

## Didcot Town Council

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### Minutes of the

### Planning and Development Committee Wednesday 23<sup>rd</sup> February 2022 All Saints Room, Civic Hall



**PRESENT:**  
**Councillors:**

E Hards (Chair)  
P Siggers  
D Chandran  
M Mallows  
J Durman  
A Thompson

**Officers:**

Ms C Lordan (Events and Communications Officer)

**185. To receive apologies.**

Cllr A Dearlove tendered his apologies. Cllr A Thompson substituted.

**186. To receive declarations of interest.**

Cllr E Hards informed the Committee that she was a member of the Great Western Society, but not a board member and therefore would not need to leave the meeting when discussing agenda item 10i, application P22/S0484/FUL - Didcot Railway Centre, Station Road, Didcot, Oxon, OX11 7NJ.

No other interests were declared.

**187. To approve the draft minutes of the meeting held on 2<sup>nd</sup> February 2022**

It was **RESOLVED** to approve the minutes of the meeting on 2<sup>nd</sup> February 2022 as a true and accurate record of the meeting and note it as such.

All members agreed.

**188. Questions on the minutes as to the progress of any item.**

There were no questions as to the progress of any item.

**189.To note as listed: correspondence regarding planning matters.**

Item	Date received	Received from	Sent to Members	Details
6a)	8 <sup>th</sup> February 2022	SODC	8 <sup>th</sup> February 2022	Confirmation of a withdrawal of application P21/S5244/HH -118 Abingdon Terrace Didcot OX11 0AJ agenda item 14.
6b)	9 <sup>th</sup> February 2022	SO and VWH District Councils	10 <sup>th</sup> February 2022	Response to DTC's comment on the Updated Planning Enforcement Statement:  "Thank you for the clarification. Please pass on my assurances to the Town Council that officers have not changed how they make their decisions. Officers work within a national framework of legislation. Eg the Town and Country Planning General Permitted Development Order 2015 (as amended) (known as PD) is legislation that covers the whole of England and Wales. Decisions on expediency are made in the context of the local development plan. It is exactly the same framework used to determine planning applications. The changes we have made are to help us become more efficient and effective."
6c)	10 <sup>th</sup> February 2022	SODC	10 <sup>th</sup> February 2022	Planning Enforcement Statement briefing slides forwarded to Committee members.
6d)	15 <sup>th</sup> February 2022	SODC/VOWH		Invitation to comment on planning consultations: Draft Community Infrastructure Levy (CIL) Charging Schedule and the Draft Developer Contributions Supplementary Planning Document (SPD) – agenda item 8.

The Committee noted the items of correspondence.

Three further items were received after the agenda was sent out regarding three applications which were due to be discussed at SODC's next Planning Committee meeting on 2<sup>nd</sup> March 2022:

1. P21/S4250/FUL, 25 Glebe Road, Didcot, OX11 8PL - Change of use to 7-bedroom House in Multiple Occupation.

The Planning and Development Committee had previously resolved at their meeting on 27<sup>th</sup> October 2021 to object to this application due to inadequate parking on the narrow road, which already had severe parking issues. This comment was supported by the Highway Authority's comment, which had subsequently been withdrawn. Had this information been brought to the attention of the Committee sooner, their objection would have also been withdrawn.

The Committee **RESOLVED** to withdraw their previous objection and comment on this application and would therefore not be sending a representative to speak on this item.

2. P21/S3973/FUL, 14 Haydon Road, Didcot, OX11 7JD - Change of use of dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui Generis) facilitated by two storey side extensions, a single storey rear extension, and extension to the dropped kerb to create additional parking.
3. P21/S5378/FUL, Ridgeway House, 1A Hagbourne Road, Didcot, OX11 8DP - Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer.

It was **AGREED** the EC Officer would register Cllr E Hards to speak on behalf of the Planning and Development Committee on applications P21/S3973/FUL and P21/S5378/FUL at SODC's Planning meeting on 2<sup>nd</sup> March 2022, basing the comments on the previous responses.

**190.To discuss and consider South Oxfordshire and Vale of White Horse District Councils Joint Design Guide – Consultation extended to 11.59pm on Tuesday 15 March 2022 (deferred from last meeting)**

The Committee discussed the Joint Design Guide and **RESOLVED** to submit comments to South Oxfordshire and Vale of White Horse District Councils.

The PEO will liaise with the Chair on the comments and forward them to South Oxfordshire and Vale of White Horse District Councils (appendix 1).

**191.To discuss and consider the invitation to comment on planning consultations: Draft Community Infrastructure Levy (CIL) Charging Schedule and the Draft Developer Contributions Supplementary Planning Document (SPD) – Consultation ends at 11.59pm on Tuesday 22<sup>nd</sup> March 2022**

The Committee **RESOLVED** to **defer** this item to the next meeting of the Planning and Development Committee.

**192.To note as listed: applications for certificates of lawful development and information only.**

The Committee noted that no applications for lawful development had been received.

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

<b>10a)</b>	<b>Application</b>	<a href="#">P21/S4857/HH</a>	49 & 51 Queensway Didcot Oxon OX11 8LY
	<b>Proposal</b>	First floor extension covering both properties.	
	<b>Response date</b>	25 <sup>th</sup> February 2022 (extended from 17 <sup>th</sup> February 2022)	
	<b>Agreed response</b>	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
<b>10b)</b>	<b>Application</b>	<a href="#">P22/S0197/HS</a>	Air Products PLC Harrier Park Hawksworth Didcot OX11 7PL
	<b>Proposal</b>	Application for Hazardous Substances Consent	
	<b>Response date</b>	25 <sup>th</sup> February 2022 (extended from 17 <sup>th</sup> February 2022)	
	<b>Agreed response</b>	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit the following comment:  The Committee would not like to respond to application P22/S0197/HS as they do not feel qualified to discuss or make a decision regarding hazardous substances.  All members agreed.	
<b>10c)</b>	<b>Application</b>	<a href="#">P21/S5181/HH</a>	75 Wessex Road Didcot OX11 8BH
	<b>Proposal</b>	Extension of the existing dropped kerb outside of property, removal of grass verge and replacement with tarmac.	
	<b>Response date</b>	24 <sup>th</sup> February 2022	
	<b>Agreed response</b>	It was proposed by Cllr A Thompson, seconded by Cllr M Mallows and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	

10d)	Application	<a href="#">P22/S0383/HH</a>	23 Dart Drive Didcot OX11 7XX
	Proposal	Two storey side extension	
	Response date	25 <sup>th</sup> February 2022	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr A Thompson, and <b>RESOLVED</b> to <b>object</b> to the application with the following comment:</p> <p>The Committee can not see how two parking spaces will be provided on the plans.</p> <p>All members agreed.</p>	
10e)	Application	<a href="#">P22/S0248/FUL</a>	Marlborough Club 227 Broadway Didcot OX11 8RU
	Proposal	Erection of new single storey building to be used as a boxing club.	
	Response date	25 <sup>th</sup> February 2022	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application with the following comments:</p> <p>The Committee would like clarification on whether the building will have access to changing facilities and toilets.</p> <p>All members agreed.</p>	
10f)	Application	<a href="#">P22/S0379/FUL</a>	Didcot Girls School Manor Crescent Didcot Oxon OX11 7AJ
	Proposal	Installation of a double fire door leading on to a coloured metal staircase.	
	Response date	1 <sup>st</sup> March 2022	
	Agreed response	<p>It was proposed by Cllr D Chandran, proposed by Cllr P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> to the application.</p> <p>All members agreed.</p>	
10g)	Application	<a href="#">P22/S0362/HH</a>	52 St Hildas Close Didcot OX11 9UX
	Proposal	Single storey front extension and garage conversion	
	Response date	3 <sup>rd</sup> March 2022	
	Agreed response	<p>It was proposed by Cllr J Durman, seconded by Cllr M Mallows and <b>RESOLVED</b> to submit <b>no objection</b> to the application.</p> <p>All members agreed.</p>	

<b>10h)</b>	<b>Application</b>	<a href="#">P22/S0428/FUL</a>	5-6 Unit 1a Market Place Didcot OX11 7LE
	<b>Proposal</b>	Change of use from office use Class E to Sui Generis	
	<b>Response date</b>	10 <sup>th</sup> March 2022	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by Cllr A Thompson and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
<b>10i)</b>	<b>Application</b>	<a href="#">P22/S0484/FUL</a>	Didcot Railway Centre Station Road Didcot OX11 7NJ
	<b>Proposal</b>	Proposals seek to create a new accessible entrance combing both ramp and stair access for visitors and employees to the site.	
	<b>Response date</b>	10 <sup>th</sup> March 2022	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	

#### 194.To note as listed: Planning Appeals.

The Committee noted that no planning appeals had been received.

#### 195. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	<a href="#">P21/S5114/HH</a>	Erection of conservatory, dwarf walls around base, 5m x 3.35m, ridge height of 2.89m  <b>23 Cromwell Drive Didcot OX11 9RB</b>
No objection	<a href="#">P21/S5158/HH</a>	Single storey rear extension  <b>21 Colborne Road Didcot OX11 0AB</b>
No objection	<a href="#">P21/S5085/HH</a>	Proposed ground floor rear extension, garage conversion and first floor side extension  <b>93 Lydalls Road Didcot OX11 7DT</b>

No objection	<a href="#">P21/S5015/HH</a>	Erection of two-storey rear extension.  <b>53 Derwent Avenue Didcot OX11 7RF</b>
No objection	<a href="#">P21/S5283/HH</a>	New first floor dormer extension, internal redesign, and extension to existing garage to create annex for family use.  <b>37 Green Road Didcot OX11 8SY</b>

### 196. Applications refused.

The Committee noted that no planning applications had been refused.

### 197. Applications withdrawn.

The Committee noted the below withdrawn planning application:

<b>Application</b>	<a href="#">P21/S5244/HH</a>	118 Abingdon Terrace Didcot OX11 0AJ
<b>Proposal</b>	Demolition of existing single storey rear extension roof and erection of a first-floor extension and the part mezzanine floor in the loft	
<b>Date withdrawal confirmation received</b>	8 <sup>th</sup> February 2022	
<b>Didcot Town Council's response 17<sup>th</sup> January 2022</b>	<p>Objection with comment:</p> <p>The Committee were concerned that this is unneighbourly due to the bulk and massing. The overall projection of the 2.5 storey extension would be overbearing and intrusive leading to loss of privacy, light, and amenity to neighbouring properties.</p> <p>It is out of character for the area (being widely visible from the alleyway running behind Abingdon Terrace) and will overlook properties on Oxford Crescent. The increase in height means neighbours who use vegetation for screening, will no longer be able to do so.</p>	

### 198. Applications referred.

The Committee noted no planning applications had been referred.

The meeting closed at 8.15pm.

Signed: .....

Date: .....

DRAFT



**The Planning and Development Committee resolved to submit the following comments on the draft Joint Design guide, at their meeting on 23<sup>rd</sup> February 2022:**

In general, the Planning and Development Committee feel the document is clear and well-written. It is full of worthwhile statements, and it would be good if the actions could be carried through but in the current Planning climate, the Committee are not confident of the Council's ability to do this.

The comments below refer to specific sections.

**About South and Vale**

- The Councils “expect the design of new development to be similarly outstanding for the benefit of local residents”. The Committee do not currently see much evidence of this approach here in Didcot.

**Natural Environment**

- “Retain characteristic hedgerow pattern where possible” – this has frequently not happened in the past.
- Design principle 2.2 “ensure the scheme....does not negatively impact on the benefits enjoyed by neighbouring properties and spaces”. In a built-up area everything impacts on neighbouring properties.
- The Committee agrees with the Biodiversity Net Gain proposals.

**Movement and Connectivity**

- Tertiary streets need to allow for on-street parking as there is never enough provided on-site.
- Tertiary and secondary streets should have road surfaces designed to show a clear way out for visitors.
- The Committee endorse avoiding cul-de-sacs.

**Built Form**

- The Committee noted that parts of this section are badly written, with spelling mistakes.
- “..striving for excellence in architectural quality”. The Committee endorses the aspiration but thinks it is unlikely to be realised on current evidence.

**Climate and Sustainability**

- The Planning and Development Committee support this.