

Minutes of the

Planning and Development Committee Wednesday 28th April 2021 via Zoom



PRESENT:

Councillors:

A Dearlove (Committee Chair)
D Macdonald (Vice Chair)
M Mallows
P Giesberg
J Durman
J Moody (Substitute for P Siggers)

Officers:

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

Cllr P Davies (non-Committee member)

1 member of the public.

Public Participation

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

1. Dr N Hards addressed the Committee regarding agenda planning proposal P21/S1133/FUL, for the construction of 86 dwellings, access road and balancing ponds and delivery of open space, landscaping and areas for play.
- Dr N Hards requested that the Committee comment that the foul and sewage plan in the application are a positive addition to the plan.

2. Councillor P Davies addressed the Committee regarding agenda planning proposal P21/S1133/FUL, for the construction of 86 dwellings, access road and balancing ponds and delivery of open space, landscaping and areas for play.
 - Councillor P Davies requested the committee comment on the application that where possible, pathways are shared 3 metre paths for both pedestrians and cyclist. The path to the southern public open space is prime for being a 3m shared path rather than the 2-metre pedestrian path that has been proposed.
 - Guidance outlined in LTN1/20 Cycle Infrastructure Design and Oxfordshire Cycle Standards should be adhered to in the design of the infrastructure. This would require paths to be 3-metre-wide which would be more in keeping with the rest of the Ladygrove area, rather than the proposed 2 metre paths seen in the application plans.
3. Councillor P Davies addressed the Committee regarding agenda planning proposal P20/S4138/RM, for the land to the north east of Didcot.
 - Councillor P Davies requested that the Committee suggests that the road by the proposed School could be made a School Street and have a restriction on motor vehicles during pick up and drop off times.
 - Any cycle and pedestrian paths to be named to make them easier to navigate
 - LTN1/20, Cycle Infrastructure Design, be adhered to in the design of the infrastructure.

The Committee returned to standing orders.

229. To receive apologies.

Councillor M Walsh and Councillor P Siggers tendered their apologies for the meeting. Councillor J Moody substituted for Councillor P Siggers.

230. To receive declarations of interest.

It was noted that one of the Officers clerking the meeting was a neighbour to one of the applications. It was decided that the Officer had no input for that application during the meeting.

No other declarations were made.

231. To approve the draft minutes of the meeting held via Zoom on 7th April 2021.

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

All members agreed.

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

None were received.

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

The Committee noted the 70-bed care home to be named as: Valerian Court, Broadway, DIDCOT OX11 8ET.

234. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT AND INFORMATION ONLY

The Committee noted the below listed applications for Lawful Development.

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	

235. To consider as listed: Planning Applications.

7a)	Application	P21/S1062/HH	14 Windsor Close, Didcot 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	30 th April 2021 (extended from 18 th April 2021)	
	Agreed response	Councillor A Dearlove proposed that as no amendments for this application have been proposed, Didcot Town Councils previous response of no objection should be re-submitted.	
7b)	Application	P21/S1036/FUL	Hadden Hill Golf Club, Hadden Hill near Didcot OX11 9BJ
	Proposal	Planning application for a storage building including staff amenity facilities.	
	Response date	30 th April 2021 (extended from 22 nd April 2021)	
	Agreed response.	Councillor A Dearlove proposed, Councillor M Mallows seconded, and it was RESOLVED to submit NO OBJECTIONS . All members agreed.	
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	Councillor A Dearlove proposed, Councillor J Moody seconded, and it was RESOLVED to submit NO OBJECTIONS . All members agreed.	

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	<p>The Committee were concerned this application would lead to overdevelopment and that it will be overbearing and will cause a lack of light for neighbours and it will therefore be unneighbourly.</p> <p>The Committee expressed concerns that the plans show a lack of parking and a lack of amenity space.</p> <p>Councillor D Macdonald proposed, Councillor J Moody seconded, and it was RESOLVED to OBJECT to this application. All members agreed.</p>	
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	<p>The Committee were concerned about the lack of parking shown in the application. This lack of parking will lead to additional on street parking in an area used by the public as a recreation area which could be dangerous especially as the site is near local schools and children use the area frequently.</p> <p>Councillor M Mallows proposed, Councillor D Macdonald seconded, and it was RESOLVED to OBJECT to this application. All members agreed.</p>	

7f)	Application	P21/S1133/FUL	Ladygrove Farm Ladygrove Road Didcot OX11 9BS
	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	<p>The Committee expressed the following concerns/comments:</p> <ul style="list-style-type: none"> • The pedestrian crossing at the bottom of the development needs to be installed before any dwellings in the application are occupied. • The guidance outlined in LTN1/20 Cycle Infrastructure Design and Oxfordshire Cycle Standards must be adhered to in the design of the infrastructure. This would require paths to be 3-metre-wide which would be more in keeping with the rest of the Ladygrove area, rather than the proposed 2 metre paths seen in the application plans. • Where possible, pathways should be shared 3 metre paths for both pedestrians and cyclist. The path to the southern public open space is prime for being a 3m shared path rather than the 2-metre pedestrian path that has been proposed. • The Council comment that the foul and sewage plan in the application are a positive addition to the plan. • The Council would like to see more connectivity between this application and neighbouring developments, more native hedgerows to increase biodiversity, request that all paths and cycle ways are named to ease navigation and the straight road which leads to the T junction on the plans must be 40 miles per hour speed limit. <p>Councillor A Dearlove proposed, Councillor J Moody seconded, and it was RESOLVED to submit an NO OBJECTION to this application. The majority of members agreed.</p>	
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	<p>The Committee noted that a Tree Protection Zone will be in place before any works are complete.</p> <p>Councillor D Macdonald proposed, Councillor J Moody seconded, and it was RESOLVED to submit fully support this application. All members agreed.</p>	

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. (amended by revised plans and information received 12 April 2021)</p>	
	Response date	30 th April (extended from 27 th April 2021)	
	Agreed response	<p>The Committee expressed the following concerns/comments:</p> <ul style="list-style-type: none"> • The Council expect that no dwelling identified in the reserved matters would be occupied before a Toucan crossing has been installed. • The Council expects the guidance outlined in LTN1/20, Cycle Infrastructure Design, be adhered to in the design of the infrastructure. • The Council would like the following suggestions to be considered; any cycle and pedestrian paths to be named to make them easier to navigate, measures to be taken to protect the development from illegal encampment and that any pathways are three metres wide, in keeping with regulations. • The Council suggests that the road by the proposed school could be made a School Street and have a restriction on motor vehicles during pick up and drop off times. <p>Councillor A Dearlove proposed, Councillor M Mallows seconded, and it was RESOLVED to submit NO OBJECTION to this application. All members agreed.</p>	

7i)	Application	P21/S1295/HH	27 Green Road Didcot Oxon OX11 8SY
	Proposal	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.	
	Response date	7th May 2021	
	Agreed response	Councillor A Dearlove proposed, Councillor D Macdonald seconded, and it was RESOLVED to submit NO OBJECTION . All members agreed.	
7J)	Application	P21/S0825/HH	26 Diamond Drive Didcot OX11 6FH
	Proposal	Erection of a single-story conservatory with a double-glazed Ultra frame classic roof	
	Response date	7th May 2021	
	Agreed response	Councillor D Macdonald proposed, Councillor P Giesberg seconded, and it was RESOLVED to submit NO OBJECTION . All members agreed.	
7K)	Application	P21/S1370/HH	42 Mereland Road Didcot OX11 8AY
	Proposal	Conversion of garage to include office space and cloakroom.	
	Response date	7th May 2021	
	Agreed response	Councillor A Dearlove proposed, Councillor D Macdonald seconded, and it was RESOLVED to submit NO OBJECTION . All members agreed.	
7L)	Application	P21/S1376/HH	8 Meadow Way Didcot OX11 0AU
	Proposal	Single storey extension to rear of property	
	Response date	7th May 2021	
	Agreed response	Councillor A Dearlove proposed, Councillor D Macdonald seconded, and it was RESOLVED to submit NO OBJECTION . All members agreed.	

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	8th May 2021	
	Agreed response	Councillor D Macdonald proposed, Councillor P Giesberg seconded, and it was RESOLVED to submit NO OBJECTION . All members agreed.	
7N)	Application	P21/S1482/HH	Lydalls House 102 Lydalls Road Didcot OX11 7DU
	Proposal	Conservatory	
	Response date	9th May 2021	
	Agreed response	Councillor A Dearlove proposed, Councillor D Macdonald seconded, and it was RESOLVED to submit NO OBJECTION . All members agreed.	

236. PLANNING APPEALS

The Committee noted the below listed 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		

237. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

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 Champion 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>

238. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

239. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

240. APPLICATIONS REFERRED

The Committee noted no applications had been referred.

The meeting closed at 8.30pm.

Signed:

Date: