

Didcot Town Council

Planning and Development Committee
Wednesday 8th January 2020 at 7.30pm
Park Room, Civic Hall



Minutes

Note: These minutes are subject to approval as a true and correct record by the next meeting of this Committee.

PRESENT:

Councillors: D Macdonald (Chairman)
E Hards (Vice-Chair)
P Giesberg
J Durman
A Thompson

Officers: G Langton (Planning and Environment Officer)

Cllr A Hudson attended as a member of the public.

Public Participation

Standing Orders were suspended in advance of item 105(h) to allow Cllr Hudson to read an email he had received from a member of the public regarding the proposal at 58 Edwin Road, Didcot (P19/S4509/HH).

101. Apologies

No apologies were received.

102. Declarations of interest

No members declared a pecuniary interest. Cllr E Hards declared her property was close to the area to be considered at item 112. Cllr Macdonald declared her property was close to the area to be considered at item 113.

103. Minutes of the meeting held on 11th December 2019

Proposed by Councillor Hart^{DM} and seconded by Councillor Thompson, **RESOLVED** to agree the minutes of 11th December 2019 as a true record of the meeting and that the Chairman should sign them as such.

DM

104. Questions on the minutes as to the progress of any item
None

105. Planning applications

The Council noted the below listed applications.

South Oxfordshire District Council	
i)	<p>Application <u>P19/S3292/HH</u> Address: 10 Wills Road Didcot OX11 7DH</p> <p>Proposal Loft conversion with front and rear dormers; single storey rear extension (as amended by plans 3.1.5 and 4.1.5 which reduce the size of the front dormer).</p>
ii)	<p>Application <u>P19/S4634/N5C</u> Address: Wrap 'n shake 160 Broadway Didcot OX11 8RJ</p> <p>Proposal Change of use from sandwich shop to cafe.</p>
iii)	<p>Application <u>P19/S4444/LDP</u> Address: 31 Kynaston Road Didcot OX11 8HE</p> <p>Proposal Stationing of a mobile home within the residential curtilage of a dwellinghouse, for purposes ancillary to the main use of the host dwellinghouse.</p>

The Council considered the below listed applications and resolved to respond as minuted.

South Oxfordshire District Council	
a)	<p>Application <u>P19/S4325/HH</u> Address: 21 Colborne Road Didcot OX11 0AB</p> <p>Proposal Removal of existing garden store, erection of new bedroom in the garden in association with house</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: J Durman, Seconded: P Giesberg. All members agreed.</p>
b)	<p>Application <u>P19/S4359/HH</u> Address: 32 King Alfred Drive Didcot OX11 7NT</p> <p>Proposal Creating a dormer at the front of the property. Not increasing floor space but head height in 2 bedrooms and creating an En-suite</p>

	RESOLVED: to submit comment that the committee had no objections to the application	
	Proposed: D Macdonald, Seconded: J Durman	
c)	Application	<u>P19/S4342/HH</u> Address: 69 Edwin Road Didcot OX11 8LQ
	Proposal	Rear single storey extension - extending 4m. A previous Lawful Development Certificate has been issued for a 3m extension however due to a drain the proposal is to go out a further metre to simplify the foundations below.
	RESOLVED: to submit comment that the committee had no objections to the application	
	Proposed: D Macdonald, Seconded: P Giesberg. All members agreed.	
d)	Application	<u>P19/S4416/RM</u> Address: Former Didcot A Power Station, Purchas Road, Didcot
	Proposal	Reserved Matters application following Outline approval <u>P19/S1967/FUL</u> for the Construction of link road and the realignment of Purchas Road.
	RESOLVED: to submit comment that the committee had no objections to the application	
	Proposed: J Durman, Seconded: E Hards. All members agreed.	
e)	Application	<u>P19/S4426/RM</u> Address: Former Didcot A Power Station, Purchas Road, Didcot
	Proposal	Reserved Matters application following Outline approval <u>P19/S1967/FUL</u> for the Proposed realignment of below ground unnamed ordinary watercourse (a tributary of the Moor Ditch) and revised connection to the Moor Ditch.
	RESOLVED: to submit comment that the committee had no objections to the application but the Committee noted that it echoed the concerns raised by Network Rail in its response regarding the alteration of the watercourse.	
	Proposed: D Macdonald, Seconded: A Thompson. All members agreed.	
f)	Application	<u>P19/S4484/HH</u> Address: 114 Oxford Crescent Didcot OX11 7AX
	Proposal	Proposed ground floor rear extension
	RESOLVED: to submit comment that the committee had no objections to the application	
	Proposed: D Macdonald, Seconded: E Hards. All members agreed.	

