

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 2nd February 2022 All Saints Room, Civic Hall



PRESENT: **Councillors:**

E Hards (Chair)
A Dearlove (Vice-Chair)
P Siggers
D Chandran
M Mallows
J Durman

Officers:

Mrs J Wheeler (Town Clerk)

1 member of the public attended

167. To receive apologies.

No apologies were tendered. All members were present.

168. To receive declarations of interest.

Cllr A Dearlove declared an interest on agenda item 14c. P21/S5378/FUL – Ridgeway House, 1A Hagbourne Road, Didcot, Oxon, OX11 8DP and would not participate in discussions on this item.

169. To approve the draft minutes of the extraordinary meeting held virtually on 5th January 2022 and the draft minutes of the meeting held on 12th January 2022

It was **RESOLVED** to approve the minutes of the extraordinary meeting on 5th January 2022 as a true and accurate record of the meeting and note it as such.

The Chair noted that item 12b of the minutes of the 12th January 2022 meeting should read 'unneighbourliness' instead of 'neighbourliness'.

Therefore, it was **RESOLVED** to approve the minutes of this meeting as a true and accurate record of the meeting, subject to the amendment, and note it as such.

All members agreed.

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

There were no questions as to the progress of any item.

171.To note as listed: correspondence regarding planning matters.

Item	Date received	Received from	Sent to Members	Details
6a)	7 th January 2022	SODC	7 th January 2022	Confirmation of a withdrawal of application P21/S4711/LDE - 27 Chamomile Way Didcot OX11 6HH – agenda item 18
6b)	13 th January 2022	CALA Homes (Midlands) Ltd	13 th January 2022	Update on Phases 2 & 4 - Willington Down, Northeast Didcot (SODC ref: P21/S3283/RM)
6c)	13 th January 2022	SODC	14 th January 2022	Variation to premises license - Berro Lounge Didcot - ref: LAVFUL/16293/22 – agenda item 8
6d)	17 th January 2022	SODC/VOWH	18 th January 2022	Notice of the expiry of the Asset of Community Value: 17S 02/1 Land at Ladygrove Park and former sewage works – agenda item 9
6e)	18 th January 2022	OCC	18 th January 2022	Notice of a Decisions Meeting (27/01/2022) - Cabinet Member for Highway Management on Thursday 27 th January 2022 at 10am
6f)	18 th January 2022	SODC	18 th January 2022	Confirmation of a refusal in principle of application P21/S5088/PIP – Land off Brasenose Road – agenda item 17

6g)	18 th January 2022	SODC & VOWH		Request for further explanation of DTC's comment to the updated Planning and Enforcement Statement. Comment sent on 17 th January 2022 <i>"Didcot Town Council are concerned that Didcot could be disadvantaged by the new system"</i>
6h)	19 th January 2022	SODC & VOWH	19h January 2022	Hedgerow Removal Notice, Ladygrove Farm - PE/S0014/22 – agenda item 11
6i)	25 th January 2022	SODC	26 th January 2022	Consultation on revised documents submitted on the Long Wittenham Neighbourhood Plan Review

The Committee noted the items of correspondence.

The Committee noted the expiry of the Asset of Community Value Notice and that the threat to the area had largely gone.

The Committee noted that the result of the Decisions Meeting held on 27th January 2022 (to consider a proposed 40mph speed limit on the B4016 Ladygrove and Sires Hill), had not yet been made known to the Town Council.

In regard to the updated Planning Enforcement Statement, the Committee were concerned that the perception of many Didcot residents is that the bar is set much higher for Didcot than the surrounding rural parts of the District. The higher density of the town was also more likely to cause problems because development was closer to neighbours.

The PEO would draft up a response and forward to the Chair for approval, prior to responding (appendix1).

The Committee supported the Long Wittenham Neighbourhood Plan but did not wish to comment.

172.To note the erection of 2 new residential dwellings to be numbered: 32A and 32B Cockcroft Road, DIDCOT OX11 8LH

The Committee noted the erection and numbering of the 2 new dwellings.

