

Notice of a meeting of the

Planning and Development Committee Wednesday 28th April 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 Events and Communication 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 Events and Communication 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 Event and Communication Officer, please email

clordan@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 Event and Communication Officer by email (clordan@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 7th April 2021.
4. Questions on the minutes as to the progress of any item.
5. To note the 70 bed care home to be named as: Valerian Court, Broadway, DIDCOT OX11 8ET
6. To note as listed: Applications for certificates of lawful development and information only.
7. To consider as listed: planning applications.
8. To note as listed: planning appeals.
9. To note as listed: planning applications approved.
10. To note as listed: planning applications refused.
11. To note as listed: planning applications withdrawn.
12. To note as listed: planning applications referred.



Janet Wheeler, **Town Clerk**
22nd April 2021

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

3. Draft Minutes of the
Planning and Development Committee
Wednesday 7th April 2021
Zoom



PRESENT:

Councillors:

A Dearlove (Committee Chair)
D Macdonald (Deputy Chair)
P Siggers
M Walsh
M Mallows
P Giesberg

Officers:

J Wheeler (Town Clerk)
L Blake (Planning & Environment Officer [minutes])
C Lordan (Events and Communications Officer)

Cllr P Davies (non-Committee member)
Cllr V Haval (non-Committee member)

2 members of the public.

Public Participation

The Chairman suspended standing orders in order to hear from those wishing to address the Committee.

1. Councillor P Davies addressed the Committee regarding agenda item 5 and planning proposal P19/S0257/FUL, for the development of 25 apartments, replacement car parking spaces and new sports pitches at land at Didcot Town Football Club.
- Item 5. To note the erection of 57 new residential dwellings to be street named and numbered.
Councillor P Davies requested that consideration be made in future to name interlinking foot and cycle ways.

Cllr A Dearlove explained this item was on the agenda for noting but the suggestion was something he supports. He suggested that the Committee could liaise with future Developers on this idea. This will be added to a future agenda.

- Item 7d. Application P19/S0257/FUL.
Councillor P Davies expressed concern over the permanent resurfacing over recreational land on the site. The site did have a covenant restriction on it which had previously been lifted for the construction of the Medical Facility. Previous requirement for the site stated 70 car park spaces were to be kept for the use of Willowbrook users. Using the space for the suggested overflow car park, would be permanently removing recreational land which could be used as future training pitches. He asked the Committee to object to this application due to the issues with parking and taking up valuable recreational land.
Cllr A Dearlove explained that the change to the application will be discussed later in the agenda but the Committee would need to refrain from adding any new material to their comments and stick to the material related to the current change.
2. Councillor V Haval addressed the Committee as Ward Councillor, regarding planning proposal P19/S0257/FUL, for the development of 25 apartments, replacement car parking spaces and new sports pitches at land at Didcot Town Football Club.
- She explained residents have registered their comments and objections to this application on the SODC website. She referred to the Local Plan 2035, which has been adopted, and comments made by the Inspector of the Local Plan. Although the application refers to an 'infill' where there is no upper limit, the size of the infill is large and, in her opinion, falls within the category of a major housing development.
- Didcot was given the Didcot Garden Town status in 2015 and at that time, the location in the application on the master plan, was designated for 'leisure'.
- Earlier submissions of the application included green spaces and trees which are owned by South Oxfordshire District Council and not owned by the applicant. This has since been taken out of the current design; however, the size of the development has not been reduced, which raised the question, is there sufficient green amenity space for the residents of the 25 flats?
- The design of the development would, in her opinion, change the character and appearance of the area. Oak Tree Health Centre is a two-storey building and the Football Club and Willowbrook and single storey. Councillor Haval explained that the proposed four-storey build with its modern style, cement render, and flat roof, was a style better suited for a Town Centre development, as opposed to a housing estate. The Willowbrook Leisure would be left with 11 car park spaces, as opposed to the current 48. When football matches resume, sometimes they attract large amounts of visitors which could cause conflict with residents (on street parking).

The Oak Tree Health Centre has consulting rooms running parallel to the proposed development.

Councillor V Haval asked the Committee to object to the application due to the issues she had raised.

Councillor A Dearlove thanked her and explained the application has been live for 2 years and the Town Council's Planning and Development Committee had objected on two prior occasions, but the application would be discussed later in the agenda.

The Committee returned to standing orders.

217. To receive apologies.

No member tendered their apologies for the meeting. No apology received for Councillor J Durman.

218. To receive declarations of interest.

Cllr A Dearlove wanted to note at application P19/S0257/FUL, for the development of 25 apartments, replacement car parking spaces and new sports pitches at land at Didcot Town Football Club, a colleague of his had brought a house adjacent to the Football Club. Councillor A Dearlove explained he would have no pecuniary interest and as this was a reoccurring application, it would not affect him being able to take part and vote in the meeting.

No other declarations were made.

219. To approve the draft minutes of the meeting held via Zoom on 17th March 2021.

It was proposed by Cllr A Dearlove to amend the following:

- Minute 205. To be amended to read *“At the meeting of the Vale of White Horse Planning Committee, it had been agreed by the Councillors and Developers to defer the decision, while Officers and Developers would again make contact with the OCCG about the lack of medical facilities in the plans. It was also requested that OCC Highways look again at the roundabout proposed between Didcot and Harwell with the purpose of improving cycling and pedestrian connectivity.”*

It was proposed by Councillor A Dearlove and seconded by Councillor D Macdonald and **RESOLVED** to accept this amendment.

- Page2. To amend to read “It was proposed by Cllr Dearlove, seconded by Cllr D Macdonald, and **RESOLVED** to change the order of business and bring application P21/S0693/FUL to the top of the applications list.”

It was proposed by Councillor A Dearlove, seconded by Councillor P Giesberg, and **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note it as such, subject to the amendments.

All members agreed.

220. Questions on the minutes as to the progress of any item

None were received.

221. To note the erection of 57 new residential dwellings to be street named and numbered: 1 to 35 (Odds Excl. 13) and 74 to 104 (Evens) Franklin Gardens, 1 to 17 (Cons Excl. 13) Huxley Drive and 1 to 8 (Cons) Wallace Court, DIDCOT

The Committee noted the erection of the new dwellings to be street named and numbered.

222. To comment on Consultation – Various Roads (Didcot & Harwell) Proposed 20mph Speed Limit and TRO Admin Amendments

a)	Consultation	<u>Speed limit and TRO amendments</u>
	Proposal	Oxfordshire County Council is proposing to introduce a 20mph speed limit within the new Dunnock End/ Barwood Land residential development adjacent to the A4130 Didcot to Milton Heights Road, in Didcot.
	Response date	16 th April 2021
	Agreed response	It was proposed by Councillor A Dearlove, seconded by Councillor M Walsh and RESOLVED to submit “ Didcot Town Council supports the proposed 20mph speed limit ” to Oxfordshire County Council.

223. To consider as listed: Planning Applications.

a)	Application	P21/S0659/HH	29 Meadow Way, Didcot, Oxon, OX11 0AX
	Proposal	Replacement of existing rear extension single storey extension	
	Response date	8 th April 2021	
	Agreed response	<p>It was proposed by Councillor A Dearlove, seconded by Councillor D Macdonald, and RESOLVED to submit no objections.</p> <p>All members but 1 agreed, who abstained.</p>	
b)	Application	P21/S0762/HH	10 Tavy Close, Didcot, Oxon, OX11 7XR
	Proposal	Construction of two storey side extension	
	Response date	9 th April 2021	
	Agreed response	<p>Councillor A Dearlove proposed, Councillor M Mallows seconded, and it was RESOLVED to submit no objections.</p> <p>All members but 1 agreed, who abstained.</p>	
c)	Application	P21/S0881/FUL	Unit A, Lower Broadway, Didcot, Oxon, OX11 8ET
	Proposal	<p>Variation of condition 2 (Approved plans) on application P19/S2731/FUL removal of window boxes.</p> <p>Variation of condition 2 (approved plans) of application P18/S1475/FUL (Demolition of buildings of a 70-bed care home (within class C2), parking, access, landscaping, and other associated works) in line with amendments submitted and detailed in agents.</p>	
	Response date	9 th April 2021	
	Agreed response	<p>Councillor P Giesberg proposed, Councillor A Dearlove seconded, and it was RESOLVED to submit no objections.</p> <p>4 members agreed, 2 abstained.</p>	

d)	Application	P19/S0257/FUL	Land at Didcot Town Football Club, Bowmont Water, Didcot
	Proposal	Development of 25 apartments, replacement car parking spaces and new sports pitches. (as amended by drawings received 19 February 2020, site plan received 10 June 2020, drawings received 10 October 2020 and drawings and energy statement received 22 January 2021, site plan received 10 March 2021)	
	Response date	8 th April 2021	
	Agreed response	<p>Councillor A Dearlove proposed, Councillor P Giesberg seconded, and it was RESOLVED to object to the application and to submit the following comments.</p> <p>Didcot Town Council continues to object to this application. All material planning considerations were presented in our previous objection.</p> <p>All members agreed.</p>	
e)	Application	P21/S0711/HH	33 Slade Road, Didcot, Oxon, OX11 7AR
	Proposal	First floor extension above the existing garage, to enlarge 3 rd bedroom and create a home office.	
	Response date	11 th April 2021	
	Agreed response	Councillor D Macdonald proposed, Councillor M Mallows seconded, and it was RESOLVED to submit no objections . All members agreed.	
f)	Application	P21/S0242/FUL	Phase 1 a Great Western Park, Sir Franks Williams Way, Great Western Park, Didcot
	Proposal	Reprofiling of existing bunds	
	Response date	17 th April 2021	
	Agreed response	<p>It was proposed by D Macdonald, seconded by Cllr M Mallows and RESOLVED to submit that Didcot Town Council supports the application.</p> <p>5 members agreed, 1 voted against.</p>	

g)	Application	P21/S1062/HH	14 Windsor Close, Didcot, Oxon, OX11 8TT
	Proposal	Single storey, ground floor extension to front of property to enlarge kitchen and accommodate a shower/WC room plus conversion of integral garage to living accommodation.	
	Response date	18 th April 2021	
	Agreed response	Councillor A Dearlove proposed, Councillor M Mallows seconded, and it was RESOLVED to submit no objections . All members agreed.	

224. PLANNING APPEALS

The Committee noted that no appeals were received.

225. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P21/S0252/FUL	Removal of existing signage letter and projecting Barclay's Signage and infill of the existing ATM with materials to match existing. Barclays Bank Plc 125 Broadway, Didcot OX11 8AW
No objections	P21/S0276/HH	Proposed single storey rear extension and loft conversion with rear dormer. 4 Lune Close, Didcot, OX11 7QJ

<p>No objection with comments:</p> <p>“A neighbour has raised concerns regarding the possible loss of light due to this extension and we would request that the relevant officers look into this matter prior to approval”</p>	<p>P21/S0297/HH</p>	<p>Demolition of existing conservatory and single storey utility room extension and Construction of two storey and single storey extensions.</p> <p>47 Hagbourne Road, Didcot, OX11 8DP</p>
<p>No objections</p>	<p>P21/S0301/HH</p>	<p>Garage conversion to habitable space, internal alterations, and single storey rear extension.</p> <p>27 Longford Way, Didcot, OX11 7TN</p>
<p>No objections</p>	<p>P20/S4539/HH</p>	<p>Single storey rear extension. Rebuild garage with first floor side extension above. (As clarified by corrected drawings received 15 March 2021).</p> <p>6 Kew Win, Didcot, OX11 7LS</p>
<p>No objections</p>	<p>P21/S0220/HH</p>	<p>Two storey side, rear, and front extensions. (As amended by drawing no.s 2-01201-P3A and 2-01201-P4A to reduce size of two-storey rear extension received on 15 February 2021 and drawing no. 2-01201-P3B to correct window error received on 4 March 2021). Single storey side and rear extension.</p> <p>20 Sinodun Road, Didcot, OX11 8HN</p>
<p>No objections</p>	<p>P21/S0223/HH</p>	<p>Single storey extension to front of property to create lobby/porch.</p> <p>12 Colne Drive, Didcot, OX11 7SG</p>

No objections	P21/S0296/FUL	Continued use of temporary modular building. Didcot Hospital, Wantage Road, Didcot OX11 0AG
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226. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

227. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

228. APPLICATIONS REFERRED

The Committee noted no applications had been referred.

The meeting closed at 8.11pm.

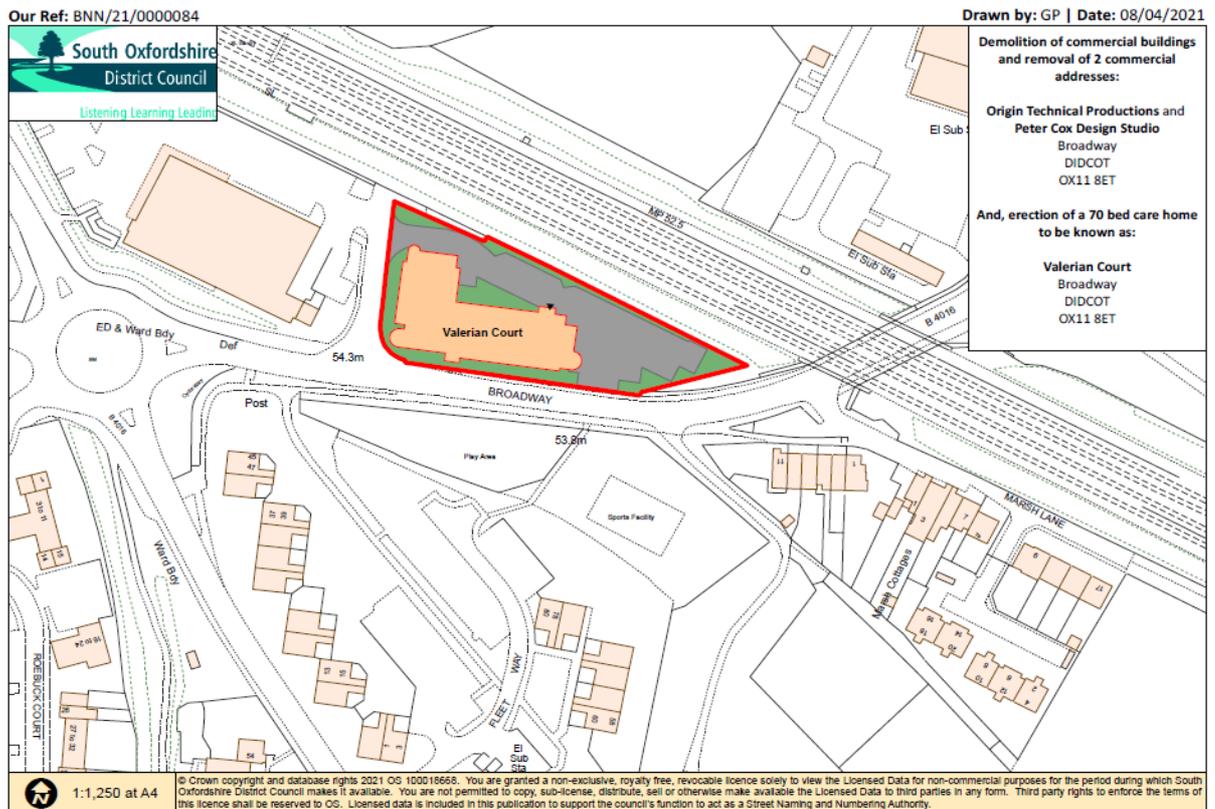
Signed:

Date:

3. To approve the draft minutes of the meeting held by Zoom on 7th April 2021.

4. Questions on the minutes as to the progress of any item.

5. To note the 70 bed care home to be named as: **Valerian Court, Broadway, DIDCOT OX11 8ET**



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

A)	Application	P21/S1190/LDE	71 Broadway Didcot OX11 8AJ
	Proposal	Certificate of Lawfulness for the existing use of 71 Broadway in Didcot as three single self-contained dwelling houses (known as Flat 71A, Flat 71B and Studio Flat 71C)	
B)	Application	P21/S1192/LDP	Accord Healthcare Distribution Centre Collett Didcot OX11 7WB
	Proposal	Installation of a freezer unit attached to a dock door of the warehouse externally	
C)	Application	P21/S1393/LDP	72 Norreys Road Didcot OX11 0AN
	Proposal	Installation of a mobile home	

7. To consider as listed: Planning Applications

7a)	Application	P21/S1062/HH	Single storey, ground floor extension to front of property to enlarge kitchen and accommodate a shower/WC room plus conversion of integral garage to living accommodation.
	Proposal	14 Windsor Close, Didcot OX11 8TT	
	Response date	30 th April 2021 (extended from 18 th April 2021)	
	Agreed response		
7b)	Application	P21/S1036/FUL	Planning application for a storage building including staff amenity facilities.
	Proposal	Hadden Hill Golf Club, Hadden Hill near Didcot OX11 9BJ	
	Response date	30 th April 2021 (extended from 22 nd April 2021)	
	Agreed response		
7c)	Application	P21/S1065/HH	144 Loyd Road, Didcot OX11 8JR
	Proposal	Single Storey Extension	
	Response date	30 th April 2021 (extended from 23 rd April 2021)	
	Agreed response		

7d)	Application	P21/S1117/FUL	123 Broadway, Didcot OX11 8AL
	Proposal	Demolition of the existing building and the erection of a replacement building comprising four 1-bedroom units.	
	Response date	30 th April (extended from 24 th April 2021)	
	Agreed response		
7e)	Application	P21/S1111/FUL	11 The Croft, Didcot OX11 8HS
	Proposal	Change of use to HMO	
	Response date	30 th April 2021 (extended from 24 th April 2021)	
	Agreed response		
7f)	Application	P21/S1133/FUL	Ladygrove Farm Ladygrove Road Didcot OX119BS
	Proposal	Construction of 86 dwellings, access road and balancing ponds and delivery of open space, landscaping and areas for play.	
	Response date	30 th April (extended from 29 th April 2021)	
	Agreed response		
7g)	Application	P21/S1430/D	The Pavilion, Edmonds Park, Park Road Didcot OX11 8QP
	Proposal	Demolition of existing condemned Pavilion.	
	Response date	30 th April 2021	
	Agreed response		

7h)	Application	P20/S4138/RM	Land to the north east of Didcot
	Proposal	<p>Reserved matters application following outline application ref. P15/S2902/O for details of the appearance, landscaping, layout and scale.</p> <p>Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising: (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavillion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or childrens day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) new areas of green infrastructure including amenity green space, allotments and children's play areas; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure.</p> <p>(amended by revised plans and information received 12 April 2021)</p>	
	Response date	30 th April (extended from 27 th April 2021)	
	Agreed response		
7i)	Application	P21/S1295/HH	27 Green Road Didcot Oxon OX11 8SY
	Proposal	<p>Single storey rear & side extensions. Remodelling of existing bungalow layout. Conversion of loft to create two bedrooms with en-suite shower rooms. Demolition of existing garage. Render existing bungalow to match new works.</p>	
	Response date	7 th May 2021	
	Agreed response		

7j)	Application	P21/S0825/HH	26 Diamond Drive Didcot OX11 6FH
	Proposal	Erection of a single story conservatory with a double glazed Ultraframe classic roof	
	Response date	7 th May 2021	
	Agreed response		
7k)	Application	P21/S1370/HH	42 Mereland Road Didcot OX11 8AY
	Proposal	Conversion of garage to include office space and cloakroom	
	Response date	7 th May 2021	
	Agreed response		
7l)	Application	P21/S1376/HH	8 Meadow Way Didcot OX11 0AU
	Proposal	Single storey extension to rear of property	
	Response date	7 th May 2021	
	Agreed response		
7m)	Application	P21/S1434/HH	147 Kynaston Road, Didcot OX11 8HB
	Proposal	Proposed demolition of existing conservatory and replacement ground floor rear extension	
	Response date	8 th May 2021	
	Agreed response		
7n)	Application	P21/S1482/HH	Lydalls House 102 Lydalls Road Didcot OX11 7DU
	Proposal	Conservatory	
	Response date	9 th May 2021	
	Agreed response		

8. To note as listed: Planning Appeals.

9a)	Appeal reference	APP/Q3115/D/21/3268406	
	Application	P20/S4376/HH	5 Lydalls Close Didcot OX11 7LD
	Proposal	Single and two storey extensions to existing bungalow.	
	Planning Outcome		
	Representations by		

9. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P21/S0395/A	Fascia board and window graphics 5 Lostock Place, Didcot OX11 7XT
Objected with comments: 'This has a negative visual impact viewable from a main road (A4130) and possibly sets a precedent for people in the area to put sheds in their front garden.'	P21/S0224/HH	The erection of a wooden shed (w-5ft, l-7ft, h-7ft) at the front of the property. 8 Windrush Mews Didcot OX11 7SE
No objection	P21/S0474/HH	Single storey lean-to tiled roof extension to rear of property occupying full width of house, up to the boundary. Extension will span between owner's & neighbour's garage to provide additional living space. Two rooflights in roof. Large bifold doors to rear. Brick & tile to match original. 20 Raven Road Didcot OX11 6DT

<p>Objected with comments:</p> <p>'This would negatively impact the street scene and would be out of character with the area as the rest of the street have hedges/grass verges, which would be removed from this property. Concerns over the height of the fence. Concerns if the land in question belongs to the applicant.'</p>	<p>P21/S0150/HH</p>	<p>Erection of 2 metre high fence on boundary (As clarified by Land Registry plan received 12 March 2021 showing ownership of the grass verge).</p> <p>27 Campion Hall Drive, Didcot OX11 9RL</p>
<p>No objection</p>	<p>P21/S0708/HH</p>	<p>Proposed ground and first floor side and rear extension.</p> <p>3 Calder Way, Didcot OX11 7QG</p>
<p>No objection</p>	<p>P20/S4703/HH</p>	<p>Proposed ground and first floor side extension</p> <p>24 Penpont Water Didcot OX11 7LR</p>
<p>No objection</p>	<p>P21/S0023/HH</p>	<p>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 (am amended by plans received 25 February 2020).</p> <p>56 Cronshaw Close Didcot OX11 7JX</p>
<p>No objection</p>	<p>P21/S0421/FUL</p>	<p>New single storey dwelling at rear of 16 Church Street and associated parking & turning.</p> <p>16 Church Street Didcot OX11 8DQ</p>

<p>Objected with comments:</p> <p>'Object on grounds of loss of A1 retail space which we feel would be required should another pharmacy wish to take up the vacant space.'</p>	<p>P20/S4036/FUL</p>	<p>Change of use from A1 Retail (Boots the Chemist) to Sui Generis (Beauty Salon).</p> <p>5 Lostock Place Didcot OX11 7XT</p>
<p>No objection</p>	<p>P21/S0735/FUL</p>	<p>Removal of below ground foul water pumping station and associated power, telecoms and drainage infrastructure.</p> <p>Land at former Didcot A Power Station Purchas Road Didcot</p>
<p>No objection</p>	<p>P21/S0414/HH</p>	<p>Single and two storey extensions to existing bungalow.</p> <p>5 Lydalls Close Didcot OX11 7LD</p>

10. To note as listed: Planning Applications refused.

None received.

11. To note as listed: Planning Applications withdrawn.

None received.

12. To note as listed: Planning Applications referred.

None received.