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g) Application P19/S4446/HH Address: 31 Kynaston Road
Didcot OX11 8HE

Proposal Erection of a single-storey timber granny annex for ancillary use to the main dwelling.

RESOLVED: to submit comment that the committee had **no objections** to the application, noted concern that in the future, the annexe could be identified as a separate dwelling. The Committee noted that in the PLANNING, DESIGN AND ACCESS STATEMENT (dated November 2019, ref 398/ OWIHUS), at p7 the applicant was willing to accept a condition stating that the proposed building could only be used as an annexe to the main dwelling. The Committee fully expected this condition to be added should permission be granted.

Proposed: D Macdonald, Seconded: P Giesberg. All members agreed.

Standing Orders were suspended in advance of item 105(h) to allow Cllr Hudson to read an email he had received from a member of the public regarding the proposal at 58 Edwin Road, Didcot (P19/S4509/HH).

h) Application P19/S4509/HH Address: 58 Edwin Road Didcot
OX11 8LE

Proposal First floor side extensions and ground floor rear extension

RESOLVED: to submit comment that the committee **objected** to the application. The Committee was not satisfied that there would be sufficient car parking for the dwelling should it be extended as described in the proposal. This lack of parking facility would inevitably result in car parking at the roadside. Such an increase in highway parking would impact public safety.

Proposed: A Thompson, Seconded: E Hards. Cllr P Giesberg abstained.

i) Application P19/S4463/HH Address: 35 Foxhall Road Didcot
OX11 7AG

Proposal Single and two storey front extensions.

RESOLVED: to submit comment that the committee had **no objections** to the application

Proposed: D Macdonald, Seconded: P Giesberg. All members agreed.

j) Application P19/S4485/HH Address: 5 Fairacres Road Didcot
OX11 8QE

	<p>Proposal</p>	<p>Demolition of existing garage and extension, and the erection of two-bedroom detached dwelling with parking and amenity space.</p> <p>RESOLVED: to submit comment that the committee objected to the application. The Committee considered the proposal to be unneighbourly, with significant traffic generation and a negative effect on parking and safety. It would have the effect of increasing traffic along the narrow access roads to the groups of houses along Fairacres Road, which are wide enough for one vehicle only. The proposed access would entail the demolition of a garage, giving vehicular access to the rear of the proposer's property for the existing and proposed dwellings, with vehicles associated with these properties (existing and proposed) therefore passing within metres of the rear of the existing properties to the east and create what is in effect a road between the proposer's dwelling and those existing dwellings.</p> <p>The Council considers that the proposal would have a negative effect on the character of the area. This part of the town has good sized mature gardens, with little or no back-land infill. The works proposed would place a two-storey structure in this back-land, with associated driveway cutting through what is currently green garden space.</p> <p>The Committee noted that a similar proposal had been made within the past 12 months, which was withdrawn prior to determination.</p> <p>Proposed: E Hards, Seconded: D Macdonald. All members agreed.</p>
<p>k)</p>	<p>Application</p> <p>Proposal</p>	<p><u>P19/S4557/FUL</u> Address: 5A Oatland Road Didcot OX11 8QF</p> <p>Conversion of existing annexe accommodation which is ancillary to 5A Oatland Road and 12 Fairacres Road, to self-contained dwelling.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application. The Committee was concerned though that the internal layout of the proposed separate dwelling would not meet current standards with a toilet and bathroom being accessed directly from the kitchen area.</p> <p>Proposed: P Giesberg, Seconded: D Macdonald. All members agreed.</p>

106. To note certificates of lawful development as listed

The committee **NOTED** the certificates of lawful development as listed.

