

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 6th April 2022 All Saints Room, Civic Hall



PRESENT: **Councillors:**

E Hards (Chair)
A Dearlove (Vice Chair)
M Mallows
D Chandran
J Moody

Officers:

L Blake (Planning and Environment Officer)

212. To receive apologies.

Cllr P Siggers and Cllr J Durman tendered their apologies.

Cllr J Moody substituted for Cllr P Siggers.

213. To receive declarations of interest.

Cllr D Chandran declared an interest in item 5a of the correspondence but this item was merely for noting.

214. To approve the draft minutes of the meeting held on 16th March 2022

It was proposed by Cllr E Hards, seconded by Cllr J Durman and **RESOLVED** to approve the minutes of the meeting on 16th March 2022 as a true and accurate record of the meeting and note it as such.

All members agreed.

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

There were no questions on the minutes.

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

Item	Date received	Received from	Sent to Members	Details
5a)	10 th March 2022	SODC	16 th March 2022	Confirmation that SODC had recently served a breach of condition notice on two persons known to have an interest in a property on Bowness Avenue, Didcot. This was in connection with the construction of an outbuilding to the rear of the property.
5b)	16 th March 2022	Harlequin Group	16 th March 2022	Invitation for DTC to comment on a pre-planning application consultation regarding the removal of EE apparatus on 15m lattice tower at yard off Hadden Hill, with the proposed 20m EE slim street works street pole and associated supporting apparatus on the grass verge south of Hitchcock Way, Didcot, OX11 8ET. Agenda item 6.
5c)	17 th March 2022	Cornerstone	17 th March 2022	Invitation for DTC to comment on a consultation to upgrade a mobile telecommunication station at Didcot Fire Station. The end date for the consultation is to be 14 days after the date of the email. This makes it 31 st March 2022 – The company was informed that the 14 days did not fit with the timescale for the Planning and Development Committee meetings so the Council would be unable to make comment on this until an application was submitted.
5d)	28 th March 2022	SODC	29 th March 2022	Planning Committee notification – To inform DTC that SODC will consider application P21/S5378/FUL at their Planning Committee meeting on 6 th April 2022. It is the Officer's recommendation to grant planning permission. DTC's previous response on 3 rd February 2021, was 'objection' with the following comments: <i>The Committee object to this application due to the height of the rear dormer making it overbearing and</i>

				<i>the fact that the dormer is against the current design guide.</i>
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The Committee noted the items of correspondence.

Cllr E Hards informed the Committee of the decision regarding application P21/S5378/FUL – Ridgeway House, 1A Hagbourne Road, Didcot, made at SODC's Planning Committee meeting earlier that evening.

SODC's Planning Committee resolved to refuse the application.

217.Pre-Planning Application Consultation – invitation to comment on proposal of 20m EE slim street works street pole south of Hitchcock Way, Didcot, OX11 8ET

The Committee discussed the pre-planning application consultation and agreed no comment would be submitted.

218.Applications for certificates of Lawful Development and Information only.

The Committee noted the below application for lawful development.

7a)	Application	P22/S1026/PDH	9 Abbott Road Didcot OX11 8JB
	Proposal	Proposed replacement of conservatory with rear extension and all associated works. Width - 5.16m. Height - 3.25m. Height to Eaves - 2.95m	

219.To consider as listed: Planning Applications.

8a)	Application	P22/S0843/FUL	125 Broadway Didcot OX11 8AW
	Proposal	Extensions and alterations at second floor level to create four 1-bedroom apartments with associated works	
	Response date	8 th April 2022 (extended from 5 th April 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr A Dearlove and RESOLVED to submit no objection to the application with the following comments:	

		<p>The Committee noted some of the apartments are of an unusual shape with an unusual floor plan. This will restrict the usable space and the committee questions it in terms of its impact against the nationally described space standards. The Committee also request that a condition be added to ensure the development is a car free one.</p> <p>All members agreed.</p>	
8b)	Application	P22/S0809/HH	22 Icknield Close Didcot OX11 7AU
	Proposal	Single & two storey rear extensions	
	Response date	8 th April 2022 (extended from 1 st April 2022)	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr D Chandran and RESOLVED to submit no objection to the application.</p> <p>All members agreed.</p>	
8c)	Application	P22/S0933/HH	112 Orwell Drive Didcot OX11 7RY
	Proposal	Single storey rear extension	
	Response date	8 th April 2022 (extended from 7 th April 2022)	
	Agreed response	<p>It was proposed by Cllr M Mallows, seconded by Cllr E Hards and RESOLVED to submit no objection to the application.</p> <p>All members agreed.</p>	
8d)	Application	P21/S0666/FUL	Southernwood 70-72 Park Road Didcot OX11 8QP
	Amendment	No. 1 – dated 9 th March 2022	
	Proposal	Removal of lettable cabins; erection of two new dwellings with associated parking, secure and covered bicycle storage, refuse and recycling storage and private amenity space (as amended plans to change size and design of dwellings received 9 March 2022).	
	Response date	8 th April 2022 (extended from 1 st April 2022)	
	Agreed response	<p>It was proposed by Cllr J Moody, seconded by Cllr A Dearlove and RESOLVED to object to the application with the following comments:</p> <p>The Committee would like to continue with their previous objection due to the development being unneighbourly and overbearing with poor access to the site. The adjacent properties will inevitably suffer loss of privacy, especially as the buildings appear to be 6 bedroomed properties.</p> <p>All members agreed.</p>	

8e)	Application	P22/S0948/A	Travis Perkins Trading Co Ltd Richs Sidings Didcot OX11 8AG
	Proposal	Proposed signage to building elevation, wall, post & fence	
	Response date	8 th April 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application. All members agreed.	
8f)	Application	P22/S0967/P18	Thames Valley Signalling Centre Basil Hill Road Didcot OX11 7HJ
	Proposal	Construction of a new modular office building.	
	Response date	8 th April 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application. All members agreed.	
8g)	Application	P22/S0941/HH	10 Newlands Avenue Didcot Oxon OX11 8PY
	Proposal	Two storey extension to rear of dwelling.	
	Response date	9 th April 2022	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application. All members agreed.	
8h)	Application	P22/S0980/HH	3 Haydon Road Didcot Oxon OX11 7JB
	Proposal	Demolish existing conservatory and erect single storey rear extension.	
	Response date	9 th April 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr D Chandran, and RESOLVED to submit no objection to the application. All members agreed.	
8i)	Application	P22/S0777/FUL	146 Broadway Didcot OX11 8SH
	Proposal	Installation of extraction flue on side elevation of building.	
	Response date	9 th April 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application. All members agreed.	

8j)	Application	P22/S0949/FUL	Air Products Plc Hawksworth Didcot OX11 7PL
	Proposal	Construction and operation of a cylinder depot including the widening of the main site access, creation of a hardstanding, construction of a garage, offices and three liquid gas storage tanks, additional helium compressor, new weighbridge and island with fuel dispenser, steel frame canopy for sorting and storage of cylinders, HGV parking bays, internal access road and demolition of the sales building to create additional ancillary staff car parking.	
	Response date	12 th April 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application. All members agreed.	
8k)	Application	P22/S1041/HH	9 Abbott Road Didcot OX11 8JB
	Proposal	Proposed garage replacement, front garage extension, front porch, floor plan redesign and all associated works.	
	Response date	6 th April 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr A Dearlove, and RESOLVED to submit no objection to the application. All members agreed.	
8l)	Application	P22/S1047/FUL	Former Site of Georgetown Filling Station, Broadway, Didcot, OX11 8SD
	Proposal	Redevelopment for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 29 retirement apartments including communal facilities, access, car parking and landscaping.	
	Response date	23 rd April 2022	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr D Chandran, and RESOLVED to object to the application with the following comments: The Committee were concerned to see that the current layout for parking does not allow entry and exit in a forward gear. There is no turning circle available and due to the close proximity to the zebra crossing, this could potentially cause accidents. The Committee was also concerned to note the lack of amenity space available to the residents and the potential for a poor living environment, especially in the southwest corner of the site. All members agreed.	

8m)	Application	P22/S1169/HH	100 Kynaston Road Didcot OX11 8HB
	Proposal	Erection of a single storey rear extension	
	Response date	23 rd April 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application. All members agreed.	

220.To note as listed: Planning Appeals.

The Committee noted that no planning appeals had been received.

221. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P22/S0081/HH	Replace a single storey garage and concrete pad to the front left-hand side of the property with outbuilding. (As amended by plans received 22 February 2022 and 3 March 2022 reducing the size and altering the position). 30 Tavistock Avenue Didcot OX11 8NA
No objection	P22/S0221/FUL	Single and two storey rear extension. 206 Broadway Didcot OX11 8RN
No objection	P21/S4857/HH	First floor extension covering both properties. 49 & 51 Queensway Didcot Oxon OX11 8LY
Objection with comments: The Committee cannot see how two parking spaces will be provided on the plans	P22/S0383/HH	Two storey side extension. 23 Dart Drive Didcot OX11 7XX

No objection	P22/S0362/HH	Single storey front extension and garage conversion. 52 St Hildas Close Didcot OX11 9UX
No objection with comments: The Committee would like clarification on whether the building will have access to changing facilities and toilets.	P22/S0248/FUL	Erection of new single storey building to be used as a boxing club. Marlborough Club 227 Broadway Didcot OX11 8RU
No objection	P22/S0379/FUL	Installation of a double fire door leading on to a coloured metal staircase. Didcot Girls School Manor Crescent Didcot Oxon OX11 7AJ
Objection with comments: The Committee noted the plans would mean the loss of privacy for the neighbour at no.18. The windows should have obscure glazing and be non-opening. The Committee also noted that the application does not follow the Design Guide and ask SODC to take enforcement action.	P21/S3691/HH	Retention of conversion of part of garage into gymnasium and home office with front dormer and height increase of main roof by 340mm (as amended by KELLOWAY/PLAN/002/REV-A to increase ridge height rise from 150mm to 340mm and to obscure dormer windows below 1.7 metres above floor level received on 07/12/21). 6 Ingrebourne Way Didcot OX11 7UP
No objection	P21/S5181/HH	Extension of the existing dropped kerb outside of property, removal of grass verge and replacement with tarmac.(Materials confirmed in email dated 03-02-22). 75 Wessex Road Didcot OX11 8BH
No objection	P22/S0586/HH	First floor extension over existing ground floor to enlarge existing bedrooms 36 Tamar Way Didcot OX11 7QH

222. Applications refused.

The Committee noted no planning applications had been refused.

223. Applications withdrawn.

The Committee noted no planning applications had been withdrawn.

224. Applications referred.

The Committee noted no planning applications had been referred.

The meeting closed at 8.25pm.

Signed:

Date: