

Notice of a meeting of the

Planning and Development Committee

Wednesday 16th November 2022 at 7:30pm
All Saints Room, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 16th November 2022 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

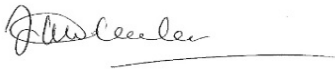
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

Please note that the wearing of masks both in the meeting and the communal areas in the Civic Hall is no longer mandatory. Although Covid restrictions have been lifted, please do not attend if you feel unwell.

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
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 on 26th October 2022 (attached)
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. To note the Change of numbering from: 186D to 186A, from: 186C to 186B from: 186B to 186C and from: 186A to 186D Abingdon Road, DIDCOT OX11 9BP
7. To note the Tree Preservation Order no. 22S12 confirmed by SODC without modifications, on 10th November 2022
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
10th November 2022

Voting committee members

Cllr Eleanor Hards (Chair)
Cllr Anthony Dearlove (Vice Chair)
Cllr Denise Macdonald
Cllr Amanda Sandiford
Cllr David Rouane
Cllr James Durman
Cllr Melissa Mallows

Substitute committee members

Cllr John Moody
Cllr Pam Siggers
Cllr Mocky Khan
Cllr Dave Chandran

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 26th October 2022 All Saints Room, Civic Hall



PRESENT: **Councillors:**

E Hards (Chair)
A Dearlove (Vice Chair)
D Rouane
J Durman

Officers:

L Blake (Planning and Environment Officer)

110. To receive apologies

Cllr D Macdonald tendered her apologies.
Cllrs M Mallows and A Sandiford were absent.

111. To receive declarations of interests

Cllr E Hards declared an interest in agenda item 8b – application P22/S3532/RM Land at Ladygrove, Didcot, and would therefore leave the meeting while this was discussed.

No other declarations were made.

112. To approve the minutes of the meeting held on 5th October 2022

It was proposed by Cllr E Hards, seconded by Cllr A Dearlove, and **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note them as such.

All members agreed.

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

Cllr E Hards updated the Committee on the progress of the public survey on the potential proposal of 20mph speed limits within the town. The Town Clerk had confirmed that due to limited staff, work on the survey could not commence before early 2023 when the new Planning and Allotments Officer would start their role.

It was confirmed that the PEO would forward the information she had received from the Democratic Services Manager at SODC regarding a Parish/Town referendum to members with the draft minutes of this meeting.

114.To note as listed: correspondence regarding planning matters

Item	Date received	Received from	Sent to Members	Details
5a)	10 th October 2022	OCC	11 th October 2022	To update DTC on the Didcot Parkway area parking study. TRO due to be advertised 2 nd or 3 rd week of November with responses by Christmas.
5b)	10 th October 2022	Communications Team at SO and VWH District Councils	14 th October 2022	To inform DTC of the published results to the 'Call for Land and Buildings Available for Change' (part of the process in creating the Joint Local Plan).

The Committee noted the items of correspondence.

115.To note the erection of 1 new dwelling to be numbered: 9 Macdonald Close, Didcot, OX11 7BH

The Committee noted the erection and numbering of the 1 new dwelling.

116. Applications for certificates of Lawful Development and Information only

The Committee noted the certificates for Lawful Development listed below:

7a)	Application	P22/S3395/LDP	2 Dagdale Drive Didcot Oxon OX11 7XP
	Proposal	Erection of single storey rear extension and removal of wall between the house and extension.	
7b)	Application	P22/S3710/LDP	32 Churchill Road Didcot OX11 7BT
	Proposal	Formation of habitable room in roofspace with rear dormer and front rooflights.	

117.To consider as listed: Planning Applications

8a)	Application	P22/S3208/FUL	Land to the rear of 95 Lydalls Road Didcot OX11 7DT
	Proposal	Erection of a new two-bedroom dwelling house	
	Response date	27 th October 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards, and RESOLVED to submit no objection to the application (ref. 236211). All members agreed.	
8b)	Application	P22/S3532/RM	Land at Lady Grove Didcot OX11 9BP
	Proposal	All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O	
	Response date	29 th October 2022	
	Agreed response	Due to Cllr E Hards declaring an interest in this item, the meeting was not quorate and therefore this application could not be discussed. No response would be submitted.	
8c)	Application	P22/S3527/HH	3 Slade Road Didcot OX11 7AR
	Proposal	Part single, part two storey rear extension	
	Response date	29 th October 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr A Dearlove, and RESOLVED to submit no objection to the application (ref.236212). All members agreed.	

