

Notice of a meeting of the

Planning and Development Committee

Wednesday 15th September 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 15th September 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

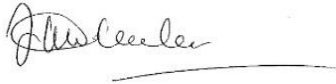
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

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 Planning and Environment Officer at lblake@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 via Zoom on 25th August 2021.
5. Questions on the minutes as to the progress of any item.
6. To note as listed: correspondence regarding planning matters.
7. To note as listed: applications for certificates of lawful development and information only.
8. To consider as listed: planning applications.
9. To note as listed: planning appeals.
10. To note as listed: planning applications approved.
11. To note as listed: planning applications refused.
12. To note as listed: planning applications withdrawn.
13. To note as listed: planning applications referred.



Janet Wheeler
Town Clerk
9th 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

4. Draft Minutes of the

Planning and Development Committee (acting as a working group)

Wednesday 25th August 2021 via Zoom



PRESENT:

Councillors:

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

Officers:

J Wheeler (Town Clerk)
C Lordan (Events & Communications Officer)
C Stacey (Reception and Finance Administrator [minutes])

Also present:

One member of the public.

71.To receive apologies.

Cllr P Siggers tendered her apologies. Cllr J Moody substituted.

72.To receive declarations of interest.

Cllr M Mallows declared an interest in item 10 9f planning application P21/S2815/HH and item 10 10i planning application P21/S3439/HH and would leave the meeting during these items.

73. To approve the draft minutes of the meeting held via Zoom on 4th August 2021.

It was **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note it as such with an amendment to minute 64 10f where ‘Services’ should read ‘Service’ and an amendment of the end time of the meeting to 8:05pm. An amendment to minute 47 8a of 14th July meeting where ‘Ditch’ should read ‘Dutch’ was noted.

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

It was noted that Cllr D Rouane spoke on behalf of the Planning and Development Committee at the planning inquiry on P20/S1577/O in place of Cllr A Dearlove (minute 60 refers).

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

	Date received	Received from	Sent to Members	Details
6a)	29 th July 2021	SODC	29 th July 2021	To inform DTC of the appeal application on application P20/S1577/O
6b)	2 nd August 2021	SODC	3 rd August 2021	To inform DTC that application P19/S0257/FUL will be considered at SODC’s Planning Committee on 11 th August 2021. The SODC Officer's recommendation to Committee is to grant planning permission.
6c)	11 th August 2021	SODC	11 th August 2021	To confirm they are processing application P21/S3486/PDH (under the new permitted development rights) and are unable to accept comments on this application

The Committee noted the three items of correspondence. A further item was received after the agenda was sent out regarding application P21/S2624/FUL going to SODC Planning Committee on 1st September 2021 with an officer’s recommendation to grant planning permission. It was **AGREED** that the Committee would not send a representative to speak regarding this application as the Council response had been No Objection, with comments.

76. To note the erection of 1 new residential dwelling. Now completed and occupied and number: 12 King Alfred Drive DIDCOT OX11 7NU.

The Committee noted the erection of the new dwelling.

77. To note the erection of 8 flats to be known as: Flats 1 to 4, 48 Hagbourne Road and Flats 5 to 8, 48A Hagbourne Road and erection of 3 residential dwellings to be known as: 48B, 48C and 48D Hagbourne Road, DIDCOT OX11 8DS.

The Committee noted the erection of the new dwellings.

78. APPLICATIONS FOR LAWFUL DEVELOPMENT AND INFORMATION ONLY.

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

79. To consider as listed: Planning Applications.

10a)	Application	P21/S3219/FUL	168 Broadway Didcot Oxfordshire
	Proposal	Change of use of ground floor retail unit (Class E) to a hot food takeaway unit (sui generis) with installation of extractor duct. With new shop signage to existing shop front	
	Response date	27 th August 2021 (extended from 18 th August 2021)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody and RESOLVED to submit no objection to the application with the following comments: ‘The Council would like to support the comments made by the Environmental Protection Team regarding operating hours and the need for a condition’ All members agreed.	

10b)	Application	P21/S3220/A	168 Broadway Didcot Oxfordshire
	Proposal	Change of use of ground floor retail unit (Class E) to a hot food takeaway unit (sui generis) with installation of extractor duct. With new shop signage to existing shop front	
	Response date	27 th August 2021 (extended from 18 th August 2021)	
	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.	
10c)	Application	P21/S3208/HH	71 Norreys Road Didcot OX11 0AW
	Proposal	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. (As amended by plans 01C, 10D and 11C, to reduce the depth of the proposed rear extension to 6 metres in total)	
	Response date	27 th August 2021 (extended from 19 th August 2021)	
	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.	
10d)	Application	P21/S2541/FUL	POS Area W Southern Neighbourhood Park Great Western Park Didcot
	Proposal	POS Area W Southern Neighbourhood Park Great Western Park Didcot	
	Response date	27 th August 2021 (extended from 20 th August 2021)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody and RESOLVED to submit no objection to the application with the following comments: 'The Council broadly supports this application but express concerns that the material used is inappropriate as it is combustible and not durable.' All members agreed.	

10e)	Application	P21/S3240/HH	94 Brasenose Road Didcot OX11 7BN
	Proposal	Single storey rear extension	
	Response date	27 th August 2021 (extended from 24 th August 2021)	
	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.	
Cllr M Mallows left the meeting.			
10f)	Application	P21/S2815/HH	8 Blenheim Close Didcot OX11 7JJ
	Proposal	Proposed two storey side & rear extension.	
	Response date	27 th August 2021 (extended from 25 th August 2021)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
Cllr M Mallows returned to the meeting.			
10g)	Application	P21/S3449/FUL	Land at Great Western Park Didcot Road Didcot
	Proposal	Erection of Archaeology Trail Information Boards	
	Response date	3 rd September 2021	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr M Mallows and RESOLVED to support the application. All members agreed.	

10h)	Application	P21/S2919/FUL	1 Partridge Close Didcot OX11 6AB
	Proposal	Change of use of owned land to residential garden area surrounding our property and retrospective application to erect a fence around the parcel of land. No other groundworks will be performed and no other structures or building will be erected.	
	Response date	4 th September 2021	
	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.	
Cllr M Mallows left the meeting.			
10i)	Application	P21/S3439/HH	11 Mallard Drive Didcot OX11 6EH
	Proposal	First and second floor side extension	
	Response date	5 th September 2021	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to submit no objection to the application with the following comments: 'The Council was concerned that if other dwellings were to submit similar applications it would change the character of the area. The proximity to Boundary Park was also noted as a concern meaning the development will be visible from a distance'	
Cllr M Mallows returned to the meeting.			
10j)	Application	P21/S3365/HH	21 Fairacres Road Didcot OX11 8QG
	Proposal	Single-storey rear and side extension	
	Response date	2 nd September 2021	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	

10k)	Application	P21/V1131/HH	3 Wantage Road Harwell Didcot OX11 0LJ
	Amendment	No. 1 - dated 18th August 2021	
	Proposal	Single storey front, rear and side extensions (as amended by plans received on 18 August 2021).	
	Response date	2 nd September 2021	
	Previous response	It was AGREED to submit no comment to the application at the meeting on 2 nd June 2021.	
	Agreed response	It was RESOLVED to submit NO COMMENT to this application.	

80. To note as listed: Planning Appeals.

The Committee noted that application P20/S1577/O – DID had been considered at the Planning Appeal Consultation on 17/18/19/20 & 24/25/26/27 August 2021.

81. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P21/S2085/FUL	Erection of two 4-bedroom detached dwellings to the rear of 100 & 102 Norreys Road, Didcot together with access, parking and the provision of new amenity space. (As amended by revised plans showing air source heat pumps and amplified by energy information received 7 June 2021 and letter dated 28 July and accompanying Plot Calculations and amended by plans received 15 June 2021 resiting and reducing size of buildings). 102 Norreys Road Didcot OX11 0AN

<p>No objection with comments:</p> <p>The Committee were concerned that the increase in bedrooms would in turn create an increase in cars parking near the property which could lead to an issue as the property is in a cul-de-sac and parked cars may obstruct the turning circle.</p>	<p>P21/S2172/HH</p>	<p>Remove existing garage to side. Proposed two storey extension to side aspect, part rear extension with single storey to rear aspect. (As amended by drawing no. A1 1012 B received 23 July 2021, to demonstrate 2 parking spaces to the front).</p> <p>9 Melton Drive Didcot OX11 7JP</p>
<p>No objection</p>	<p>P21/S2658/HH</p>	<p>Demolish existing utility room and replace with ground floor extension to kitchen and living room.</p> <p>50 Oxford Crescent Didcot OX11 7AX</p>
<p>No objection</p>	<p>P21/S2681/HH</p>	<p>Single storey extension and the provision of 2 dormer windows to front elevation to replace 2 existing Velux roof lights.</p> <p>37 Warner Crescent Didcot OX11 8JY</p>
<p>No objection with comments:</p> <p>The Council has no objections to the proposal identified above but would like the comments below to be considered when determining the proposal.</p> <p>The Council expected that no dwelling identified in the reserved matters would be occupied before a Toucan</p>	<p>P20/S4138/RM</p>	<p>Reserved matters application for 57 dwellings following outline application ref. P15/S2902/O for details of the appearance, landscaping, layout and scale. 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: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports</p> <p style="text-align: right;">M8</p>

<p>crossing had been installed, as proposed by the County Council to promote pedestrian and cyclist connectivity. 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 would like the following suggestions to be considered; any cycle and pedestrian paths to be named to make them easier to navigate, measures to be taken to protect the development from illegal encampment and that any pathways are three metres wide, in keeping with regulations.</p> <p>The Council suggests that the road by the proposed school could be made a School Street and have a restriction on motor vehicles during pick up and drop off times.</p>		<p>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; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure. (amended by revised plans and information received 12 April 2021 and 5 May 2021)</p> <p>Land to the north east of Didcot Didcot</p>
<p>No objection</p>	<p>P21/S2679/HH</p>	<p>Single storey extension to front and side of house.</p> <p>122 Brasenose Road Didcot OX11 7BS</p>
<p>No objection with comment:</p> <p>The Committee requested a condition be added to</p>	<p>P21/S3080/HH</p>	<p>Conversion of part garage into gymnasium and home office with front dormer and height increase of main roof by 150mm.</p> <p style="text-align: right;">M9</p>

<p>require obscured glazing. This would prevent overlooking into the neighbouring property.</p>		<p>6 Ingrebourne Way Didcot OX11 7UP</p>
<p>Didcot Town Council's response:</p> <p>The Committee would like to support the comments made by the Infrastructure Implementation Officer particularly the comments regarding EV charging points.</p>	<p>P21/S2299/FUL</p>	<p>Section 73 application for variation of condition 2 (Approved plans) & condition 6 (Sustainable Design Features) in application P20/S0983/FUL (Residential development comprising 8 x one bedroom flats and 3 x two bedroom houses with associated access, parking and landscaping).</p> <p>48-50a 48A Hagbourne Road Didcot OX11 8DS</p>

82. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

83. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

84. APPLICATIONS REFERRED

The Committee noted the recommendation from SODC that permission is granted to application P19/S0257/FUL.

The meeting closed at 8.20pm.

Signed:

Date:

Agenda continued.

4. To approve the draft minutes of the meeting held by Zoom on Wednesday 25th August 2021.

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

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

	Date received	Received from	Sent to Members	Details
6a)	20 th August 2021	SODC	29 th August 2021	To inform DTC that application P21/S2624/FUL will be considered at SODC's Planning Committee on 1 st September 2021. The SODC Officer's recommendation to Committee is to grant planning permission.
6b)	23 rd August 2021	SODC	26 th August 2021	To provide an update on planning application P20/S0210/O - Pearith Farm, Didcot and to ask if DTC would reconsider its objection to the application and the resultant need for the application to go before the Planning Committee.
6c)	8 th September 2021	SODC/VOWH	9 th September 2021	Invitation to comment on the draft Joint Statement of Community Involvement (SCI).

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

None received.

8. To consider as listed: Planning Applications.

8a)	Application	P21/S3557/O	58 Park Road Didcot OX11 8QP
	Proposal	Application for Outline Planning with all matters reserved for the construction of a single storey three bed dwelling with associated parking and access	
	Response date	17 th September 2021 (extended from 11 th September 2021)	
	Agreed response		
8b)	Application	P21/S3531/HH	168 Wantage Road Didcot OX11 0AH
	Proposal	Proposed demolition of existing single-storey garage and covered access to make way for double-storey side extension and single-storey rear extension	
	Response date	19 th September 2021	
	Agreed response		
8c)	Application	P21/S3691/HH	6 Ingrebourne Way Didcot OX11 7UP
	Proposal	Conversion of part garage into gymnasium and home office with front dormer and height increase of main roof by 150mm	
	Response date	19 th September 2021	
	Agreed response		
8d)	Application	P21/S3736/HH	2 Cherwell Close Didcot OX11 7UF
	Proposal	Side extension (including conversion of existing garage) with associated alterations	
	Response date	23 rd September 2021	
	Agreed response		

8e)	Application	P21/S3283/RM	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 rd September 2021	
	Agreed response		
8f)	Application	P21/S3603/HH	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 th September 2021	
	Agreed response		
8g)	Application	P21/S3424/HH	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 th September 2021	
	Agreed response		

9. To note as listed: Planning Appeals.

None received.

10. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P21/S2215/HH	Single and two storey rear/side extensions (As amended by drawing NRRY.P20 Rev B showing parking spaces received 29 June 2021). 12 Norreys Close Didcot OX11 0AS
No objection	P21/S1036/FUL	Planning application for a storage building including staff amenity facilities (Ecological impact assessment and indicative landscaping plan received 20 July 2021). Hadden Hill Golf Club Hadden Hill near Didcot OX11 9BJ
<p>No objection with comments:</p> <p>The Committee noted the amendments. 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>	P21/S2573/HH	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) 14 Haydon Road Didcot OX11 7JD
No objection	P21/S2925/HH	Single storey rear extension. 49 Orwell Drive Didcot OX11 7RX
No objection	P21/S3024/HH	To replace the existing roof, windows & doors on the Conservatory from timber to aluminium matching the existing in situ. 51 Station Road Didcot OX11 7NE

<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>P21/S2718/O</p>	<p>Outline application for access and layout for new detached dwelling.</p> <p>13 Newlands Avenue Didcot OX11 8PZ</p>
<p>No objection</p>	<p>P21/S3114/HH</p>	<p>Single storey rear and two storey side extensions, render to all elevations.</p> <p>37 Edwin Road Didcot OX11 8LQ</p>
<p>No objection</p>	<p>P21/S3144/FUL</p>	<p>Change of use of land for car parking for a temporary period of two years.</p> <p>Car Park Station Road Didcot OX11 7NN</p>
<p>No objection</p>	<p>P21/S3129/HH</p>	<p>2 Storey rear extension.</p> <p>16 Icknield Close Didcot OX11 7AU</p>
<p>No objection</p>	<p>P21/S3170/HH</p>	<p>Proposed single storey front extension, bay window and outbuilding.</p> <p>54 Loyd Road Didcot OX11 8JT</p>
<p>No objection</p>	<p>P21/S3177/HH</p>	<p>Erection of a single storey ground floor side extension and a single front dormer window.</p> <p>85 Portway Didcot OX11 0BA</p>

11. To note as listed: Planning Applications refused.

None received.

12. To note as listed: Planning Applications withdrawn.

None received.

13. To note as listed: Planning Applications referred.

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
<p>16th July 2021 - No objection with comments:</p> <p>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.</p>	<p>P21/S2624/FUL</p>	<p>114 Broadway, Didcot, OX11 8AB</p>	<p>To grant permission</p>