

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 13th January 2021 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

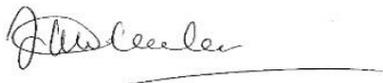
Should any member of the public wish to join the electronic meeting, please contact the Planning and Environment Officer by email (GLangton@Didcot.Gov.UK).

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 23rd December 2020.
4. Questions on the minutes as to the progress of any item (progress report).
5. To note the erection of 1 new residential dwelling to be numbered: 31A Norreys Road, DIDCOT OX11 0AT
6. To note the erection of 1 new residential dwelling to be named and numbered: Rainbow Barn, 24 manor Road, DIDCOT OX11 7JY
7. To receive the letter from Councillor Sue Cooper in response to the letter sent by this Committee on the 24th December 2020, regarding the SODC-permitted tree works on two oak trees at Shinmoor Close.
8. To consider as listed: Planning Applications.
9. To note as listed: Applications for certificates of lawful development and information only.
10. To consider as listed: Planning Appeals.
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**
7th January 2021



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

Planning and Development Committee Wednesday 23rd December 2020



PRESENT:

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

Officers: G Langton (Planning & Environment Officer)

159. To receive apologies.

Apologies were received from Councillor J Durman and Councillor M Mallows.

160. To receive declarations of interest.

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

161. To approve the draft minutes of the meeting held via Zoom on 9th December 2020.

Councillor Dearlove proposed, Councillor Macdonald seconded, and it was **RESOLVED** to approve the minutes as a true and accurate record of the meeting. The papers would be signed when next convenient.

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

The Officer reported that the responses had been submitted as resolved at the meeting.

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

The Committee noted the Report.

164. To receive the letter sent to SODC regarding the District’s approval of the planned removal of two oak trees at Shinmoor Close.

Councillor Dearlove had drafted the below letter, which had been circulated amongst the members of the Committee. No comments had been received and the letter would be sent as resolved at the previous meeting. The wording is copied below.

Didcot Town Council’s Planning and Development Committee discussed the removal of the two oak trees at Shinmoor close at its meeting on the 9th December 2020.

Although Didcot Town Council has not received any petition, the Committee have become aware of a petition that has gained significant public interest.

The Committee acknowledged the Officer’s expertise and experience, and difficult decision that had to be made.

The Committee also strongly supported the importance of these 200-year-old trees both environmentally and morally.

Considering the exponential public concerns over the loss of these irreplaceable trees, the committee would like to request all other options must be considered a priority over the removal of these trees.

165. 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.

The Committee noted the change.

166. To note report from SODC regarding the new site proposed for their Offices.

Councillor Walsh commented that the land in question had been part of the development land consulted on by Homes England earlier in 2020. Councillor Dearlove noted that the consultation had not been a planning proposal. The Committee noted the report and anticipated a planning proposal in due course.

167. To consider as listed: 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	Councillor Dearlove proposed, Councillor Giesberg seconded, and it was RESOLVED to submit no objections . All members agreed.	
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	Councillor Macdonald proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
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	Councillor Macdonald proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections , with the comments below. All members agreed. The Committee was concerned that the proposed development, if approved, would significantly change the street scene, which is characterised by three identical pairs of houses. The Committee was also concerned about the need to remove a telegraph pole with streetlight affixed to enable access to the proposed parking area for one of the properties.	
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	Councillor Dearlove proposed, Councillor Macdonald seconded, and it was RESOLVED to submit no objections . All members agreed.	
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	Councillor Dearlove proposed, Councillor Walsh seconded, and it was RESOLVED to submit no objections . All members agreed.	
f)	Application	P20/S4548/HH	47 The Avenue Didcot OX11 6AW
	Proposal	Rear ground floor extension.	
	Response date	11 th January 2021	
	Agreed response	Councillor Dearlove proposed, Councillor Giesberg seconded, and it was RESOLVED to submit no objections . All members agreed.	
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	Councillor Siggers proposed, Councillor Macdonald seconded, and it was RESOLVED to submit support for the proposal. All members agreed.	
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	Councillor Dearlove proposed, Councillor Macdonald seconded, and it was RESOLVED to postpone the consideration of this proposal to the meeting scheduled for the 13 th January 2021.

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

The Committee noted that there had been no such applications.

A)	Application	None	
	Proposal		

169. PLANNING APPEALS

The Committee noted the below planning appeal.

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 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>	
	Representations by	19 th January 2021	

170. APPLICATIONS APPROVED

The Committee noted the below listed granted permissions.

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.	Appeal Reference: APP/Q3115/W/20/3256951 P20/S1049/HH	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 on 14 May 2020, to enlarge workshop to integrate stairs and revisions to workshop roof). 58 Queensway Didcot OX11 8LU
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171. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

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

172. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

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

173. APPLICATIONS REFERRED

The Committee noted no applications had been referred.

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

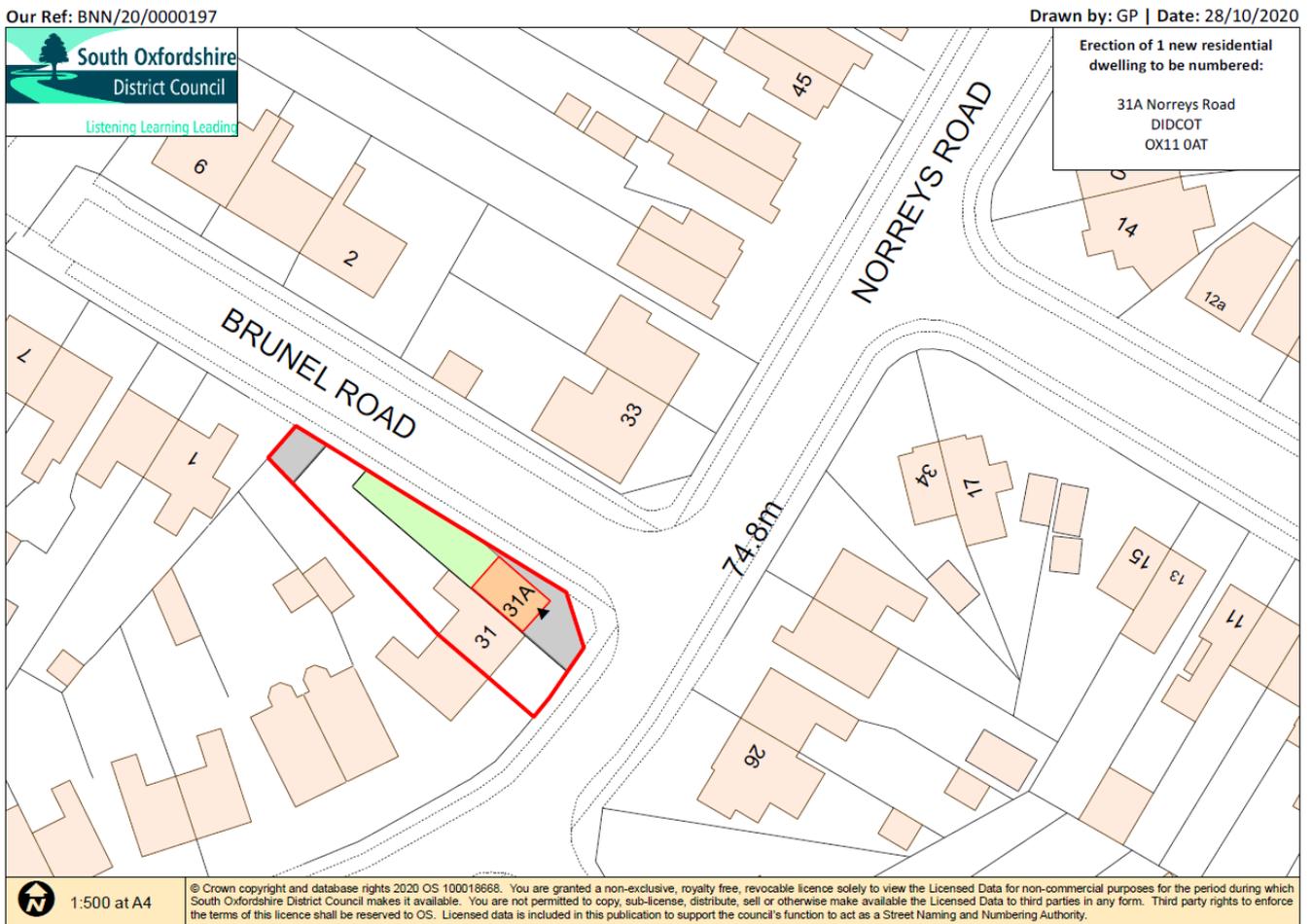
The meeting closed at 8:10pm.

Signed (Chair): Date:

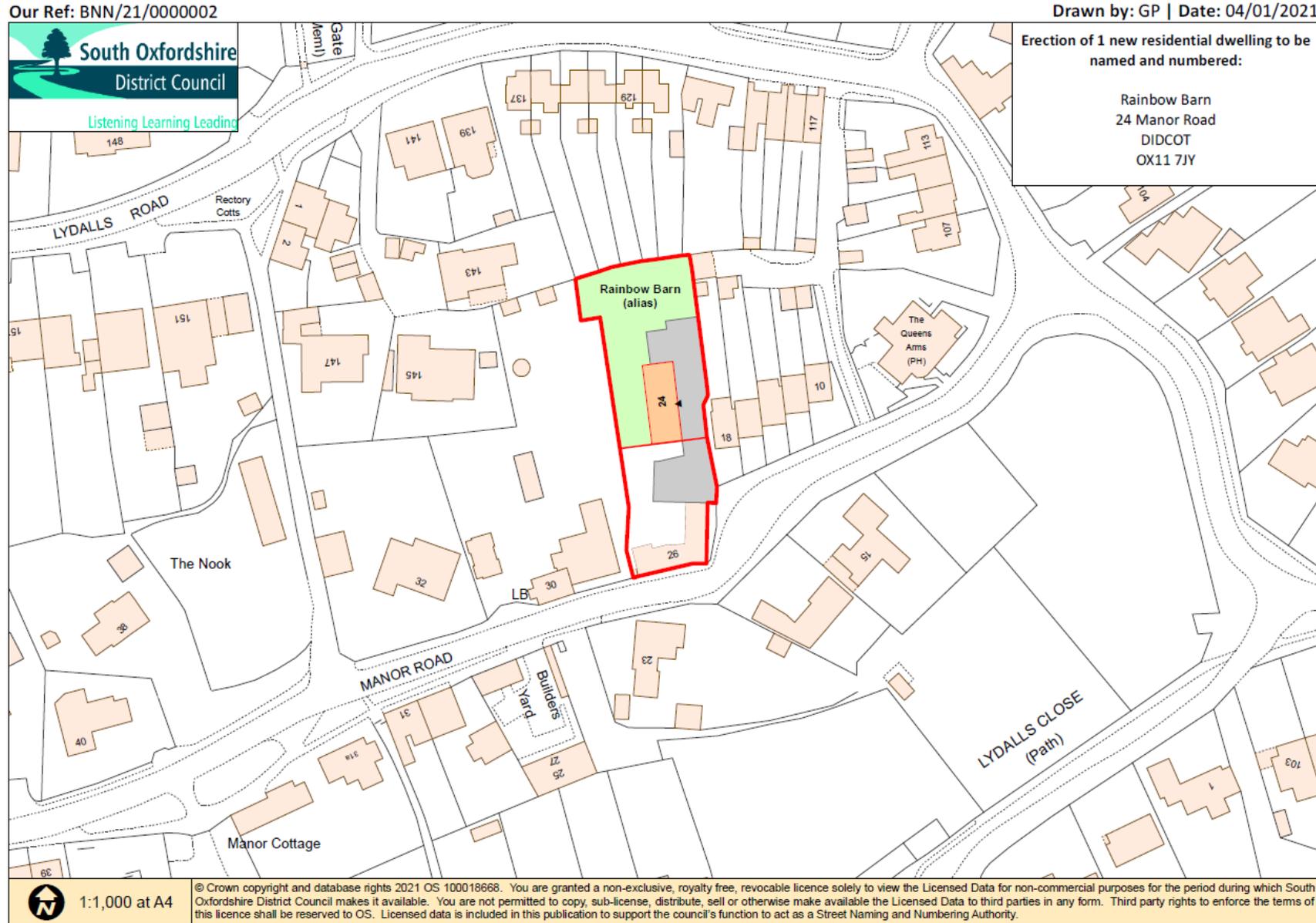
4. Questions on the minutes as to the progress of any item and progress reports.

Meeting	Progress	Next Steps	Responsible
23.12.2020	Responses submitted as resolved	N/A	
23.12.2020	Postponed consideration of P14/V2873/O included on this agenda. Further extension to response date requested.	Consider proposal	

5. To note the erection of 1 new residential dwelling to be numbered: 31A Norreys Road, DIDCOT OX11 0AT



7. To note the erection of 1 new residential dwelling to be named and numbered: Rainbow Barn, 24 Manor Road, DIDCOT OX11 7JY



8. To receive the letter from Councillor Sue Cooper in response to the letter sent by this Committee on the 24th December 2020, regarding the SODC-permitted tree works on two oak trees at Shinmoor Close.



Guy Langton
Didcot Town Council
Britwell Road
Didcot
OX11 7JN

Councillor Sue Cooper
Leader of the Council
Sue.Cooper@southoxon.gov.uk
Tel: 01235 422693
135 Eastern Avenue
Milton Park
Oxon
OX14 4SB

5 January 2021

Dear Guy,

Re: The Removal of Oaks Trees in Shinmoor Close, Didcot

Thank you for your letter dated 24th December regarding the removal of two mature oak trees in Shinmoor Close. The concerns of the Planning and Development Committee are noted.