8d)	Application	P22/S3498/HH	15 Tarret Burn Didcot OX11 7FZ
	Proposal	First Floor side extension over existing garage	
	Response date	1 st November 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr D Rouane, and RESOLVED to submit no objection to the application (ref. 236213). All members agreed.	
8e)	Application	P22/S2989/HH	17 Loddon Drive Didcot Oxon OX11 7QA
	Amendment	No. 2 - dated 10th October 2022	
	Proposal	Single storey rear extension, double storey side extension, new porch and garage removal. (As clarified by amended red line Location Plan received 15 September 2022 and amended by drawings received 10 October 2022, reducing the proposal to single storey side and rear extensions and retain the current garage accommodation)	
	DTC's previous responses	31 st August 2022: Didcot Town Council objects to the application as the proposal seems unneighbourly and overdeveloped. The only available parking will be on the shared private road. 6 th October 2022: Didcot Town Council would like to maintain their previous objection.	
	Response date	26 th October 2022 (extended from 25 th October 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr A Dearlove, and RESOLVED to submit no objection to the application (ref. 236214). All members agreed.	
8f)	Application	P22/S3641/FUL	Unit 2 Hadden Hill Retail Park Didcot OX11 9BF
	Proposal	Application for the installation of 13 air conditioning units and a gas cylinder cage.	
	Response date	3 rd November 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards, and RESOLVED to submit no objection to the application (ref. 236215). All members agreed.	
8g)	Application	P22/S3629/FUL	Unit 2 Hadden Hill Retail Park Didcot OX11 9BF
	Proposal	Application for the installation of a mezzanine floor to be used for retail (Class E) and / or a pet care, treatment and grooming facility (Class E)	
	Response date	3 rd November 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards, and RESOLVED to submit no objection to the application (ref. 236217). All members agreed.	

8h)	Application	P22/S3543/HH	36 Kynaston Road Didcot OX11 8HD
	Proposal	Conservatory rear extension.	
	Response date	4 th November 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref. 236218). All members agreed.	
8i)	Application	P22/S3713/HH	51 Edwin Road Didcot OX11 8LQ
	Proposal	First floor rear extension.	
	Response date	9 th November 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards, and RESOLVED to submit no objection to the application (ref. 236219). All members agreed.	
8j)	Application	P22/S3735/HH	57 Westwater Way Didcot OX11 7SR
	Proposal	Single storey rear extension.	
	Response date	10 th November 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref. 236220). All members agreed.	
8k)	Application	P22/S3736/HH	60 Oxford Crescent Didcot OX11 7AX
	Proposal	Part single storey part two storey rear extension.	
	Response date	10 th November 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr A Dearlove, and RESOLVED to submit no objection to the application (ref. 236221). All members agreed.	

118.To note as listed: Planning Appeals

The Committee noted no planning appeals had been received.

119. Applications Approved

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	P22/S3054/FUL	Installation and replacement of plant on the main store roof. Sainsburys Supermarkets Ltd Central Drive Didcot OX11 7ND
No objection but have concerns this is overdevelopment.	P22/S3110/FUL	Proposed operational alterations, including modification to 1no. rear window, and addition of 2No. new rear windows, and the addition of the ancillary function of using 3No. existing rooms to provide staff over-night sleeping facilities, as ancillary function to existing restaurant use. Little India 218 Broadway Didcot OX11 8RS
No objection	P22/S3013/FUL	Erection of single storey side and rear extensions, loft conversions following the demolition of existing garage, stores and garden rooms, and the change of use from C3 Dwellinghouse to large, 8- bedroom HMO (Sui Generis) partially retrospective. 75 Park Road Didcot OX11 8QT
No objection	P22/S2831/HH	Single storey rear extension with internal ground floor remodelling. 5 Crookdale Beck Didcot OX11 7US
No objection	P22/S2924/HH	Proposed single storey rear extension. 86 Brunstock Beck Didcot OX11 7YG
No objection	P22/S2624/HH	Double storey rear extension and front porch (as amended by plans received 2022-10-11) 19 Tavistock Avenue Didcot OX11 8NA

