

## Notice of a meeting of the

### **Planning and Development Committee**

Wednesday 6<sup>th</sup> October 2021 at 7:30pm

All Saints Room, Civic Hall, Didcot



**Members of the Planning and Development Committee are invited to attend a meeting on Wednesday 6<sup>th</sup> October 2021 at 7.30pm.**

#### **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.

#### **Reports and minutes**

We add reports and minutes to our website.

#### **Recording, photographs, and filming**

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 Town Clerk before the start of the meeting.

#### **Public participation**

The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

**Please note that any participants will be required to wear a mask at all times and to have a negative lateral flow test on the day of the meeting. Please do not attend if you feel unwell whatever the result of your test.**

At the relevant time during the meeting, the Chair will invite members of the public to present their questions, statements, or petitions. To find out about participation, please email the Events and Communications Officer at [clordan@didcot.gov.uk](mailto:clordan@didcot.gov.uk).

# AGENDA

1. To receive apologies.
2. To receive declarations of interest.
3. Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct.
4. To approve the draft minutes of the meeting held on 15<sup>th</sup> September 2021.
5. Questions on the minutes as to the progress of any item.
6. To note as listed: correspondence regarding planning matters.
7. To consider the invitation to comment on the Joint Statement of Community Involvement (SCI)
8. To note as listed: applications for certificates of lawful development and information only.
9. To consider as listed: planning applications.
10. To note 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 To note as listed: planning applications withdrawn.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**  
30<sup>th</sup> September 2021

## **Voting committee members**

Cllr Eleanor Hards (Chair)  
Cllr Anthony Dearlove (Vice-Chair)  
Cllr Melissa Mallows  
Cllr Pam Siggers  
Cllr James Durman  
Cllr David Chandran

## **Substitute committee members**

Cllr Axel Macdonald  
Cllr John Moody  
Cllr Amanda Sandiford  
Cllr B Service  
Cllr A Thompson  
Cllr P Giesberg

Draft Minutes of the

**Planning and Development Committee  
(acting as a working group)**

Wednesday 15<sup>th</sup> September 2021  
via Zoom



**PRESENT:**

**Councillors:**

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

**Officers:**

J Wheeler (Town Clerk)  
L Blake (Planning and Environment Officer [minutes])

**85. To receive apologies.**

Cllr J Durman tendered his apologies.

**86. To receive declarations of interest.**

No interests were declared.

**87. To approve the draft minutes of the meeting held via Zoom on 25<sup>th</sup> August 2021.**

It was **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note it as such.

**88. Questions on the minutes as to the progress of any item.**

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

**89. To note as listed: correspondence regarding planning matters.**

	<b>Date received</b>	<b>Received from</b>	<b>Sent to Members</b>	<b>Details</b>
6a)	23 <sup>rd</sup> August 2021	SODC	26 <sup>th</sup> August 2021	To provide an update on planning application P20/S0210/) – Pearith Farm, Didcot and ask if DTC would reconsider its objection to the application and the resultant need for the application to go before the Planning Committee.
6b)	8 <sup>th</sup> September 2021	SODC	9 <sup>th</sup> September 2021	Invitation to comment on the draft Joint Statement of Community Involvement (SCI).

The Committee noted the two items of correspondence. Item 6a had been dealt with via email because of deadlines. It was AGREED to withdraw objections relating to traffic, the archaeological survey and the flood risk and drainage survey but point out to the SODC Officer that there was still a point outstanding on housing mix (affordable housing).

A further item was received after the agenda was sent out regarding the proposed upgrade to existing radio base station installation at CTIL\_12870701, Milton Road, Foxhall, Didcot, OX11 7TB. This item was noted.

It was AGREED to add the invitation to comment on the draft Joint Statement of Community Involvement to the next Planning and Development Committee agenda. Members were asked to read it beforehand and feed comments to the Chair and Committee Clerk.

**90. APPLICATIONS FOR LAWFUL DEVELOPMENT AND INFORMATION ONLY.**

The Committee noted that there were no applications for lawful development.

**91. To consider as listed: Planning Applications.**

8a)	<b>Application</b>	<a href="#">P21/S3557/O</a>	58 Park Road Didcot OX11 8QP
	<b>Proposal</b>	Application for Outline Planning with all matters reserved for the construction of a single storey three bed dwelling with associated parking and access	
	<b>Response date</b>	17 <sup>th</sup> September 2021 (extended from 11 <sup>th</sup> September 2021)	
	<b>Agreed response</b>	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
8b)	<b>Application</b>	<a href="#">P21/S3531/HH</a>	168 Wantage Road Didcot OX11 0AH
	<b>Proposal</b>	Proposed demolition of existing single-storey garage and covered access to make way for double-storey side extension and single-storey rear extension	
	<b>Response date</b>	19 <sup>th</sup> September 2021	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by Cllr E Hards and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
8c)	<b>Application</b>	<a href="#">P21/S3691/HH</a>	6 Ingrebourne Way Didcot OX11 7UP
	<b>Proposal</b>	Conversion of part garage into gymnasium and home office with front dormer and height increase of main roof by 150mm	
	<b>Response date</b>	19 <sup>th</sup> September 2021	
	<b>Agreed response</b>	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit an <b>objection</b> to the application, with the following comments:  'As stated in the text with the Elevations and Floor Plans Proposed, the purpose of this application is removal of the obscure glazing condition attached to P21/S3080 to prevent unneighbourliness. These	

		windows are only 9m away from the neighbour's bedroom and DTC requested this condition.'	
		All members agreed.	
8d)	Application	<a href="#">P21/S3736/HH</a>	2 Cherwell Close Didcot OX11 7UF
	Proposal	Side extension (including conversion of existing garage) with associated alterations	
	Response date	23 <sup>rd</sup> September 2021	
	Agreed response	<p>It was proposed by Cllr D Chandran, seconded by Cllr A Dearlove and <b>RESOLVED</b> to submit <b>no objection</b> to the application with the following comments:</p> <p>'The Committee were concerned to note that the extension appears overbearing.'</p> <p>All members agreed.</p>	
8e)	Application	<a href="#">P21/S3283/RM</a>	Phase 2 & 4 Willington Down Land at North East Didcot Didcot
	Proposal	Reserved matters for Phase 2 and 4 of North East Didcot development pursuant to outline planning permission P15/S2902/O. The development comprises 288 residential units of a mix of property types and sizes; car parking and garages, internal access roads, footpaths, parking and circulation areas; hard and soft landscaping and other associated infrastructure and engineering works.	
	Response date	23 <sup>rd</sup> September 2021	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr A Dearlove and <b>RESOLVED</b> to submit an <b>objection</b> to the application, with the following comments:</p> <p>'The Committee support the objection from OCC as Lead Local Flood Authority'</p> <p>All members agreed.</p>	

8f)	Application	<a href="#">P21/S3603/HH</a>	7 Longford Way Didcot Oxfordshire OX11 7TN
	Proposal	Construction of single storey side extension, front porch & realignment of boundary wall to Longford Way.	
	Response date	24 <sup>th</sup> September 2021	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
8g)	Application	<a href="#">P21/S3424/HH</a>	21 Brent Avenue Didcot OX11 7UD
	Proposal	The works consist of a 2nd storey side extension matching the footprint of the existing adjoining garage.	
	Response date	29 <sup>th</sup> September 2021	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	

## 92. To note as listed: Planning Appeals.

The Committee noted no appeals had been received.

## 93. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	<a href="#">P21/S2215/HH</a>	Single and two storey rear/side extensions (As amended by drawing NRRY.P20 Rev B showing parking spaces received 29 June 2021).

