

Didcot Town Council

Minutes of the

Planning and Development Committee
Wednesday 15th July 2020 at 7:40pm¹
Online at Zoom.us (or via your device app).



Minutes

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

PRESENT:

Councillors: A Dearlove
M Mallows
D Macdonald
P Siggers
M Walsh
P Giesberg
J Durman

Officers: G Langton (Planning and Environment Officer)
J Wheeler (Town Clerk)

Others: Cllr C Wilson (non-committee member)
21 members of the public attended the meeting.

Public Participation

Resident DM addressed the Committee, noting that commuters using the train station park in many of the residential roads around the station rather than paying for parking. This had increased over the 35 years that he had lived in the area and had got to the point where the parked cars caused a danger to residents and other road users and would be worse if the two areas currently used as car parks were built on. He commented that parking was not enforced. He also noted his concern that Lydalls Road and 'old' Didcot was being used as a rat run by rail commuters. Cllr Mallows asked if DM thought bollard-gates or strict enforcement would help the situation, or if he could suggest another solution.

¹ Note: Due to issues logging into the Zoom meeting, the Committee meeting commenced at 7.40pm rather than 7.30.

DM noted that there were professionals who should be addressing the problems but considered that parking restrictions would help if they were enforced.

Resident MW brought the Committee's attention to the difficulty that could be had exiting Cronshaw Close during commuter hours at the start and end of the working day and considered that a re-prioritising of traffic could help the situation. She was concerned that this would get worse should the proposed Didcot Gateway development proceed as indicated.

Cllr A Dearlove noted that Didcot Town Council was a consultee in the planning process, similar to residents and it had no vested interest in any planned development it considered but used feedback from residents gathered in these Committee meetings to help inform its response.

43. To receive apologies.

No member tendered apologies.

44. To receive declarations of interest.

Cllr Macdonald declared an interest in item 9(g), noting she was a friend of the proposer. She would not take part in the discussion or vote on that item.

Cllr Walsh declared that she had received a leaflet from Homes England/Barton Wilmore regarding the Didcot Gateway development plans as she lived close to the site. She would not take part in the vote on that item.

45. To approve the draft minutes of the meeting held online at Zoom.us on 24th June 2020.

Cllr Dearlove noted that Cllr Walsh had submitted comments to the Officer and members by email and proposed that they were moved as a block, this was seconded by Cllr Walsh **RESOLVED** to approve the minutes as a true and accurate record, subject to the changes outlined below. All members agreed.

- The date in the header to be corrected.
- Reference to the previous minutes said "by email" but should indicate that it was held "online at zoom.us".
- The minute for Application P19/S4416/RM to be amended to add "Cllr Walsh tried to raise an objection regarding flood protection but due to technical difficulties with the zoom call it was not registered at the appropriate point in the meeting".
- The minute for Application P19/S4426/RM to be amended to remove the statement "Finally, the Committee considered that the applicant had not factored in the changes in the advice in response to climate change. The current advice was that the probability of a 1 in 100 year flood event should be amended to 40% and suitable mitigation put in place".

46. Questions on the minutes as to the progress of any item (progress report).

The Committee noted the progress report and did not raise any questions.

47. To consider Oxfordshire County Council Permission OCC ref: MW.0071/20

It was proposed by Cllr Dearlove, seconded by Cllr Durman and **RESOLVED** to submit a response of no objection to this proposal.

48. To note Oxfordshire County Council Permission OCC ref: R3.0047/20

The Committee noted the County Council's decision.

49. To consider invitation to view and comment on Didcot Gateway invitation to view and comment on emerging development proposals. (appendices 1 & 2).

The Committee discussed the draft response that Cllr Dearlove had circulated prior to the meeting. It was proposed by Cllr Dearlove, seconded by Cllr Mallows and **RESOLVED** to submit the response as presented below. All members agreed (Cllr Walsh had declared an interest and did not vote).

Didcot Town Council's Planning Committee favourably views development in principle of the area known as the Gateway site.

The current mix of gravel car parks and derelict building are unattractive in their nature and do not support Didcot's aspirations as a Garden town and the gateway to the Science vale.

We are keen to see some form of development come forward as a priority. We request that the following considerations be implemented as far as humanly possible in order to provide the residents of Didcot with a first rate, future proof, green and sustainable development.

Connectability, travel and parking.

The location of the Gateway site and its proximity to Train and bus service, and Didcot town centre give this site excellent connectivity.

The Development should encourage cycling with safe cycle and pedestrian routes and cycle parking. The residential aspect of the development will be over multiple floors and residents will need either secure cycle storage or the ability to move Bicycles in and out of apartments, up and down floors, e.g. wide corridors and large lifts.

Just because the development has connectivity, residents will still likely own cars and will require adequate parking. The residents of this area of Didcot have long suffered with parking issues, especially at the lower end of Lydalls road where house have no off-street parking available. Due to its proximity to Didcot parkway station, residents often find their parking taken by commuters not using the official carparks. The Current carparks offer a more affordable option to the Network rail multi-storey, while residential streets, in the absence

of functioning enforcement procedures, are cost-free. We have concerns that the loss of these car parks will not result in increased parking in the NR car park, but rather increased parking on nearby residential streets.

We will not accept any additional strain on parking in this area. Just like the residents of Lydalls and Haydon road now, this development will need to be protected from antisocial parking. There should be no overflow of parking from this development on to the local streets. We believe a residents parking management and enforcement scheme would be an effective way forward and essential to solving both current and future parking issues.

Station road is a vital thoroughfare for Didcot leading to Hitchcock way and the Orchard centre. The development should not impede, disrupt or calm the flow of traffic. Any such measures could make the current tail backs worse and push traffic on to other roads elsewhere, possibly more residential.

Design and Scale

We are glad to see the retention of the Prince of Wales pub and the Nursery. Previous plans for this site have proposed buildings of up to 8 stories and a generally high-density development. We would like to see this scaled back somewhat to deliver something that will complement the local area that is predominantly residential 2 story. We consider 7 stories is still far too tall to enable this to be achieved. We are also concerned to note that no maximum has been set on the number of stories and 8 may still be proposed. That said it is fully appreciated that this site has many factors that lend itself to a higher density development.

Homes should comply with the national described space standards and balconies could be considered to offer some form of amenity. The development should promote wellbeing through open spaces and a sense of community. The development should maintain a level of privacy and to existing homes and special care should be taken to avoid overlooking of the Nursery school.

Sustainability and green development.

We request the development promote green living and sustainable technology where possible using the following.

- *Solar panels.*
- *Electric car charging points.*
- *Green living walls and roofs.*
- *Rainwater harvesting.*

Buildings should utilise modern methods and materials to exceed current minimum standards in energy efficiency and carbon foot print. We would urge the developer to deliver a Zero carbon Development.

50. To note the erection of 1 new residential dwelling to be numbered: 2B Garth Road, DIDCOT OX11 7JG

The Committee noted the numbering of the dwelling.

51. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council													
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² Strategic Housing Market Assessment