120. Applications refused

The Committee noted the refused application, below:

11a)	Application	P21/S1866/FUL	32-34 Wantage Road Didcot Oxfordshire OX11 0BT
	Proposal	Proposals involving alterations and extension to form five ancillary staff accommodation units and associated works. (As amended by drawing nos 150A, 155A and 160 accompanying Agent's email dated 16 August 2022 to add a further wing and increase staff rooms from four to five.)	
	Date refusal confirmation received	8 th October 2022	
	DTC's response 15th September 2022	Object with comments: Didcot Town Council would like to maintain their previous objection and note, from local resident's comments, that the refrigeration unit that blocks access to the eastern side, is not shown on the plans.	

121. Applications withdrawn

The Committee noted no planning applications had been withdrawn.

122. Applications referred

The Committee noted no planning applications had been referred.

The meeting closed at 7.50pm.

Signed:

Date:

Agenda continued.

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

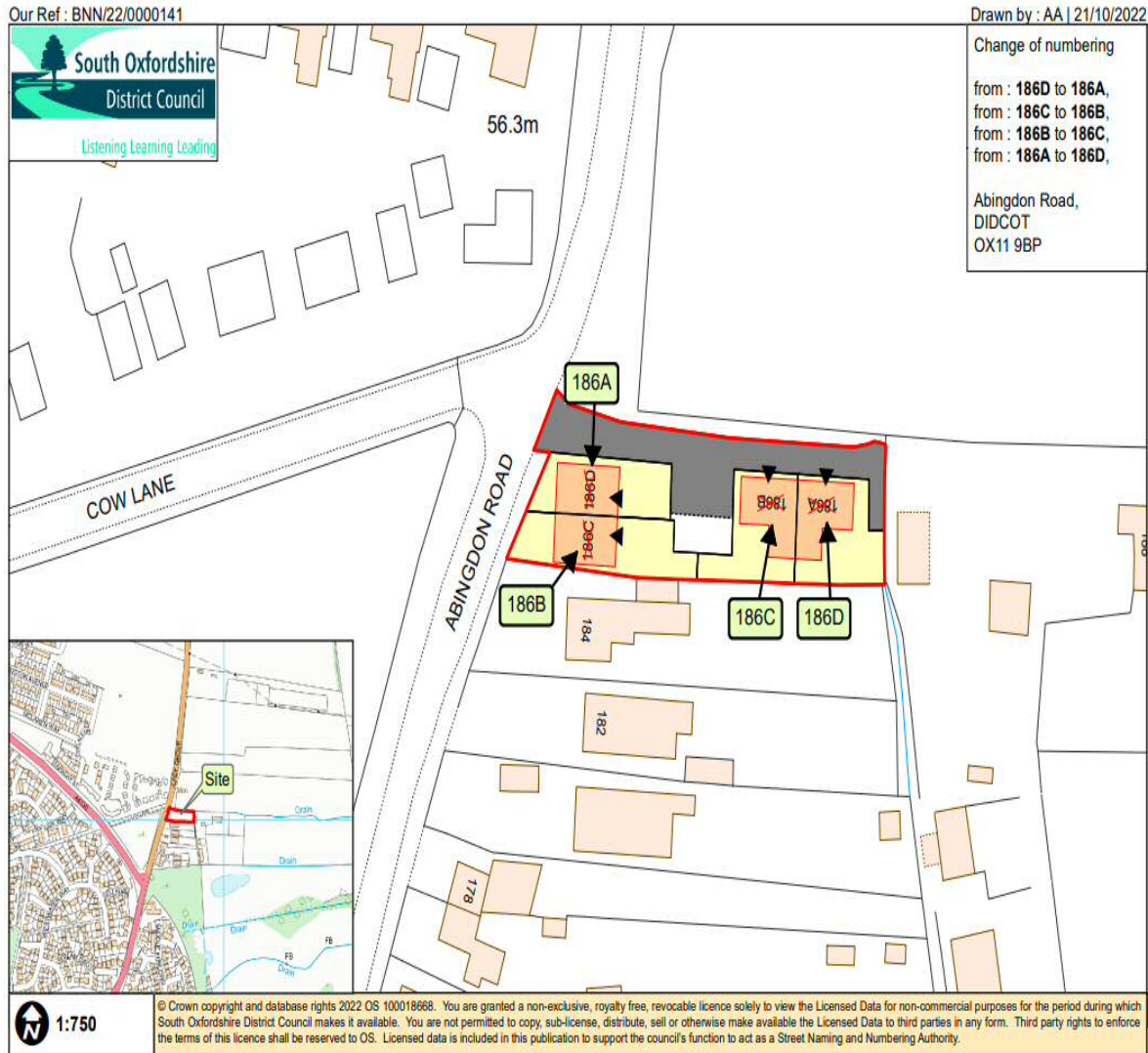
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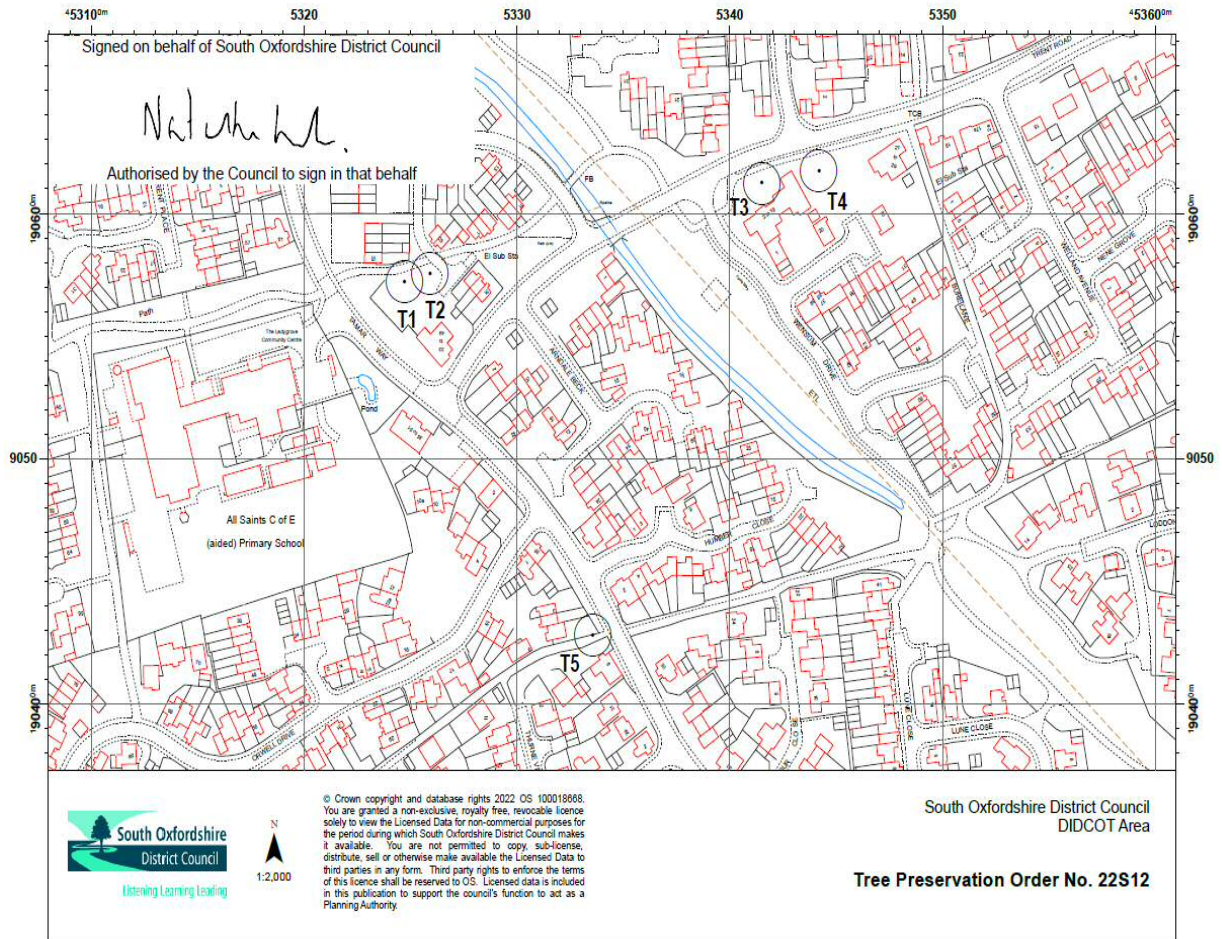
5. To note as listed: correspondence received regarding planning matters.

