

## Didcot Town Council

---

### Minutes of the

### Planning and Development Committee Wednesday 13<sup>th</sup> January 2021



#### **PRESENT:**

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

Non-committee members: M Khan  
P Davies

Officers: G Langton (Planning & Environment Officer)  
C Lordan (Events and Communications Officer)

Minutes: C Lordan

#### **159. To receive apologies.**

No apologies received. Cllr J Durman and Cllr P Giesberg did not attend the meeting.

#### **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 23<sup>rd</sup> December 2020.**

Cllr A Dearlove proposed, Cllr D Macdonald seconded, and it was **RESOLVED** to approve the minutes as a true and accurate record of the meeting.

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

No member raised any questions as to the progress of any item.

#### **163. To note the erection of 1 new residential dwelling to be numbered: 31A Norreys Road, DIDCOT OX11 0AT**

The Committee noted the numbering of new residential dwelling.

**164. To note the erection of 1 new residential dwelling to be named and numbered:  
Rainbow Barn, 24 manor Road, DIDCOT OX11 7JY**

The Committee noted the naming and numbering of new residential dwelling.

**165. To receive the letter from Cllr Sue Cooper in response to the letter sent by this Committee on the 24<sup>th</sup> of December 2020, regarding the SODC-permitted tree works on two oak trees at Shinmoor Close.**

Cllr M Walsh proposed, Cllr D Macdonald seconded, and it was RESOLVED for the Council to write to housing developer Persimmon regarding the SODC-permitted tree works on Shinmoor Close.

**166. Comments from the public**

Cllr P Davies spoke on agenda item 9.A (P14/V2873/O).  
Cllr P Davies would like the Planning Committee to request the developers of Valley Park to include zero carbon housing and would like to request compliance with existing regulations regarding cyclist and pedestrian mobility. The existing regulation referenced is LTN 1/20 – Local Transport Network Guidance 1 in 2020.

**167. To consider as listed: Planning Applications.**

**Proposals for Comment**

a)	Application	<a href="#">P14/V2873/O</a>	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)
	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	5 <sup>th</sup> February 2021 (extended from 17 <sup>th</sup> January 2021)	

Agreed  
response

Cllr A Dearlove proposed, Cllr P Siggers seconded, and it was **RESOLVED** to defer this application decision to the next meeting on Wednesday 3rd February.

The Committee noted that there were five areas of concern with the proposal and discussed each in turn.

1. **Schools.** The Committee was concerned that, with the development's 4250 dwellings forming approximately 25% of the town's households once complete, it would have a significant impact on school places. It was noted that there were two primary schools planned and the Committee welcomed the inclusion of a school aimed at children and young people with SEN but significant concern was noted that there were no plans for a secondary or 'through' school. The Committee was further concerned that no school place provision was to be made until seven years or more into the development's phase build plan. The Committee voiced the opinion that all school infrastructure should be in place before the first house occupation.
2. **Parks, Amenity, Leisure, Facilities and Environment.** The Committee noted that local schools would remove the need to drive children to school and lead to a reduction in car use. The development was considered to fall short of the environmental targets, not meeting zero-carbon build targets or promoting alternative energy sources such as solar or ground-source or promoting the use of EVs by installing charging circuits. There should be non-vehicular connectivity between the proposed development and the existing developments and further to the town itself. It was hoped that the detail of the planting schemes would achieve the net increase in biodiversity sought by the District Council and Garden Town project.
3. **Community facilities.** The Committee were concerned that there was no additional; medical facilities proposed to meet the needs of the residents of this large development. This cannot be seen in isolation; the town has seen significant development but there has been no equivalent increase in medical provision. There would need to be a reasonably sized shop, supporting retail and public house. The facilities at Great Western Park could be a model. The Committee noted that the retail location in the southern part of the development was not in a good place.
4. **Previous objections.** The Committee agreed to read the previous submissions from the Town Council, which would be circulated after the meeting.
5. **Phasing.** The Committee considered the phasing plan to not match the priorities of the likely residents. The cycle and pedestrian connectivity should be in place prior to first occupation to discourage car use and reduce reliance on vehicular transport. It was agreed to review the phasing plan prior to the next meeting of the Committee.