		<b>12 Norreys Close Didcot OX11 0AS</b>
No objection	<a href="#">P21/S1036/FUL</a>	<p>Planning application for a storage building including staff amenity facilities (Ecological impact assessment and indicative landscaping plan received 20 July 2021).</p> <p><b>Hadden Hill Golf Club Hadden Hill near Didcot OX11 9BJ</b></p>
<p>No objection with comments:</p> <p>The Committee noted the amendments.</p> <p>The Committee were concerned that given the layout of the plans that this will eventually become a six bedroom or more HMO (houses in multiple occupation), and in turn this could lead to increased noise disruption, additional waste produced and added congestion.</p>	<a href="#">P21/S2573/HH</a>	<p>Two storey side extensions and single storey rear extension, associated hardstanding and creation of a dropped kerb. (As amended by Proposed Floor plans received 19th July 2021, to remove the ground floor bedroom with ensuite, remove 1st floor ensuite bathrooms to 4 bedrooms and allowing for a 5-bedroom property with family bathroom at first floor level).</p> <p><b>14 Haydon Road Didcot OX11 7JD</b></p>
No objection	<a href="#">P21/S2925/HH</a>	<p>Single storey rear extension.</p> <p><b>49 Orwell Drive Didcot OX11 7RX</b></p>
No objection	<a href="#">P21/S3024/HH</a>	To replace the existing roof, windows & doors on the Conservatory from timber

		<p>to aluminium matching the existing in situ.</p> <p><b>51 Station Road Didcot OX11 7NE</b></p>
<p>No objection with comments:</p> <p>The Committee questioned whether the existing dwelling is in fact a 2-bed roomed property and were concerned to note the only amenity space for the new property is adjacent to the road. The Committee will await the full application.</p>	<p><a href="#">P21/S2718/O</a></p>	<p>Outline application for access and layout for new detached dwelling.</p> <p><b>13 Newlands Avenue Didcot OX11 8PZ</b></p>
<p>No objection</p>	<p><a href="#">P21/S3114/HH</a></p>	<p>Single storey rear and two storey side extensions, render to all elevations.</p> <p><b>37 Edwin Road Didcot OX11 8LQ</b></p>
<p>No objection</p>	<p><a href="#">P21/S3144/FUL</a></p>	<p>Change of use of land for car parking for a temporary period of two years.</p> <p><b>Car Park Station Road Didcot OX11 7NN</b></p>
<p>No objection</p>	<p><a href="#">P21/S3129/HH</a></p>	<p>2 Storey rear extension.</p> <p><b>16 Icknield Close Didcot OX11 7AU</b></p>

No objection	<a href="#">P21/S3170/HH</a>	Proposed single storey front extension, bay window and outbuilding.  <b>54 Loyd Road Didcot OX11 8JT</b>
No objection	<a href="#">P21/S3177/HH</a>	Erection of a single storey ground floor side extension and a single front dormer window.  <b>85 Portway Didcot OX11 0BA</b>

**94. APPLICATIONS REFUSED**

The Committee noted no applications had been refused.

**95. APPLICATIONS WITHDRAWN**

The Committee noted no applications had been withdrawn.

**96. APPLICATIONS REFERRED**

The Committee noted the recommendation from SODC that permission is granted to application P21/S2624/FUL.

The meeting closed at 8.11pm.

Signed: .....

Date: .....

Agenda continued.

**4. To approve the draft minutes of the meeting held on Wednesday 15<sup>th</sup> September 2021.**

**5. Questions on the minutes as to the progress of any item.**

**6. To note as listed: correspondence received regarding planning matters.**

<b>Item</b>	<b>Date received</b>	<b>Received from</b>	<b>Sent to Members</b>	<b>Details</b>
6a)	16 <sup>th</sup> September 2021	Registration Officer, SODC	16 <sup>th</sup> September 2021	To inform DTC that of the Inspector's decision on appeal P20/S1577/O - Land at Ladygrove, Didcot, OX11 9BP .
6b)	17 <sup>th</sup> September 2021	SODC	17 <sup>th</sup> September 2021	To inform DTC that application P21/S3028/FUL – Land at Ernest Road, has been withdrawn by the applicant.

**7. To consider the invitation to comment on the Joint Statement of Community Involvement (SCI)**

<b>Joint Statement of Community Involvement</b>	<a href="#">Available to view, here</a>
<b>Comments accepted between:</b>	Wednesday 8th September until midnight on Wednesday 20th October 2021.

## 8. Applications for certificates of Lawful Development and Information only.

8a)	Application	<a href="#">P21/S3829/LDP</a>	5 Humber Close, Didcot, Oxon, OX11 7RU
	Proposal	Rear extension to existing detached dwelling.	
8b)	Application	<a href="#">P21/S4022/PDH</a>	9 Abbott Road Didcot OX11 8JB
	Proposal	Proposed replacing conservatory with rear extension and all associated works: Depth; 5.16m Height; 3.40m Height to eaves; 2.71m	

## 9. To consider as listed: Planning Applications.

9a)	Application	<a href="#">P21/S3809/HH</a>	11 Brunstock Beck Didcot OX11 7YG
	Proposal	Proposed garage conversion	
	Response date	8 <sup>th</sup> October 2021 (extended from 30 <sup>th</sup> September 2021)	
	Agreed response		
9c)	Application	<a href="#">P21/S3725/A</a>	Unit 52 Orchard Centre Didcot OX11 7LG
	Proposal	Fascia sign	
	Response date	8 <sup>th</sup> October 2021 (extended from 6 <sup>th</sup> October 2021)	
	Agreed response		
9d)	Application	<a href="#">P21/S3912/FUL</a>	12 Harrier Park Hawksworth Didcot OX11 7PL
	Proposal	Removal of condition 2 in application P90/W0378. To retain the mezzanine level in its current form	
	Response date	8 <sup>th</sup> October 2021	
	Agreed response		

9e)	<b>Application</b>	<a href="#">P21/S3925/HH</a>	2 Green Close Didcot OX11 8SZ
	<b>Proposal</b>	Conversion of existing loft to create two bedrooms with a separate bathroom. Remodelling of existing ground floor layout to accommodate new staircase.	
	<b>Response date</b>	9 <sup>th</sup> October 2021	
	<b>Agreed response</b>		
9f)	<b>Application</b>	<a href="#">P21/S3855/FUL</a>	206 Broadway Didcot OX11 8RN
	<b>Proposal</b>	Proposed erection of two 2-bedroom flats.	
	<b>Response date</b>	13 <sup>th</sup> October 2021	
	<b>Agreed response</b>		
9g)	<b>Application</b>	<a href="#">P21/S3973/FUL</a>	14 Haydon Road Didcot OX11 7JD
	<b>Proposal</b>	Change of use of dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two storey side extensions, a single storey rear extension, and extension to the dropped kerb to create additional parking.	
	<b>Response date</b>	16 <sup>th</sup> October 2021	
	<b>Agreed response</b>		
9h)	<b>Application</b>	<a href="#">P21/S4002/FUL</a>	Air Products Plc Hawksworth Didcot OX11 7PL
	<b>Proposal</b>	Installation of a new ambient vaporiser unit, silencer skid, concrete plinth and ancillary infrastructure (external plant)	
	<b>Response date</b>	20 <sup>th</sup> October 2021	
	<b>Agreed response</b>		

9i)	Application	<a href="#">P21/S4023/HH</a>	9 Abbott Road Didcot OX11 8JB
	Proposal	Proposed garage replacement, front garage extension, front porch, floor plan redesign and all associated works to 9 Abbott Road	
	Response date	20 <sup>th</sup> October 2021	
	Agreed response		
9j)	Application	<a href="#">P21/S3962/HH</a>	35 Wheatfields Didcot OX11 0BQ
	Proposal	First floor extension over existing garage. New roof over conservatory.	
	Response date	21 <sup>st</sup> October 2021	
	Agreed response		

**10. To note as listed: Planning Appeals.**

None received.

**11. To note as listed: Planning Applications approved.**

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	<a href="#">P21/S2843/HH</a>	Extended Dropped Kerb.  <b>55 Meadow Way Didcot OX11 0AX</b>
No objection	<a href="#">P21/S3208/HH</a>	Re-application for Householder Planning Permission on lapsed Planning Permission application No: P16/S3434/HH: Demolition of existing garage and store. Construction of single storey extensions to form new attached garage, shower room and front entrance porch and new garden room.  <b>71 Norreys Road Didcot OX11 0AW</b>