Points to be considered:

- The damage to the Shinmoor Close property is very significant.
- The Senior Tree Officer at SODC considers the evidence provided by the insurance company as being thorough and of good quality. The evidence presented suggests, beyond reasonable doubt, the trees are part of the cause of the damage being done to the house.
- The British Standard guidance used to guide planners on development proposals have been comprehensively updated since the houses were built 20 years ago on the Ladygrove estate. Providing a better tool for council officers to push for improved construction design and practices in relation to trees. The updated regulations cannot be applied retrospectively.

Although SODC have granted permission for the tree works to take place, the decision to allow their removal now lies with Persimmon Homes.

Currently, Cllr Victoria Haval is in contact with Persimmon. We have been informed that Persimmon have engaged a structural engineer and arborist to review and report on the affected property. Persimmon have assured Cllr Haval that all avenues will be explored before a decision is made on whether or not to allow the trees to be removed.

The public interest in the Shinmoor Close trees has highlighted wider issues for the town, including:

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OX14 4SB www.southoxon.gov.uk



- The protection of mature trees when new areas of the town are being developed.
- The occurrence of tree loss after the houses have been built but the integrity of properties then being affected (as was the case at Shinmoor Close).
- The general loss of trees from private gardens and within public spaces.
- Opportunities for the Council to promote tree planting and educate the public about the value of trees.
- Opportunities for new areas being set aside for planting trees to benefit the whole community.

In relation to the final two points, you may be interested in the [Tree Planting Guide for Community Groups](#) which was recently produced by the Council to help groups interested in tree planting.

Residents have made it clear that trees, and natural habitat for wildlife are important to them. We hope that both our Councils will work together to better plan, protect and promote the town's natural assets.

Yours sincerely

Councillor Sue Cooper
Leader of the Council

South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Abingdon, Oxfordshire
OX14 4SB www.southoxon.gov.uk



9. PLANNING APPLICATIONS

Proposals for Comment

a)	Application	P14/V2873/O	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)
	Proposal	Amendment: No.8 - dated 14th December 2020 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).	
	Response date	?? (extended from 17 th January 2021)	
	Agreed response		
b)	Application	P20/S4714/HH	78 Rawthey Avenue Didcot OX11 7XW
	Proposal	Demolition of existing conservatory and construction of two storey back extension to existing private dwelling	
	Response date	20 th January 2021	
	Agreed response		
c)	Application	P20/S4731/HH	10 Old Bourne Didcot OX11 7XJ
	Proposal	Single storey rear extension to replace existing conservatory and extension to existing garage.	
	Response date	23 rd January 2021	
	Agreed response		

d)	Application	P20/S4721/HH	17 Churchill Close DIDCOT Oxon OX11 7BX
	Proposal	Extension to front of garage, conversion of garage, and conservatory to front elevation.	
	Response date	23 rd January 2021	
	Agreed response		
e)	Application	P20/S4773/HH	5 Slade Road Didcot OX11 7AR
	Proposal	Single and two storey rear extensions.	
	Response date	24 th January 2021	
	Agreed response		
f)	Application	P20/S4703/HH	24 Penpont Water Didcot OX11 7LR
	Proposal	Proposed ground and first floor side extension	
	Response date	24 th January 2021	
	Agreed response		
g)	Application	P20/S4820/HH	40 Edinburgh Drive Didcot OX11 7HT
	Proposal	Single storey extensions to side and rear.	
	Response date	27 th January 2021	
	Agreed response		

h)	Application	P20/S4718/FUL	8 Macdonald Close Didcot OX11 7BH
	Amended proposal	New detached 3-bedroom house.	
	Response date	27 th January 2021	
	Agreed response		

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

A)	Application	P20/S4705/LDP	22 St Andrews Road Didcot OX11 8EN
	Proposal	Erection of single storey rear extension with rooflights	
B)	Application	P20/S4768/N1A	Richards House 81-83 Broadway Didcot OX11 8AJ
	Proposal	Change of use from offices (use class B1a) to 14 residential flats (use class C3).	
C)	Application	P20/S4793/LDP	42 Mereland Road Didcot OX11 8AY
	Proposal	Conversion of garage into office and storage area.	

11. PLANNING APPEALS

A)	Appeal reference	None.	
	Application		
	Proposal		
	Planning Outcome		
	Representations by		

12. APPLICATIONS APPROVED

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P20/S3529/FUL	Demolition of the existing building and the erection of a replacement building comprising three 1-bedroom units. 123 Broadway Didcot OX11 8AL
30.10.2020: No objections 10.12.2020: No objections	P20/S3491/HH	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). 33 Park Road Didcot OX11 8QL

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
Demolition of existing buildings and the erection of 9 dwellings with associated access.	P20/S4039/O	Land at Down Farm South west of Aster Close Didcot OX11 6FR

15. APPLICATIONS REFERRED

South Oxfordshire District Council

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