Item	Date received	Received from	Sent to Members	Details
5a)	10 th November 2022	SODC	10 th November 2022	To inform DTC of the confirmed TPO without modification on 10 th November 2022. (Agenda item 7)

6. To note the Change of numbering from: 186D to 186A, from: 186C to 186B from: 186B to 186C and from: 186A to 186D Abingdon Road, DIDCOT OX11 9BP



7. To note the Tree Preservation Order no. 22S12 confirmed by SODC without modifications on 10th November 2022 – sent to members on 10th November 2022



8. Applications for certificates of Lawful Development and Information only

None received.

10. To consider as listed: Planning Applications

10a)	Application	P22/S3750/HH	87 Green Close Didcot OX11 8TE
	Proposal	Proposed first floor side extension and internal alterations.	
	Response date	18 th November 2022 (extended from 11 th November 2022)	
	Agreed response		
10b)	Application	P22/S2706/FUL	Land to the South of A4130 Didcot
	Proposal	Variation of condition 2 (approved plans) under Section 73 of the Town and Country Planning Act 1990 on application P18/S0719/RM - two proposed footpath links adjacent to LEAP area removed; turning head added in private road of plots 18 and 25 and additional Hoggin footpath link added outside plot 18. Reserved Matters application following Outline approval P16/S3609/O for up to 166 dwellings, associated open space and infrastructure.	
	Response date	18 th November 2022 (extended from 12 th November 2022)	
	Agreed response		
10c)	Application	P22/S3876/HH	140 Freeman Road Didcot OX11 7DA
	Proposal	Proposed ground and first floor side extension.	
	Response date	18 th November 2022	
	Agreed response		
10d)	Application	P22/S3882/HH	7 Rutherford Place Didcot OX11 8QN
	Proposal	Single storey rear extension	
	Response date	18 th November 2022	
	Agreed response		
10e)	Application	P22/S3834/HH	11 Edinburgh Drive Didcot OX11 7HS
	Proposal	Single and two storey extension to the side and rear. Single storey extension to the front.	
	Response date	19 th November 2022	
	Agreed response		
10f)	Application	P22/S3857/O	34 Edinburgh Drive Didcot OX11 7HT
	Proposal	Outline application for a proposed dwelling adjacent 34 Edinburgh	

		Drive.	
	Response date	19 th November 2022	
	Agreed response		
10g)	Application	P21/S2541/FUL	Unit 2 Hadden Hill Retail Park Didcot OX11 9BF
	Amendment	No. 1 - dated 1st November 2022	
	Proposal	Youth shelter and swale crossing. (As amended by plan received 01 November 2022).	
	DTC's previous response	25 th August 2021 – No objection with comment: The Council broadly supports this application but express concerns that the material used is inappropriate as it is combustible and not durable.	
	Response date	17 th November 2022	
	Agreed response		
10h)	Application	P22/V1053/RM	Phase A3 & A4 Signia Park Didcot
	Amendment	No. 1 - dated 1st November 2022	
	Proposal	Approval of reserved matters for access, appearance, landscaping, layout and scale for the erection of four employment unit (Use Class B1(c)/B2/B8) at plot A3/A4 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/V1472/FUL dated 15th October 2019. (as amended by plans and information received 01 November 2022)	
	DTC's previous response	16 th June 2022 - Objection with comments: The Committee are concerned that the large number of vehicle movements at the present time is already putting the roundabout under pressure. An increase in vehicle movements to and from the site will only exacerbate the issue. The only entrance to the site is off the roundabout (until Science Bridge is constructed and opened). This roundabout, along with the DMH1 roundabout was due to be upgraded at the end of 2021, using CIL/s106 monies. Unfortunately, this work was postponed, and the Council have not been informed when this will happen. The Committee are concerned that these funds could be lost if the work is not carried out. With only one entrance to the site, any accidents or roadworks on the road/roundabouts, would cause long delays to an area which is already under pressure from the volume of traffic. Members expressed the need for the HIF roads and the previously proposed upgrade to the roundabouts which need addressing as a matter of urgency.	
	Response date	17 th November 2022	
	Agreed response		

10i)	Application	P22/S3943/HH	118 Brasenose Road Didcot OX11 7BN
	Proposal	Single storey side extension	
	Response date	26 th November 2022	
	Agreed response		
10j)	Application	P22/S3951/HH	49 Norreys Road Didcot OX11 0AW
	Proposal	Single storey extension to rear of house	
	Response date	1 st December 2022	
	Agreed response		

11. To note as listed: Planning Appeals

None received.

12. To note as listed: Planning Applications approved

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	P22/S3144/HH	Demolition of existing conservatory and construction of replacement single storey back extension. Internal alterations to existing garage. Construction of new front entrance porch. 10 Dearne Place Didcot OX11 7UU
No objection with comment: The Committee are concerned that there has been a significant number of infill developments over the years which has seen	P22/S3382/FUL	Demolition of existing sheds and garage and construction of two-bedroom house. (As clarified by drawing no ABBT.P10F received 25 October 2022). 88 Abbott Road Didcot OX11 8HY

informal parking for residents diminish. The road is routinely used by school children and is already extremely busy, and the Committee are concerned that the development will have a cumulative effect on the surrounding area		
No objection	P22/S3173/HH	Single storey rear extension. 6 Cromwell Drive Didcot OX11 9RB
No objection	P22/S2989/HH	Single storey side and rear extension, (As clarified by amended red line Location Plan received 15 September 2022 and amended by drawings received 10 October 2022, reducing the proposal to single storey side and rear extensions and retain the current garage accommodation). 17 Loddon Drive Didcot OX11 7QA
No objection	P22/S3333/HH	Garage conversion. 18 Abbey Brook Didcot OX11 7FY
No objection	P22/S3295/HH	Single storey rear extension and front porch extension. 28 Medlock Grove Didcot OX11 7XY
No objection with comment: Didcot Town Council have no objection to the application but request that the proposed garden room should not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling.	P22/S3091/HH	Demolition of existing conservatory. Erection of new two storey side and rear extension. Erection of new ancillary garden room. (As amended by plans received 2022-10-19 to reduce depth of part of the rear extension). Flete House 152 Brasenose Road Didcot OX11 7BS
No objection	P22/S3383/HH	Two storey rear extension. 61 Sinodun Road Didcot OX11 8HW
No objection	P22/S3313/HH	Single storey extension to front of house including insulated rainscreen

		panel above to match house. 35 Mereland Road Didcot Oxon OX11 8AU
No objection	P22/S3527/HH	Part single, part two storey rear extension. 3 Slade Road, Didcot, OX11 7AR

13. To note as listed: Planning Applications refused

None received.

14. To note as listed: Planning Applications withdrawn

14a)	Application	P22/S1119/FUL	88 Abbott Road Didcot OX11 8HY
	Proposal	Demolition of existing sheds and garage and erection of detached, 2-bed dwelling with access and parking. (As amended by plan ref ABBT.P10C received on 11 July 2022 and as amended by plan ref ABBT.P10E which replaces 2 x 1 bed flats with 1 x 2 bed house).	
	DTC's latest response	31 st August 2022 Didcot Town Council would like to maintain their previous comments and reiterate their concern regarding the loss of informal parking.	

15. To note as listed: Planning Applications referred

None received.