

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 3rd February 2021 at 7:30pm
Online at Zoom.us (or via your device app).



All members of the Planning and Development Committee are summoned to attend this meeting for the transaction of the business on the agenda.

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.

Due to the Covid-19 virus, admission to this meeting will be online.

If any member of the public wishes to comment on these planning applications, please contact the Planning and Environment Officer.

Reports and minutes

We add reports and minutes to our website.

Recording, photographs and filming - NB not possible for this meeting.

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 Planning and Environment Officer before the start of the meeting.

Public participation – only via email for this meeting

The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18-20 on a matter before the Committee). At the relevant time during the meeting, the Chairman will invite members of the public to present their questions, statements or petitions.

To participate, or to view without speaking – please email the Town Clerk to request an invitation and the meeting ID. The password will be sent approx. 30 minutes before the meeting is due to begin.

To contact the Planning and Environment Officer, please email Glangton@didcot.gov.uk.

For more details on how to join the meeting, please see overleaf.

How to join the meeting using zoom.us

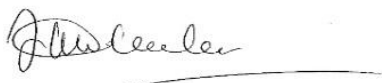
Should any member of the public wish to join the electronic meeting, please contact the Planning and Environment Officer by email (GLangton@Didcot.Gov.UK).

You will be provided with instructions on how to join the meeting electronically. You will also need to sign up to a Zoom account, which is free. You should use your browser to find **zoom.us**, then simply follow the instructions to sign up. Should you wish to make a comment rather than attend, please email the Planning and Environment Officer or any Committee Member prior to the meeting.

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 via Zoom on 13th January 2021.
4. Questions on the minutes as to the progress of any item (progress report).
5. To note upcoming planning application for two data centres on part of the former Didcot A Power Station
6. To note upcoming planning application for Kier Living - Land west of Lady Grove Road, Didcot
7. To note the numbering of 1 new residential dwelling: **4A Fairacres Road**
8. To consider as listed: Planning Applications.
9. To note as listed: Applications for certificates of lawful development and information only.
10. To consider 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**
17th December 2020



Voting committee members

Cllr Anthony Dearlove (Chair)
Cllr Denise Macdonald (Vice-Chair)
Cllr Paul Giesberg
Cllr Melissa Mallows
Cllr Pam Siggers
Cllr Marie Walsh
Cllr James Durman

Substitute committee members

Cllr Axel Macdonald
Cllr John Moody
Cllr Amanda Sandiford
Cllr D Rouane

Didcot Town Council

Minutes of the meeting of the

Planning and Development Committee Wednesday 13th 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

174. To receive apologies.

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

175. To receive declarations of interest.

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

176. To approve the draft minutes of the meeting held via Zoom on 23rd 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.

177. 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.

178. 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.

**179. 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.

180. To receive the letter from Cllr Sue Cooper in response to the letter sent by this Committee on the 24th 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.

181. 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.

182. To consider as listed: Planning Applications.

Proposals for Comment

a)	Application	P14/V2873/O	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)
	Proposal	Amendment: No.8 - dated 14th December 2020 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).	
	Response date	5 th February 2021 (extended from 17 th 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	

		<p>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.</p> <p>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.</p> <p>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.</p> <p>4. Previous objections. The Committee agreed to read the previous submissions from the Town Council, which would be circulated after the meeting.</p> <p>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.</p>	
b)	Application	P20/S4714/HH	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 th January 2021	
	Agreed response	Cllr P Siggers proposed, Cllr D Macdonald seconded, and it was RESOLVED to submit no objections .	
c)	Application	P20/S4731/HH	10 Old Bourne Didcot OX11 7XJ
	Proposal	Single storey rear extension to replace existing conservatory and extension to existing garage.	