<p>Proposer</p>	<p>None.</p>
<p>Proposal</p>	

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107. To note planning applications approved as listed

The committee NOTED the applications that had been approved as listed.

Didcot Town Council's recommendation	Planning Application Number	Address
No objections. "The committee was concerned that the proposal would be considered as from a 'householder', rather than from Style Acre, a registered charity and company."	P19/S3267/HH	4 Mowbray Road Didcot OX11 8SS
No objections.	P19/S3217/HH	33 Park Road Didcot OX11 8QL
No objections.	P18/S2356/RM	Area P Southern Neighbourhood Great Western Park
No objections.	P19/S3003/FUL	Unit A Lower Broadway Broadway Didcot OX11 8ET
No objections.	P19/S3073/HH	9 Windsor Close Didcot OX11 8TT
No objections.	P19/S3308/HH	87 Edinburgh Drive Didcot OX11 7HT
No objections.	P19/S3320/HH	19 Barnes Road Didcot OX11 8JL
No objections.	P19/S3411/HH	6 Westwater Way Didcot OX11 7SN
No objections.	P19/S3075/HH	3 Hamble Road Didcot OX11 7QT
No objections. "The committee was concerned that the proposal would increase the height of the property at the rear, from a single-storey conservatory to a two-storey traditional brick build. This could have a detrimental effect on the neighbour, the scale and bulk of the extension resulting in a loss of light to an adjacent property."	P19/S3370/HH	50 Edinburgh Drive Didcot OX11 7HT
No objections. "Didcot Town Council shares the concerns of Oxfordshire Clinical Commissioning Group as to how the medical needs arising from this facility will be serviced."	P19/V0386/O	Land at Alma Barn Didcot Road Harwell Oxon OX11 6DN

No objections.	P19/S3310/A	Tesco Stores Ltd Wallingford Road North Moreton OX11 9BZ
No objections.	P19/S3292/HH	10 Wills Road Didcot OX11 7DH
No objections.	P19/S4040/HH	14 Holly Lane DIDCOT OX11 6DA
No objections.	P19/S4073/HH	22 White Leys Close Didcot OX11 7LP
No objections.	P19/S3361/HH	12 Tavistock Avenue DIDCOT OX11 8NA

108. To note planning applications refused as listed

The committee NOTED the applications that had been refused as listed.

Didcot Town Council's recommendation	Planning Application Number	Address
None.		

109. To note planning applications withdrawn as listed

The committee NOTED the applications that had been withdrawn as listed.

Didcot Town Council's recommendation	Planning Application Number	Address
None.		

110. To note planning applications referred as listed

The committee NOTED the applications that had been referred as listed.

Didcot Town Council's recommendation	Planning Application Number	Address
None.		

111. Tree Preservation Order 19S11 (Item A)

Preservation of trees as described on Park Close, Didcot is CONFIRMED.

112. Tree Preservation Order 19S28 (Item B)

Preservation of trees as described on farm land east of B4016, Didcot was noted and welcomed by the Committee.

113. Tree Preservation Order 19S29 (Item C)

Preservation of trees as described on land east of Sandringham Road, Didcot, was noted and welcomed by the Committee.

114. Parking Prohibition and Restriction of Waiting (Item D)

Cllr Hards was concerned that the proposed enforcement along Tyne Avenue would not be sufficient to remove the problem but would simply push it further down the Avenue. It was proposed by E Hards, seconded by A Thompson and **resolved** to welcome the parking enforcements as defined by the received papers but to bring the Committee's concern that the parking restrictions planned for Tyne Ave would need to extend to Lostock Place and Swarbourne Close as a minimum to be effective in reducing parking issues.

The meeting ended at 8:50 pm

Signed: D. Macdonald (Chairman)

Date: 29/1/2020