b)	Application	<a href="#">P20/S4714/HH</a>	78 Rawthey Avenue Didcot OX11 7XW
	Proposal	Demolition of existing conservatory and construction of two storey back extension to existing private dwelling	
	Response date	20 <sup>th</sup> January 2021	
	Agreed response	Cllr P Siggers proposed, Cllr D Macdonald seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> .	
c)	Application	<a href="#">P20/S4731/HH</a>	10 Old Bourne Didcot OX11 7XJ
	Proposal	Single storey rear extension to replace existing conservatory and extension to existing garage.	
	Response date	23 <sup>rd</sup> January 2021	
	Agreed response	Cllr D Macdonald proposed, Cllr P Siggers seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> .	
d)	Application	<a href="#">P20/S4721/HH</a>	17 Churchill Close DIDCOT Oxon OX11 7BX
	Proposal	Extension to front of garage, conversion of garage, and conservatory to front elevation.	
	Response date	23 <sup>rd</sup> January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr M Mallows seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> .	
e)	Application	<a href="#">P20/S4773/HH</a>	5 Slade Road Didcot OX11 7AR
	Proposal	Single and two storey rear extensions.	
	Response date	24 <sup>th</sup> January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr P Siggers seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> .	
f)	Application	<a href="#">P20/S4703/HH</a>	24 Penpont Water Didcot OX11 7LR
	Proposal	Proposed ground and first floor side extension	
	Response date	24 <sup>th</sup> January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr P Siggers seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> .	

g)	Application	<a href="#">P20/S4820/HH</a>	40 Edinburgh Drive Didcot OX11 7HT
	Proposal	Single storey extensions to side and rear.	
	Response date	27 <sup>th</sup> January 2021	
	Agreed response	Cllr D Macdonald proposed, Cllr M Mallows seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> . Councillor Walsh abstained.	
h)	Application	<a href="#">P20/S4718/FUL</a>	8 Macdonald Close Didcot OX11 7BH
	Amended proposal	New detached 3-bedroom house.	
	Response date	27 <sup>th</sup> January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr D Macdonald seconded, and it was <b>RESOLVED</b> to submit <b>no objections</b> .	

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

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

A)	Application	<a href="#">P20/S4705/LDP</a>	22 St Andrews Road Didcot OX11 8EN
	Proposal	Erection of single storey rear extension with rooflights	
B)	Application	<a href="#">P20/S4768/N1A</a>	Richards House 81-83 Broadway Didcot OX11 8AJ
	Proposal	Change of use from offices (use class B1a) to 14 residential flats (use class C3).	
C)	Application	<a href="#">P20/S4793/LDP</a>	42 Mereland Road Didcot OX11 8AY
	Proposal	Conversion of garage into office and storage area.	

#### 169. PLANNING APPEALS

The Committee noted no planning appeals had been submitted.

A)	Appeal reference	None	
	Application		
	Proposal		
	Planning Outcome		
	Representations by		

### 170. APPLICATIONS APPROVED

The Committee noted the below listed granted permissions.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objections	P20/S3529/FUL	Demolition of the existing building and the erection of a replacement building comprising three 1-bedroom units.  <b>123 Broadway Didcot OX11 8AL</b>
30.10.2020: No objections  10.12.2020: No objections	P20/S3491/HH	Two storey rear extension (As amended by drawings received 27 November 2020, to remove the proposed balcony / roof terrace and side facing dormer windows. Proposed side facing roof lights and change flat-roof of the rear extension to a lean-to roof).  <b>33 Park Road Didcot OX11 8QL</b>

### 171. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
None.		

### 172. APPLICATIONS WITHDRAWN

The Committee noted the below listed applications which had been withdrawn.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
Demolition of existing buildings and the erection of 9 dwellings with associated access.	P20/S4039/O	Land at Down Farm South west of Aster Close Didcot OX11 6FR

**173. APPLICATIONS REFERRED**

The Committee noted no applications had been referred.

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

**The meeting closed at 20:50**

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_