	Response date	23 rd January 2021	
	Agreed response	Cllr D Macdonald proposed, Cllr P Siggers seconded, and it was RESOLVED to submit no objections .	
d)	Application	P20/S4721/HH	17 Churchill Close DIDCOT Oxon OX11 7BX
	Proposal	Extension to front of garage, conversion of garage, and conservatory to front elevation.	
	Response date	23 rd January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr M Mallows seconded, and it was RESOLVED to submit no objections .	
e)	Application	P20/S4773/HH	5 Slade Road Didcot OX11 7AR
	Proposal	Single and two storey rear extensions.	
	Response date	24 th January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr P Siggers seconded, and it was RESOLVED to submit no objections .	
f)	Application	P20/S4703/HH	24 Penpont Water Didcot OX11 7LR
	Proposal	Proposed ground and first floor side extension	
	Response date	24 th January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr P Siggers seconded, and it was RESOLVED to submit no objections .	
g)	Application	P20/S4820/HH	40 Edinburgh Drive Didcot OX11 7HT
	Proposal	Single storey extensions to side and rear.	
	Response date	27 th January 2021	
	Agreed response	Cllr D Macdonald proposed, Cllr M Mallows seconded, and it was RESOLVED to submit no objections . Councillor Walsh abstained.	
h)	Application	P20/S4718/FUL	8 Macdonald Close Didcot OX11 7BH
	Amended proposal	New detached 3-bedroom house.	
	Response date	27 th January 2021	
	Agreed response	Cllr A Dearlove proposed, Cllr D Macdonald seconded, and it was RESOLVED to submit no objections .	

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

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

A)	Application	P20/S4705/LDP	22 St Andrews Road Didcot OX11 8EN
	Proposal	Erection of single storey rear extension with rooflights	
B)	Application	P20/S4768/N1A	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	P20/S4793/LDP	42 Mereland Road Didcot OX11 8AY
	Proposal	Conversion of garage into office and storage area.	

184. PLANNING APPEALS

The Committee noted no planning appeals had been submitted.

A)	Appeal reference	None	
	Application		
	Proposal		
	Planning Outcome		
	Representations by		

185. APPLICATIONS APPROVED

The Committee noted the below listed granted permissions.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P20/S3529/FUL	Demolition of the existing building and the erection of a replacement building comprising three 1-bedroom units. 123 Broadway Didcot OX11 8AL
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). 33 Park Road Didcot OX11 8QL
--	--	---

186. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

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

187. APPLICATIONS WITHDRAWN

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

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
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

188. 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 20:50

Signed: _____ Date: _____

4. Questions on the minutes as to the progress of any item and progress reports.
5. To note the upcoming Planning application for two data centres on part of the former Didcot A Power Station



Planning permission is being sought for two data centre buildings, shown on the map above.

These buildings (containing data halls, associated electrical and plant rooms, loading bay and storage space, office administration areas and screened plant at roof level) will also include emergency generators, diesel tanks and filling area, electrical switch room, water sprinkler pump room and storage tank, a gate house/ security building, site access, internal access road, plus hard standing and soft landscaping.

The submission will be referred to as a hybrid application which seeks both full (detailed) and outline planning consent. This approach comprises the following:

- Full planning permission for site access on Milton Road and data centre 1 with back-up generators, guard house and sprinkler pump house. It will also include site infrastructure associated with data centre 1 and 2 including attenuation ponds, internal roads, security facilities, 33kv switch room, temporary substation, landscaping and bunds as well as secure perimeter fencing and landscape treatment to the entire site.
- Outline planning permission for data centre 2 with back-up generators and Internal roads surrounding that building. Details of appearance will be reserved, along with details of hard landscaping immediately around the building and will be the subject of a later detailed application.

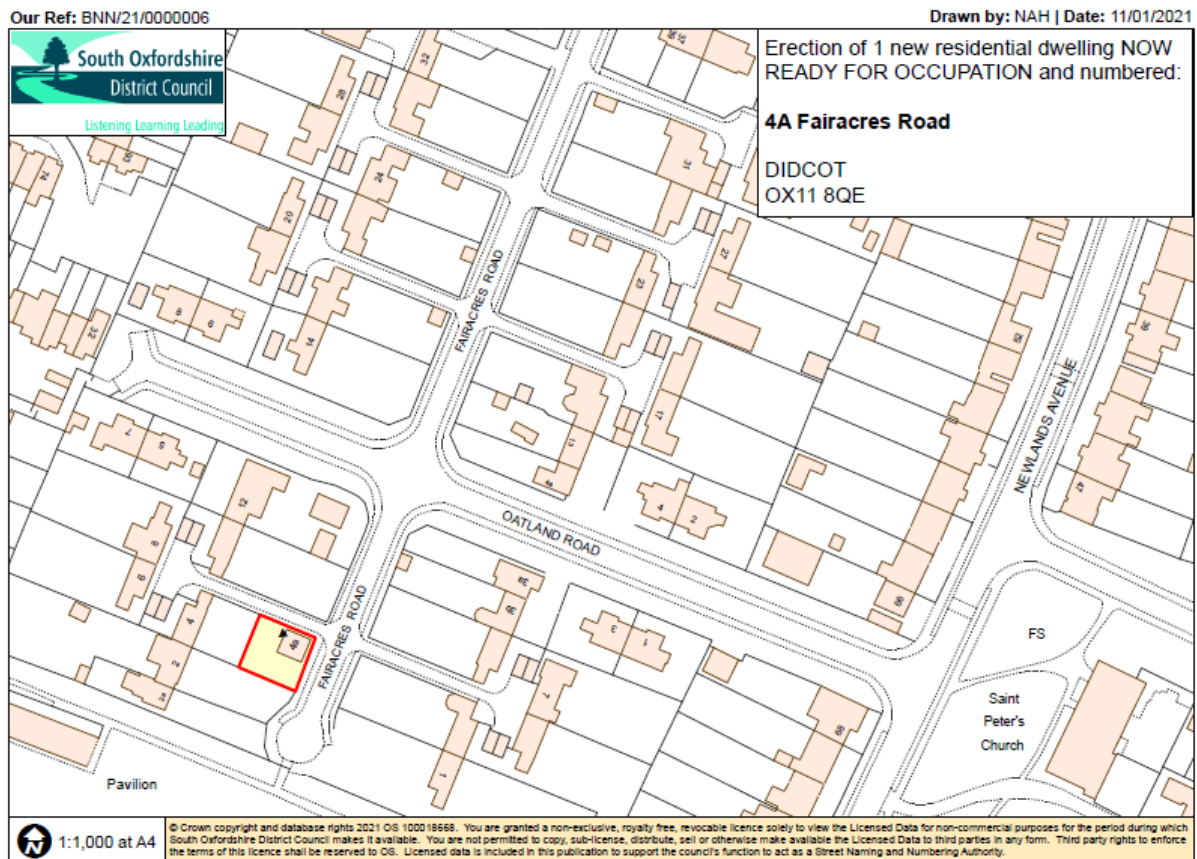
The height of data centre 1 will be 12 metres with generator flues going up to 15 metres. Data centre 2 will be 21.5 metres high with generator flues taking it to 30 metres. These buildings will be considerably less intrusive than the previous power station that once occupied the site.

The western end of the two data centres between the planned Science Bridge and Building 2 is also part of the planning application red line. This land is reserved for potential future data centre development.

6. To note upcoming planning application for Kier Living - Land west of Lady Grove Road, Didcot



7. To note the numbering of 1 new residential dwelling: 4A Fairacres Road



8. PLANNING APPLICATIONS

Proposals for Comment

a)	Application	P20/S4849/HH	4 Doe Lea Didcot OX11 7YQ
	Proposal	Single storey rear extension to replace existing conservatory	
	Response date	8 th February 2021	
	Agreed response		
b)	Application	P21/S0051/HH	47 Wheatfields Didcot OX11 0BQ
	Proposal	Single storey extension first floor over existing garage with small overhang to increase floor area.	
	Response date	8 th February 2021	
	Agreed response		
c)	Application	P21/S0026/HH	128 Lydalls Road Didcot OX11 7EA
	Proposal	Rear single storey extension	
	Response date	8 th February 2021	
	Agreed response		
d)	Application	P21/S0088/HH	43 Edwin Road Didcot OX11 8LQ
	Proposal	Single storey side and rear extension	
	Response date	9 th February 2021	
	Agreed response		

Agenda items 8 to 10
Planning Applications, Appeals and Lawful

e)	Application	P21/S0101/FUL	Didcot Railway Centre Station Road Didcot OX11 7NJ
	Proposal	Reconstruction of a single storey stone railway station building dismantled from Heyford station, Oxfordshire, with restoration of surrounding canopy.	
	Response date	10 th February 2021	
	Agreed response		
f)	Application	P21/S0023/HH	56 Cronshaw Close Didcot OX11 7JX
	Proposal	First floor side extension over existing garage footprint. Increase existing single storey rear extension width, same depth as existing. Use rear of existing garage area for utility and GF cloak.	
	Response date	11 th February 2021	
	Agreed response		
g)	Application	P21/S0039/FUL	Unit 1C Market place Didcot OX11 7LE
	Proposal	Change of use from A1 retail offices to A5 takeaway services	
	Response date	10 th February 2021	
	Agreed response		
h)	Application	P20/S4539/HH	6 Kew Win Didcot OX11 7LS
	Agreed proposal	Single storey rear extension, Rebuild garage with first floor side extension above	
	Response date	10 th February 2021	
	Agreed response		
h)	Application	P20/S4560/HH	72 Norreys Road Didcot OX11 0AN
	Agreed proposal	Proposed two storey & single storey rear extension including front porch extension (as amended by drwng no.s 10 20 148 Rev B and 10 20 148-1 Rev B to reduce height of single storey rear elements received on 22 January 2021).	
	Response date	8 th February 2021	
	Agreed response		

h)	Application	P19/S0720/O	Land at Ladygrove East Didcot
	Agreed proposal	Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use, allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters. (As revised by information received 22 January 2021).	
	Response date	9 th February 2021	
	Agreed response		
h)	Application	P21/S0025/HH	4A Fairacres Road DIDCOT Oxon OX11 8QE
	Agreed proposal	Single storey rear extension	
	Response date	17 th February 2021	
	Agreed response		
h)	Application	P21/S0201/HH	77 Dart Drive Didcot OX11 7XS
	Agreed proposal	Erection of a single storey rear extension	
	Response date	17 th February 2021	
	Agreed response		

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

A)	Application	P20/S4793/LDP	
	Proposal	Conversion of garage into office and storage area. AT: 42 Mereland Road Didcot OX11 8AY	
A)	Application	P20/S4859/PDH	
	Proposal	Single storey rear extension AT: 20 Raven Road Didcot OX11 6DT	

10. PLANNING APPEALS

A)	Appeal reference	None	
	Application		
	Proposal		
	Planning Outcome		
	Representations by		

11. APPLICATIONS APPROVED

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P20/S4223/HH	Proposed front extension. 55 Kynaston Road Didcot OX11 8HD
No objection	P20/S4522/HH	Demolition of existing conservatory and erection of an energy efficient construction at the rear of the property. 26 Foxhall Road Didcot OX11
No objection	P20/S4462/HH	Demolition of existing outbuilding and construction of new timber framed outbuilding at the end of the garden for use as music room. 16 East Street Didcot OX11 8EJ
No objection	P20/S4548/HH	Rear ground floor extension. 47 The Avenue Didcot OX11 6AW

12. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No Objection	P20/S4376/HH	Single and two storey extensions to existing bungalow. 5 Lydalls Close Didcot OX11 7LD

13. APPLICATIONS WITHDRAWN

South Oxfordshire

Planning Application Number	Proposal and Address
<u>P20/S4859/PDH</u>	Location: 20 Raven Road Didcot OX11 6DT Proposal: Single storey rear extension

14. APPLICATIONS REFERRED

South Oxfordshire District Council

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