

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 23rd December 2020



PRESENT:

Councillors: A Dearlove (Chair)
D Macdonald
P Siggers
P Giesberg
M Walsh

Officers: G Langton (Planning & Environment Officer)

159. To receive apologies.

Apologies were received from Councillor J Durman and Councillor M Mallows.

160. To receive declarations of interest.

No member declared an interest in any item on the agenda.

161. To approve the draft minutes of the meeting held via Zoom on 9th December 2020.

Councillor Dearlove proposed, Councillor Macdonald seconded, and it was **RESOLVED** to approve the minutes as a true and accurate record of the meeting. The papers would be signed when next convenient.

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

The Officer reported that the responses had been submitted as resolved at the meeting.

163. To note the Inspector's Report on the South Oxfordshire Local Plan 2035.

The Committee noted the Report.

164. To receive the letter sent to SODC regarding the District's approval of the planned removal of two oak trees at Shinmoor Close.

Councillor Dearlove had drafted the below letter, which had been circulated amongst the members of the Committee. No comments had been received and the letter would be sent as resolved at the previous meeting. The wording is copied below.

Didcot Town Council's Planning and Development Committee discussed the removal of the two oak trees at Shinmoor close at its meeting on the 9th December 2020.

Although Didcot Town Council has not received any petition, the Committee have become aware of a petition that has gained significant public interest.

The Committee acknowledged the Officer's expertise and experience, and difficult decision that had to be made.

The Committee also strongly supported the importance of these 200-year-old trees both environmentally and morally.

Considering the exponential public concerns over the loss of these irreplaceable trees, the committee would like to request all other options must be considered a priority over the removal of these trees.

165. To note the change of street name, number and post code for 4 properties currently known as 37, 39, 42 and 44 Larch Drive, DIDCOT OX11 6DX to 4, 2, 15 and 11 (respectively) Birch Close, DIDCOT OX11 6JW.

The Committee noted the change.

166. To note report from SODC regarding the new site proposed for their Offices.

Councillor Walsh commented that the land in question had been part of the development land consulted on by Homes England earlier in 2020. Councillor Dearlove noted that the consultation had not been a planning proposal. The Committee noted the report and anticipated a planning proposal in due course.

167. To consider as listed: Planning Applications.

Proposals for Comment

a)	Application	P20/V2899/RM	Plot A2 Signia Park Didcot
	Proposal	Proposal: Approval of reserved matters - access, appearance, landscaping, layout and scale for the erection of an employment unit (Use Class B1(c)/B2/B8) 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/V1471/FUL dated 15th October 2019.	
	Response date	4 th January 2021	
	Agreed response	Councillor Dearlove proposed, Councillor Giesberg seconded, and it was RESOLVED to submit no objections . All members agreed.	
b)	Application	P20/S4462/HH	16 East Street Didcot OX11 8EJ
	Proposal	Proposal: Demolition of existing outbuilding and construction of new timber framed outbuilding at the end of the garden for use as music room.	
	Response date	6 th January 2021	

	Agreed response	Councillor Macdonald proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
c)	Application	P20/S4460/FUL	97 Sinodun Road Didcot OX11 8HH
	Proposal	Demolition of existing single storey side element of the dwelling house and detached garage and erection of a part two storey and part single storey rear extension to the existing house and erection of a new two storey single dwelling house.	
	Response date	9 th January 2021	
	Agreed response	Councillor Macdonald proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections , with the comments below. All members agreed. The Committee was concerned that the proposed development, if approved, would significantly change the street scene, which is characterised by three identical pairs of houses. The Committee was also concerned about the need to remove a telegraph pole with streetlight affixed to enable access to the proposed parking area for one of the properties.	
d)	Application	P20/S4522/HH	26 Foxhall Road Didcot OX11 7AA
	Proposal	Demolition of existing conservatory and erection of an energy efficient construction at the rear of the property.	
	Response date	11 th January 2021	
	Agreed response	Councillor Dearlove proposed, Councillor Macdonald seconded, and it was RESOLVED to submit no objections . All members agreed.	
e)	Application	P20/S4560/HH	72 Norreys Road Didcot OX11 0AN
	Proposal	Proposed two storey & single storey rear extension including front porch extension.	
	Response date	11 th January 2021	
	Agreed response	Councillor Dearlove proposed, Councillor Walsh seconded, and it was RESOLVED to submit no objections . All members agreed.	
f)	Application	P20/S4548/HH	47 The Avenue Didcot OX11 6AW
	Proposal	Rear ground floor extension.	
	Response date	11 th January 2021	
	Agreed response	Councillor Dearlove proposed, Councillor Giesberg seconded, and it was RESOLVED to submit no objections . All members agreed.	
g)	Application	CM.12.6.189/299	A4130 (Didcot & Milton)

	Proposal	<p>Proposed 40mph Speed Limit</p> <p>Oxfordshire County Council proposes to introduce a lower speed limit on the A4130 between the Milton A34 interchange & Didcot. The proposals endeavour to improve road safety and traffic management along this stretch, covering the proposed new signalised access junction to the adjacent residential development, and specifically comprise of the following measures:</p> <p>On A4130 Didcot to Milton Road - introduce a 40mph speed limit in place of the existing 60mph national speed to create a continuous 40mph speed limit along its entire length.</p>	
	Response date	15 th January 2021	
	Agreed response	Councillor Siggers proposed, Councillor Macdonald seconded, and it was RESOLVED to submit support for the proposal. All members agreed.	
h)	Application	P14/V/2873/O	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)
	Amended proposal	<p>Amendment: No.8 - dated 14th December 2020</p> <p>Proposal: Outline planning application for a residential development of up to 4,254 dwellings, mixed-use local centres, primary schools, sports pitches, community and leisure facilities, special needs school, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, diversions to public rights of way, pedestrian and vehicular access and associated works (as amended by drawings and information accompanying letter from Agent dated 10 March 2016, 21 August 2019, 24 January 2020, 30 March 2020, 20 May 2020 and 14 December 2020).</p>	
	Response date	15 th January 2021	
	Agreed response	Councillor Dearlove proposed, Councillor Macdonald seconded, and it was RESOLVED to postpone the consideration of this proposal to the meeting scheduled for the 13 th January 2021.	

168. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT AND INFORMATION ONLY.

The Committee noted that there had been no such applications.

A)	Application	None	
	Proposal		

169. PLANNING APPEALS

The Committee noted the below planning appeal.

A)	Appeal reference	APP/Q3115/W/20/3262212	Lodged 15 th December 2020
	Application	P20/S2483/FUL	12 Norreys Close Didcot OX11 0AS
	Proposal	Construction of new detached two-bedroom house.	

<p>Planning Outcome</p>	<p>Refused.</p> <p>The proposed dwelling is sited within the root protection area of Oak trees which are protected by virtue of a Tree Preservation Order. The applicants have failed to demonstrate an overriding justification for construction with the RPA. The position of the dwelling relative to the trees is such that the loss of the area consumed within the RPA cannot be compensated for in a continuous root protection area elsewhere within the applicant's ownership. The relationship between the dwelling and trees would be very poor, causing future pressure for significant tree works or their removal, which the council would find hard to resist given that the relationship between the trees and the new dwelling and the parking spaces would be very poor. The loss or significant reduction of the trees would detract from the character of the area and as such, the development conflicts with Policy CSEN1 of the South Oxfordshire Core Strategy and Policies C9 and H4 of the South Oxfordshire Local Plan and Policy ENV1 of the emerging South Oxfordshire Local Plan 2034 and BS 5837 2012 Trees in Relation to Design, Demolition and Construction.</p>
<p>Representations by</p>	<p>19th January 2021</p>

170. APPLICATIONS APPROVED

The Committee noted the below listed granted permissions.

<p>Didcot Town Council's recommendation</p>	<p>Planning Application Number</p>	<p>Proposal and Address</p>
<p>No objection</p>	<p>P20/S3573/HH</p>	<p>To drop /amend 4 kerb sections and to widen the vehicular hardstanding to enable 2 vehicles (currently 1) to park in front of the property, but off road.</p> <p>13 Barleyfields Didcot OX11 0BH</p>
<p>No objection with comment:</p> <p>The Council echoes and supports the comments of the conservation officer. The use of modern cladding is not appropriate proximate to the Northbourne Conservation Area. Bins for household waste should not be kept close to the road alongside one of those houses.</p> <p>The Council would expect PV solar panels to be incorporated into the design. These should be of sufficient area to provide a minimum of 10% of each property's energy requirements from a renewable energy source. The Council expects this to be set as a condition,</p>	<p>P20/S0983/FUL</p>	<p>Residential development comprising 8 x one-bedroom flats and 3 x two bedroom houses with associated access, parking and landscaping (as amended by plans received 11 September 2020 and 1 December 2020).</p> <p>48 to 50a Hagbourne Road Didcot OX11 8DS</p>

should the Officer be minded to recommend approval of the scheme.		
No objections to original or any amendment.	Appeal Reference: APP/Q3115/W/20/3256951 P20/S1049/HH	Detached workshop to rear and first floor extension over existing ground floor. (As amended by drawing no. QNS.P01D, received on 21 April 2020, and QNS.P01E received on 14 May 2020, to enlarge workshop to integrate stairs and revisions to workshop roof). 58 Queensway Didcot OX11 8LU

171. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

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

172. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

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

173. APPLICATIONS REFERRED

The Committee noted no applications had been referred.

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
None.			

The meeting closed at 20:10