

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 18th November 2020 at 7:30pm Online at Zoom.us.



PRESENT:

Councillors: A Dearlove (Chair)
D Macdonald
P Siggers
M Walsh
D Rouane (substituting for Cllr P Giesberg)

Officers: G Langton (Planning & Environment Officer)

131. To receive apologies.

Cllr P Giesberg had submitted his apologies, Cllr D Rouane was substituting. Cllr J Durman was absent.

132. To receive declarations of interest.

Cllr M Mallows declared an interest in item 142(a), she knew the applicant, and would not take part in the consideration of the proposal.

133. To approve the draft minutes of the meeting held via Zoom on 28th October 20.

Cllr Dearlove proposed, Cllr Macdonald seconded, and it was **RESOLVED** to approve the minutes as a true and accurate record of the meeting. Four members agreed, one member abstained.

134. Questions on the minutes as to the progress of any item (progress report).

The Committee noted the progress report. Cllr Walsh sought clarity as to the meaning of 'areas' of Didcot being covered by Civil Parking Enforcement. The Officer confirmed that the whole town would be covered but that some areas were not currently subject to parking restrictions, hence the use of the word.

The Committee requested that they hear an update following the next meeting of the Traffic Advisory Group.

135. To receive an update on the progress of P20/S2959/FUL.

The Committee noted the update (copied below). Cllr Rouane confirmed that as the SODC Ward Councillor for the area, he had called the proposal in to the SODC Planning Committee.

An amendment has been submitted for the proposed apartment building on Abingdon Road. The amendment was minor ([link](#)) with a re-consultation window until the 10th November 2020

only. The Officer has contacted the Planning Officer and he was unable to grant an extension past the determination date of the 18th November 2020. The Planning Officer has informed the Officer that the application had been called in to SODC's Planning Committee (if Planning Officers were minded to recommend approval). If the proposal is considered at SODC's Planning Committee, the Town Council would have an opportunity to provide comments to the meeting.

136. To receive an update on the progress of the proposed 20mph speed limits at and around Brasenose Road & Slade Road, and Larch Drive and adjacent roads.

The Committee noted that the proposals would be presented to The Cabinet Member for Environment (including Transport) decisions meeting on **Thursday 19th November 2020**.

137. To note the erection of 1 new residential dwelling at Sinodun Road.

The Committee noted the new dwelling, which would be known as 25A Sinodun Road, Didcot, OX11 8HP.

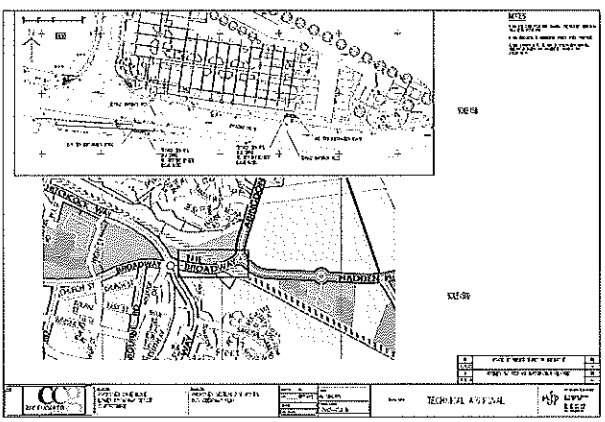
138. PLANNING APPLICATIONS

Proposals for Comment

a)	Application	<u>LAPREM/12787/20</u>	62 Queensway, Didcot
	Proposal	NEW PREMISES LICENCE APPLICATION – Off sales only. Part of one room will be used to store and package up the alcohol ready for shipping.	
	Response date	26 th November 2020	
	Agreed response	Cllr Mallows did not take part in the discussion of this item, having declared an interest. Cllr Dearlove proposed, Cllr Macdonald seconded, and it was RESOLVED to submit no objections . Four members agreed, Cllr Mallows abstained.	
b)	Application	<u>P20/S3847/HH</u>	13 Loddon Drive Didcot OX11 7QA
	Proposal	Single storey rear and first floor side extensions	
	Response date	20 th November 2020 (extended from 13 th November 2020)	
	Agreed response	Cllr Dearlove proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
c)	Application	<u>P20/S3862/HH</u>	18 Burdock Spur Didcot OX11 6GU
	Proposal	Single storey Orangery with flat roof and Upvc double glazed lantern.	
	Response date	20 th November 2020 (extended from 13 th November 2020)	
	Agreed response	Cllr Macdonald proposed, Cllr Walsh seconded, and it was RESOLVED to submit no objections .	

d)	Application	<u>P20/S3926/D</u> Former Didcot Labour Club 89 Station Road
	Proposal	Demolition of: The former Didcot Labour Club is a 2-storey building of brick construction with a tiled roof. The residential dwellings at: 91 and 93 are 2 storey buildings of brick construction with tiled roofs. The residential dwellings at 3a and 3b Lydalls Road along with the commercial unit at 5 Lydalls Road are 2 storey and are of brick construction with tiled roofs.
	Response date	20 th November 2020
	Agreed response	Cllr Macdonald seconded, Cllr Siggers seconded, and it was RESOLVED to support the proposal, making the below comments. Comment: Didcot Town Council supports the proposal to demolish the identified buildings on Station Road and surrounding areas. The Council is concerned though that the site does not remain an eyesore even after demolition and that a suitable 'meanwhile' use can be found for the area before development occurs. The Council is of the opinion that, should the recommendation of the Tree Officer be followed, and all the trees maintained a suitable use would be as a park, with benches and planters installed.

e)	Application	<u>JaC/12.6.189</u> B4016 Broadway, Didcot
	Proposal	Bus Stop Clearways (with a 'No Stopping except local buses' restriction): <ul style="list-style-type: none"> • North side - 115 metres* east of its roundabout junction with Jubilee Way, and • South side - 75 metres* east of its roundabout junction with Jubilee Way. <p>* All dimensions are approximate, taken from the centre of the junction to the centre of the feature.</p> <p>(click picture or here for weblink).</p>



Response date	27 th November 2020
---------------	--------------------------------

	Agreed response	Cllr Walsh proposed, Cllr Siggers seconded, and it was RESOLVED to support the proposal. All members agreed.	
f)	Application	<u>P20/S4039/O</u>	Land at Down Farm South west of Aster Close Didcot OX11 6FR
	Proposal	Demolition of existing buildings and the erection of 9 dwellings with associated access.	
	Response date	27 th November 2020	
	Agreed response	<p>Cllr Walsh proposed, Cllr Macdonald seconded, and it was RESOLVED to submit no objections, along with the comments below.</p> <p>Comment:</p> <p>Didcot Town Council welcomes the statements made by the developer with regard to Sustainability, Flood Risk and Drainage (para 3.7 of the Design and Access statement), where it is stated that "<i>Consideration will also be given to the use of renewable energy source such as air-source heating, solar / photovoltaic panels, and all dwellings will be designed to exceed current energy-performance criteria & standards. Building fabric will be designed to ensure high thermal efficiency of the buildings and where possible materials will be selected for their sustainable & environmental credentials.</i>" The Council fully expects the developer to not retreat from these commitments. The Council also welcomes the inclusion of 21 parking spaces, which it considers sufficient, unlike at many other proposals it has seen.</p>	
g)	Application	<u>P20/S2724/FUL</u>	2 Sinodun Road DIDCOT Oxon OX11 8HN
	Amended Proposal	Proposal: Construction of new one-bedroom house.	
	Response date	27 th November 2020	
	Agreed response	<p>Cllr Dearlove proposed, Cllr Mallows seconded, and it was RESOLVED to object, supported by the comments below.</p> <p>Comment:</p> <p>Didcot Town Council notes its concern that the proposal, whilst for a 1-bed property, could easily result in the equivalent of two-bed occupancy, there being a room described as an office on the first floor. That being the case, the proposal falls short of the required 50square metres of amenity space.</p> <p>The Council is concerned about the proposed dwelling's proximity to the existing house, overshadowing the existing property.</p> <p>Finally, the Council notes that there is no assessment of parking space availability or access/visibility splayed contained within the papers.</p>	

h)	Application	<u>P20/S3983/HH</u>	37 Saxons Way Didcot OX11 9RA
	Proposal	Remove existing conservatory; erection single storey rear extension.	
	Response date	27 th November 2020	
	Agreed response	Cllr Walsh proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections .	
i)	Application	<u>P20/S3996/HH</u>	14 Mowbray Road DIDCOT Oxon OX11 8SS
	Proposal	Proposed single storey rear extension to create new family area, remodelling of internal layout.	
	Response date	27 th November 2020	
	Agreed response	Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections .	

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

The Committee noted there had been no applications for lawful development submitted.

A)	Application	None.
	Proposal	

140. PLANNING APPEALS

The Committee noted there had been no planning appeals lodged.

A)	Application	None.
	Proposal	
	Planning Outcome	
	Representations by	

141. APPLICATIONS APPROVED

The Committee noted the below listed proposals that had been granted permission.

The Committee noted that two proposals to which it had submitted objections had been granted permission on delegated authority, without the District Council referring the matter to its Planning Committee for consideration. This Committee was concerned that its views were being dismissed more lightly than they should be and that contentious proposals were being decided without being considered by elected members in public forum.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
09.01.2020: No objections.	P19/S4426/RM	Reserved Matters application following Outline approval P19/S1967/FUL for the proposed realignment of below ground unnamed ordinary watercourse (a tributary of the Moor Ditch) and revised connection to the Moor Ditch (as amended by plans and information received 23rd March 2020, 15th June 2020, 3rd August 2020 and 24 September 2020).
24.04.2020: Object.		(Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m2 of Class B1 units, 13,000m2 Class A1 units (includes 1,500m2 convenience food store), 150 bed Class C1 hotel and 500m2 of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Cross boundary application Vale of White Horse and South Oxfordshire. As amended by Updated EA and Master plan213042- PL-03 Rev G.)
02.07.2020: Object.		
26.08.2020 No Objections, with comment.		Land at former Didcot A Power Station Purchas Road Didcot

Object.	P20/S3014/FUL	Change of use from a 6-bed HMO (use-class C4) to a 9-bed Sui Generis HMO. Fenestration alterations. 16 Barnes Road Didcot OX11 8JL
No Objections.		Demolition of existing conservatory, construction of new single storey rear extension with associated internal alterations. Alterations to existing outbuilding. Revision to approval P19/S3267/HH due to location of a Lateral Drain. 4 Mowbray Road Didcot OX11 8SS
Object.	P20/S2850/HH	Demolish existing conservatory and rear extension. Erection of two, two storey extensions (as amended by plans received 30 September 2020). 95 Park Road Didcot OX11 8QT
18.09.2020: Object. 12.10.2020: Object.	P20/S2763/FUL	Erection of a part single part two-storey roof infill extension with rear roof dormer to create additional residential accommodation. (as amplified by email from agent dated 24 September 2020 in relation to Town Council's objections and drawing no. 1039 06 which shows the storage and collection point for bins received on 30 September 2020 and amended by plan ref 1039 04 B which shows 4 cycle parking spaces received 15 October 2020). Former Natwest Bank 124 Broadway Didcot OX11 8AD
No objections.	P20/S3104/HH	Demolition of existing extension: erection of a single storey rear extension. 5 Haydon Road Didcot Oxon OX11 7JB
No objections.	P20/S3336/HH	Part single/two storey rear extension

	52 Ottery Way Didcot OX11 7UG
--	--------------------------------------

No objections	P20/S3414/HH	Single storey extension at the front. 28 Portway Didcot OX11 0BE
No objections.	P20/S3410/HH	Single storey extension at the front. 26 Portway Didcot OX11 0BE

142. APPLICATIONS REFUSED

The Committee noted the below listed proposal that had been refused permission.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections, with comment: The Council is concerned though that the internal layout of the proposed separate dwelling would not meet current standards with a toilet and bathroom being accessed directly from the kitchen area.	P19/S4557/FUL	Conversion of existing annexe accommodation which is ancillary to 5A Oatland Road and 12 Fairacres Road, to self-contained dwelling. 5A Oatland Road Didcot OX11 8QF

SA - 005

143. APPLICATIONS WITHDRAWN

The Committee noted the below listed proposal that had been withdrawn.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections.	<u>P20/S1655/FUL</u>	Land south of A4130 Didcot Application for temporary site access from A4130 to be used for construction traffic only for duration of S278 works at primary access (approved under Outline permission P16/S3609/O)

144. APPLICATIONS REFERRED

The Committee noted there had been no proposals referred..

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

The meeting closed at 20:12.

Signed: _____

Date: _____