<p>No objection with comments:</p> <p>1<sup>st</sup> March 2021: We would encourage the development to be as green and energy efficient as possible and to implement all measures possible to reduce energy usage and its impact on the local environment. We believe that the use of solar panels on the roofs (or where possible) should be a must and measures to reuse or regenerate the heat produced from the buildings in an environmentally friendly way should be explored.</p> <p>3<sup>rd</sup> June 2021: Didcot Town Council would encourage the development to be as green and energy efficient as possible and to implement all measures possible to reduce energy usage and its impact on the local environment. We believe that the use of solar panels on the roofs (or where possible) should be a must and measures to reuse or regenerate the heat produced from the buildings in an environmentally friendly way, should be explored.</p>	<p><a href="#">P21/S0274/FUL</a></p>	<p>Hybrid planning application consisting of a) Full Planning Application for the erection of a single storey 8,692 m2 Data Centre building (containing data halls, associated electrical and AHU Plant Rooms, loading bay, maintenance and storage space, office administration areas and screened plant at roof level), emergency generators and emission stacks, diesel tanks and filling area, electrical switchroom, a water sprinkler pump room and storage tanks, a gate house / security building, MV substation, site access, internal access roads, drainage infrastructure, hard and soft landscaping and b) Outline Planning Application for the erection of a two storey 20,800 m2 Data Centre building (containing data halls, associated electrical and AHU Plant Rooms, loading bay, maintenance and storage space, office administration areas and screened plant at roof level), emergency generators and emission stacks, diesel tanks and filling area, electrical switchroom, a water sprinkler pump room and storage tanks; details of appearance will be reserved, along with hard landscaping immediately around the building (as amended by plans and documents received 5th May 2021).</p> <p><b>Land at Former Didcot A Power Station Milton Road Didcot</b></p>
<p>No objection with comments:</p> <p>Didcot Town Council has no objections but do question whether the amenity space is suitable for a 2-bed</p>	<p><a href="#">P20/S2724/FUL</a></p>	<p>Construction of new two-bedroom house (as amended by composite plan received on 30 April 2021 and amended energy statement received on 6 September 2021).</p> <p><b>2 Sinodun Road DIDCOT Oxon OX11 8HN</b></p>

property, as opposed to a 1-bed property		
No objection	<a href="#">P21/S3220/A</a>	New shop signage to existing shop front.  <b>168 Broadway Didcot Oxfordshire</b>
No objection	<a href="#">P21/S3108/HH</a>	Side & rear extension.  <b>27 Edwin Road Didcot Oxon OX11 8LG</b>
No objection	<a href="#">P21/S3240/HH</a>	Single storey rear extension  <b>94 Brasenose Road Didcot OX11 7BN</b>
No objection	<a href="#">P21/S3365/HH</a>	Single-storey rear and side extension (As amended by drawings received 23 August 2021 to reflect both extensions as one scheme rather than 2 different phases)  <b>21 Fairacres Road Didcot OX11 8QG</b>
No objection	<a href="#">P21/S2815/HH</a>	Proposed two storey side & rear extension.  <b>8 Blenheim Close Didcot OX11 7JJ</b>
No objection with comments:  The Committee were concerned that there are an insufficient number of parking provisions being proposed. They were also concerned that the small, shared amenity space is overshadowed by buildings. The Committee were disappointed to see the loss of a small retail unit.	<a href="#">P21/S2624/FUL</a>	Conversion and extension of existing building to create a residential development of 6 apartments to provide 1 x 3-bedroom apartment, 3 x 2- bedroom apartments and 2 x 1- bedroom apartments including amenity space to the rear. (As amplified by Energy Statement received 7 July 2021, desk study regarding contamination received 10 August 2021 and as revised by plans received from agent on 8 September to address National Space Standards).  <b>114 Broadway Didcot OX11 8AB</b>

Supports the application	<a href="#">P21/S3449/FUL</a>	Erection of Archaeology Trail Information Boards  <b>Land at Great Western Park Didcot Road Didcot</b>
--------------------------	-------------------------------	--

**12. To note as listed: Planning Applications refused.**

None received.

**13. To note as listed: Planning Applications withdrawn.**

<b>Application</b>	<a href="#">P21/S3028/FUL</a>	Land at Ernest Road Didcot
<b>Proposal</b>	Proposed erection of three flats (As amplified by Energy Statement received 23 July 2021)	
<b>Date withdrawal confirmation received</b>	17 <sup>th</sup> September 2021	

**14. To note as listed: Planning Applications referred.**

None received.