173.To consider the variation to premises licence - Berro Lounge Didcot - ref: LAVFUL/16293/22 - End of consultation date is 10/02/2022

The Committee had no concerns with the variation to the premises licence.

174.To note the expiry of the Asset of Community Value Notice: 17S 02/1 Land at Ladygrove Park and former sewage works

The item was discussed and noted at agenda item 6d.

175.To discuss and consider South Oxfordshire and Vale of White Horse District Councils Joint Design Guide

The consultation had been extended for a further 2 weeks due to technical issues on the SODC/VOWH website.

It was **RESOLVED** to **defer** this item to the next Planning and Development Committee meeting on 23rd February 2022, to allow members to fully consider the Joint Design Guide.

176.To consider the Hedgerow Removal Notice, Ladygrove Farm - PE/S0014/22

The Committee discussed the notice, and it was **RESOLVED** to submit the following comment on the Hedgerow Removal Notice:

The Committee can confirm from personal knowledge that hedgerow H2 is more than 30 years old. Didcot Town Council would like assurance that the newly planted 'mixed species instant native hedgerow' is properly maintained and regularly watered to ensure it establishes properly.

177.To note and comment on planning application by Oxfordshire County Council, for planning permission: Construction of a new two storey 2 form of entry (FE) primary school with 90-place nursery (Use Class F1) with roof-mounted solar photovoltaic equipment, alongside hard and soft landscaping, external play areas, sports pitch and netball court, external lighting, parking and boundary treatment at Land northeast of Didcot, OX11 7SB

The Committee discussed the application and **RESOLVED** to submit the following comment:

Didcot Town Council are pleased that the school is providing a nursery and that solar PV will be mounted on the roof. There is concern about traffic congestion around the school dropping-off point. Could the timber suggested for the outdoor furniture be replaced with recycled plastic composite to ensure longer life. The Committee are pleased to see the stress on accessibility and that there will be a lift and would like to

request that any play equipment installed at the school be as accessible as possible for less abled children.

178.To note as listed: applications for certificates of lawful development and information only.

The Committee noted the below applications for certificates of lawful development.

13a)	Application	P22/S0163/LDP	18 Wantage Road Didcot OX11 0BP
	Proposal	New roof to replace existing and new window configuration.	
13b)	Application	P22/S0142/N5D	174 Broadway Didcot OX11 8RN
	Proposal	Change of use of former stock room (Class E) to 3 single person studio apartments (Class C3).	
13c)	Application	P22/S0189/PDH	39 Glebe Road Didcot OX11 8PL
	Proposal	Proposed demolition of existing rear extension and construction of larger extension for to form kitchen.	

179.To consider as listed: Planning Applications.

14a)	Application	P21/S5385/FUL	Hadden Hill Golf Club Hadden Hill North Moreton OX11 9BJ
	Proposal	Variation of conditions 8 (BREEAM pre-assessment report) & 9 (BREEAM - final certificate) on application P21/S1036/FUL (Planning application for a storage building including staff amenity facilities).	
	Response date	4 th February 2022 (extended from 28 th January 2022)	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to object to this application with the following comment:</p> <p>Didcot Town Council would like to object to downgrading the BREEAM level to 'pass', due to declaring a Climate Emergency, and suggest the application should at least achieve 'good' (more than 45%).</p> <p>All members agreed.</p>	
14b)	Application	P21/S5338/HH	51 The Avenue Didcot OX11 6AW
	Proposal	Single storey side and rear extension	
	Response date	4 th February 2022 (extended from 28 th January 2022)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to submit no objection to this application.	

		All members agreed.	
Cllr A Dearlove removed himself from discussions at this point of the meeting.			
14c)	Application	P21/S5378/FUL	Ridgeway House 1A Hagbourne Road Didcot OX11 8DP
	Proposal	Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer.	
	Response date	4 th February 2022 (extended from 28 th January 2022)	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr M Mallows and RESOLVED to object to this application with the following comment:</p> <p>The Committee object to this application due to the height of the rear dormer making it overbearing and the fact that the dormer is against the current design guide.</p> <p>All members agreed.</p>	
Cllr A Dearlove re-joined the meeting for discussions.			
14d)	Application	P21/S2542/RM	Land to the Northeast of Didcot
	Proposal	Reserved Matters Application in respect of 59 dwellings and 4 multi-use commercial space including car parking, open space, landscaping and associated works.(as amended by drawings and information received 6 January 2022).	
	Response date	4 th February 2022 (extended from 31 st January 2022)	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr A Dearlove and RESOLVED to object to this application with the following comment:</p> <p>Didcot Town Council would like to object on the basis that the Crime Prevention Officer still has a holding objection to this application and that not all transport related issues previously mentioned by OCC, have been addressed.</p> <p>All members agreed.</p>	
14e)	Application	P22/S0069/HH	27 Chamomile Way Didcot OX11 6HH
	Proposal	Garage conversion.	
	Response date	4 th February 2022 (extended from 3 rd February 2022)	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application.</p> <p>All members agreed.</p>	

14f)	Application	P22/S0081/HH	30 Tavistock Avenue Didcot OX11 8NA
	Proposal	Replace a single-story garage and concrete pad to the front left-hand side of the property.	
	Response date	4 th February 2022 (extended from 3 rd February 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application. All members agreed.	
14g)	Application	P22/S0128/HH	38 High Street Didcot OX11 8EG
	Proposal	Proposed ground floor rear extension	
	Response date	5 th February 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and RESOLVED to submit no objection to this application. All members agreed.	
14h)	Application	P22/S0116/HH	11 Loyd Road Didcot OX11 8JX
	Proposal	Two storey side and single storey front extensions	
	Response date	5 th February 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr M Mallows and RESOLVED to submit no objection to this application. All members agreed.	
14i)	Application	P22/S0008/HH	8 St Hildas Close Didcot Oxon OX11 9UX
	Proposal	Single storey side extension to provide a ground floor WC/shower room & utility room.	
	Response date	9 th February 2022	
	Agreed response	It was proposed by Cllr D Chandran, seconded by Cllr A Dearlove and RESOLVED to submit no objection to this application. All members agreed.	
14j)	Application	P22/S0157/HH	23 The Oval Didcot OX11 7EL
	Proposal	Demolition of existing sub-standard porch and construction of new single storey porch and shower room extension	
	Response date	9 th February 2022	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application. All members agreed.	

14k)	Application	P22/S0188/HH	1 Lydalls Close Didcot OX11 7LD
	Proposal	Demolition of exiting conservatory. Erection of new side and rear single storey extension. Erection of new single storey first floor extension above existing annexe. Internal reconfigurations as necessary.	
	Response date	11 th February 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application. All members agreed.	
14l)	Application	P22/S0221/FUL	206 Broadway Didcot OX11 8RN
	Proposal	Single and two storey rear extension.	
	Response date	15 th February 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr A Dearlove and RESOLVED to submit no objection to this application. All members agreed.	

180.To note as listed: Planning Appeals.

None were received.

181. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P21/S4944/HH	Variation of condition 4 (Obscure glazing) on planning application P18/S2395/HH to allow change of window to fire escape window with cable window restrictor. Proposed two storey rear extension, single storey rear extension with minor interior alterations and porch extension. (as amended by email from agent received on 24th July 2018). The en-suite window in the east elevation of the first floor hereby permitted shall be glazed

		<p>in obscure glass with a minimum of level 3 obscurity and shall be fixed shut with the exception of a top hung openable fanlight, prior to the first occupation of the accommodation and it shall be retained as such thereafter.</p> <p>26 Wessex Road Didcot OX11 8BT</p>
No objection	P21/S4720/HH	<p>Single storey rear extension</p> <p>4 The Oval Didcot OX11 7EL</p>
No objection	P21/S4700/FUL	<p>Removal of the existing 15m slimline monopole supporting two antennas and the installation of a replacement 20m monopole supporting three antennas, an additional equipment cabinet and ancillary development thereto including a GPS module.</p> <p>Milton Road Foxhall Didcot OX11 7TB</p>
No objection	P21/S4819/HH	<p>Proposed single story rear extension.</p> <p>12A Orwell Drive Didcot OX11 7RY</p>
<p>No objection with comments:</p> <p>Didcot Town Council would like to draw attention to the comments made by the OCC Highways Team.</p>	P21/S4470/FUL	<p>Erection of a pair of two-bedroom semi-detached dwellings with parking and amenity space as revised by drawings received on 6 December 2021, as amended by plans received on 7 December 2021.</p> <p>32 Cockcroft Road Didcot OX11 8LH</p>
No objection	P21/S4882/HH	<p>Single Storey Side Extension and Garage Conversion.</p> <p>12 Garth Road Didcot OX11 7JG</p>
No objection	P21/S5119/HH	<p>First floor rear extension.</p> <p>5 Kynaston Road Didcot OX11 8HE</p>
No objection	P21/S4830/HH	<p>Loft conversion and minor internal alterations to create a study</p> <p>15 East Street Didcot OX11 8EJ</p>

182. Applications refused.

The Committee noted the refused application below.

17a)	Application	P21/S5088/PIP	Land off Brasenose Road
	Proposal	Proposed construction of up to 4 dwellings.	
	Didcot Town Council's response	<p>Objection with comment:</p> <p>At its Planning and Development Committee meeting on the 5th January 2022, Didcot Town Council resolved to submit a strong objection to the proposal as detailed in the application. The Council is strongly opposed to any development of this site. The Committee noted specific concerns about the proposal, which it would draw to your attention and appreciate if you could include in your consideration.</p> <p>1. Traffic and Highway safety: The Council considers the proposal to be detrimental to highway safety. Parking and traffic already cause numerous issues in the immediate vicinity, with the entrance to Stephen Freeman primary school being located opposite the area in question. The Council is concerned that development of the area would result in a reduction of visibility across the whole junction area. There is significant pedestrian traffic through the connection from Great Western Park, past the primary school, on to the facilities of the town and Didcot Parkway Station. These pedestrians require good visibility to cross the road safely and use the land in question as refuge.</p> <p>2. Amenity considerations: This land is well-used and essential amenity space in the area, where there is little roadside green space. The addition of any building on this land would result in the overdevelopment of the area. The proposal would require the removal of trees which greatly enhances the amenity of the area and are of value for wildlife. Green spaces are important to mental and physical health.</p> <p>Didcot Town Council fully expects that this proposal is put to the Planning Committee for consideration.</p>	

183.Applications withdrawn.

The Committee noted the below withdrawn application.

Application	P21/S4711/LDE	27 Chamomile Way Didcot OX11 6HH
Proposal	Garage conversion (utility room and study room)	
Date withdrawal confirmation received	7 th January 2022	

184. Applications referred.

The Committee noted no applications had been referred.

The meeting closed at 8.20pm.

Signed:

Date:

The Planning and Development Committee's comment to the updated Planning and Enforcement Statement from South Oxfordshire and the Vale of the White Horse District Councils, sent on 9th February 2022:

Didcot Town Council have been asked to expand on the previous comment made by the Planning and Development Committee regarding their views on the updated Planning Enforcement Statement.

The Committee met on 2nd February where they discussed this. It was agreed to submit the following comment:

The Planning and Development Committee are concerned that the perception of many Didcot residents in that the bar is set much higher for Didcot than the surrounding rural parts of the District.

The Planning and Development Committee are also concerned that Didcot would see a more detrimental impact than more rural areas of our District due to its higher density and lower household amenity. With buildings more tightly compacted together, any development lawful, or not, is more likely to be closer to property boundaries and other properties. Any enforcement breach is more likely to negatively impact its neighbours as density increases.