the Officer be minded to recommend approval of the scheme.</p>	P20/S0983/FUL	Residential development comprising 8 x one-bedroom flats and 3 x two bedroom houses with associated access, parking and landscaping (as amended by plans received 11 September 2020 and 1 December 2020). 48 to 50a Hagbourne Road Didcot OX11 8DS
No objections to original or any amendment.	<p>Appeal Reference: APP/Q3115/W/20/3256951</p> <p>P20/S1049/HH</p>	Detached workshop to rear and first floor extension over existing ground floor. (As amended by drawing no. QNS.P01D, received on 21 April 2020, and QNS.P01E received

		<p>on 14 May 2020, to enlarge workshop to integrate stairs and revisions to workshop roof).</p> <p>58 Queensway Didcot OX11 8LU</p>
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13. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
None.		

14. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
None.		

15. APPLICATIONS REFERRED

South Oxfordshire District Council

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