	Response	<p>Cllr Dearlove noted that whilst the proposal was for development in a conservation area, the proposed building was to replace one that was already there, that it was close to the other newer buildings on the road and could not easily be seen from the road.</p> <p>Cllr Dearlove proposed, Cllr Giesberg seconded and it was RESOLVED to submit no objection to this proposal. All members but one agreed, who abstained.</p>	
e)	Application	P20/S1466/HH	32 Sinodun Road DIDCOT Oxon OX11 8HN
	AMENDED Proposal	<p>Amendment No.1 - dated 26th June 2020 Conversion and extension of existing garage to form disabled accommodation. (As amended by revised scheme received 26 June 2020, reducing the eaves and overall height of the garage extension).</p>	
	Response date	16 July 2020	
	Response	<p>Cllr Dearlove noted that Didcot Tow Council had not submitted any objection to the original proposal.</p> <p>Cllr Dearlove proposed, Cllr Giesberg seconded and it was RESOLVED to submit no objection to this proposal. All members agreed.</p>	
f)	Application	P20/S1664/HH	8 Meadow Way Didcot OX11 0AU
	Proposal	Extended dropped kerb	
	Response date	28 July 2020	
	Response	<p>Cllr Dearlove proposed, Cllr Mallows seconded and it was RESOLVED to submit a response to this proposal: "Didcot Town Council fully expects that should the Officer be minded to approve this proposal, the applicant would be responsible for relocating the lamppost at their expense. The Lamppost should be relocated to reduce the possibility of a collision with vehicles using the extended dropped kerb". All members agreed.</p>	
g)	Application	P20/S1824/HH	24 East Street Didcot OX11 8EJ
	Proposal	Erect a fence on top of existing brick, in order to create a private garden on our property.	
	Response date	28 July 2020	
	Response	<p>Cllr Giesberg proposed, Cllr Mallows seconded and it was RESOLVED to submit a response to this proposal: "Didcot Town Council expects that the impact on the visibility splay for vehicles using this junction from all directions is duly considered". All members agreed (Cllr Macdonald had declared an interest and did not vote).</p>	

52. PLANNING APPEALS

The Committee noted no appeals had been submitted.

53. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

The Committee noted the below listed applications for certificates of lawful development.

A)	Application	P20/S1972/LDP	16 Barnes Road Didcot OX11 8JL
	Proposal	Certificate of Lawful Use for conversion from residential dwelling (use-class C3) to a 6-bed HMO (use-class C4).	
B)	Application	P20/S2046/PDH	101 Sinodun Road DIDCOT Oxon OX11 8HH
	Proposal	Single storey rear extension.	

54. APPLICATIONS APPROVED

The Committee noted the below listed approvals. Cllr Macdonald would write to Cllr Dearlove as Chair of the Committee requesting he brought the approval of P20/S1115/HH to the notice of the SODC ward Councillor, noting the Town Council had objection to the proposal.

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P20/S1313/HH	Extension to rear and loft conversion. Provision of widened and additional vehicular access points onto Edinburgh Drive. 52 Edinburgh Drive Didcot OX11 7HT
Object. Comment submitted: The large front extension is not fit in keeping with the character of the street scene. It would dramatically alter the building line and look very odd within the row of adjacent houses. The combined effect of the extensions is to double the length of the house. Being due south of the neighbour, this could have an effect on the neighbouring property because, even though it is proposed as single storey it would overshadow.	P20/S1115/HH	Front and rear single storey extensions (As shown on the Site plan received 29th April 2020). 10 Oxford Crescent Didcot OX11 7AY

No objections.	P20/S1225/FUL	Variation of condition 2 (approved plans) of application P19/S4698/FUL. Erection of new storey-and-half dwelling to the rear of 26 Haydon Road, accessed via Garth Road. 26 Haydon Road Didcot OX11 7JF
No objections	P20/S1282/HH	Proposed ground floor front extension 3 Balmoral Road Didcot OX11 8TZ
No objections	P20/S1000/HH	Two storey side extension amendment to application P16/S1020/HH. (As amended by amended floor plan received 1 July 2020 showing front parking area to be extended to allow 2 cars to be parked off-street) 16 Venners Water Didcot OX11 7PT
No objections	P20/S1464/HH	Loft conversion and rear extension. 18 Rookery Court Didcot OX11 6AU

55. APPLICATIONS REFUSED

The Committee noted that no applications had been refused.

56. APPLICATIONS WITHDRAWN

The Committee noted that no applications had been withdrawn.

57. APPLICATIONS REFERRED

The Committee noted that no applications had been referred.

The meeting closed at 20:59.

Signed:

Dated: