

Didcot Town Council

Minutes of the meeting of the

Planning and Development Committee
Wednesday 9th December 2020



PRESENT:

Councillors: A Dearlove (Chair)
D Macdonald
P Siggers
M Mallows (part)
P Giesberg

Officers: G Langton (Planning & Environment Officer)
J Wheeler (Town Clerk)

145. To receive apologies.

Apologies were received from Cllr M Walsh, who was having internet connection difficulties.

146. To receive declarations of interest

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

147. To approve the draft minutes of the meeting held via Zoom on 18th November 2020.

Cllr Dearlove proposed, Cllr Macdonald seconded, and it was RESOLVED to approve the minutes as presented as a true and accurate record of the meeting.

[Cllr Mallows entered the meeting].

148. Questions on the minutes as to the progress of any item and progress reports.

There were no questions raised and the Committee noted the progress report.

149. To receive an update on the progress of P20/S1824/HH.

The Committee noted the progress as presented overleaf. Cllr Dearlove reported that the amendment had been circulated and the members agreed by email that the change to the installation of a trellis from a fence was not significant and would improve visibility, the only comment made by the Committee when considering the proposal.

Application	P20/S1824/HH	24 East Street Didcot OX11 8EJ
Proposal	Amendment: No. 1 - dated 19th November 2020	
	Erect a fence on top of existing brick, in order to create a private garden on our property. (As amended by drawings received 19 November 2020, proposing a trellis on top of the wall instead of the close board fence).	
Response date	4 th December 2020	
Agreed response	Members agreed by email that the amendment to a trellis from a fence was not a material enough change to warrant re-consideration of the Committee's original decision.	

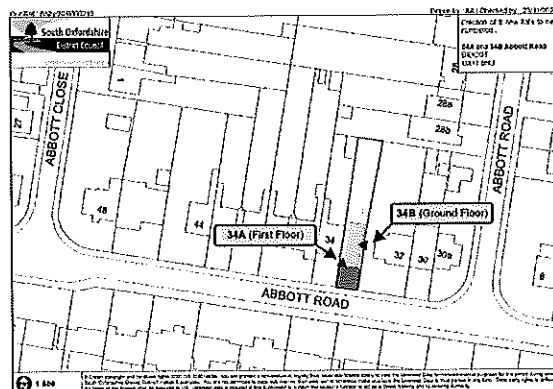
150. **To consider the response to the District's approval of the removal of two oak trees at Shinmoor Close and related petition and residents' campaigns.**
 Cllr Mallows declared an interest in the item, reporting that she was known to the owner of the property adjacent to the trees in question.
 The Planning & Environment Officer reported that the petition had not been received by the Council and appeared, at the time of the meeting, to still be open to further signatories.
 Cllr Dearlove noted that tree protection was a power held by the District Council and the Town Council was not consulted.
 The Committee noted the report included statements from different experts that appeared contradictory.
 Cllr Macdonald noted that the trees could be retained if the house was underpinned and the roots blocked.
 Cllr Giesberg considered the issue to be one of engineering rather than tree health.

Cllr Dearlove proposed, Cllr Giesberg seconded, and it was **RESOLVED** to draft a letter to the District ward Councillors and Leader of the District Council seeking confirmation of the reasons for the decision and confirmation that all measures had been explored before reaching the decision to permit removal of the trees. All members agreed.

The exact wording would be agreed outside the meeting and reported to the next meeting of this Committee.

151. **To note the erection of 2 new flats to be numbered: 34A and 34B Abbott Road, DIDCOT. OX11 8HU.**

The Committee noted the new Numbering (presented right).



152. PLANNING APPLICATIONS

Proposals for Comment

a)	Application	<u>P20/S4223/HH</u>	55 Kynaston Road Didcot OX11 8HD
	Proposal	Proposed front extension	
	Response date	14 th December 2020 (extended from 9 th December 2020)	
	Agreed response	Cllr Macdonald proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
b)	Application	<u>P20/S4138/RM</u>	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</p> <ul style="list-style-type: none"> (i) two new primary schools (ii) a new secondary school (iii) a new leisure/sports facility and sports pitches, including a pavilion (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 children's 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 (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure. 	
	Response date	14 th December 2020 (extended from 10 th December 2020)	
	Agreed response	<p>Cllr Dearlove proposed, Cllr Macdonald seconded, and it was RESOLVED to submit no objections, commenting that:</p> <p>The Council expected that no dwelling identified in the reserved matters would be occupied before a Toucan crossing had been installed, as proposed by the County Council to promote pedestrian and cyclist connectivity.</p> <p>The Council expects the guidance outlined in <u>LTN1/20</u>, Cycle Infrastructure Design, be adhered to in the design of the infrastructure.</p> <p>The Council welcomes the design features such as roofs that are predominantly south facing, promoting the installation of solar panel by future owners, and that charge points for electric vehicles could be purchased as part of a house sale.</p>	

c)	Application	<u>P20/S3491/HH</u>	33 Park Road Didcot OX11 8QL
	Amended Proposal	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).	
	Previous response	On 30 th October 2020, a response of 'No objections' was submitted.	
	Response date	14 th December 2020	
	Agreed response	Cllr Dearlove proposed, Cllr Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
d)	Application	<u>P20/S4376/HH</u>	5 Lydalls Close Didcot OX11 7LD
	Proposal	Single and two storey extensions to existing bungalow.	
	Response date	17 th December 2020	
	Agreed response	Cllr Dearlove proposed, Cllr Giesberg seconded, and it was RESOLVED to submit no objections . All members agreed.	
e)	Application	<u>P20/S4251/O</u>	SC Car Sales Wantage Road DIDCOT OX11 0BS
	Proposal	Outline application for demolition of garage and erection of 8 flats.	
	Response date	16 th December 2020	
	Agreed response	<p>Cllr Macdonald proposed, Cllr Mallows seconded, and it was RESOLVED to Object to this proposal for the reasons listed below. Four members agreed, one member abstained.</p> <p>There were insufficient parking places provided for the 8 proposed apartments, all of which are 2-bedroom. Emerging Local Plan policy TRANS5 requires parking to include designs to enable the charging of plug-in and other low-emission vehicles in safe, accessible and convenient locations; provide parking for disabled people and ensure that there are sufficient spaces for all residents. Two-bedroom apartments require sufficient parking, with each apartment requiring at two spaces. There is no extra parking available along the Wantage Road, so any overspill would affect local residential streets.</p> <p>The area provided for vehicles does not indicate any turning space, thus requiring users to reverse in to or out of the parking area onto the busy main Wantage Road.</p> <p>The location would mean that, should the development be approved, there would be 7 turnings on this road in a 50m stretch. This would significantly affect highway safety, with pedestrians crossing to access the local shops and school.</p>	

The development is too far from Didcot Parkway Station to be considered as a sustainable location for pedestrians. Cycling may be possible but there is no cycle parking indicated and to remove communal amenity space to install such a facility would reduce it to below the acceptable level.

The proposal is unneighbourly, the site is not large enough to accommodate 8 apartments, the associated amenity space and sufficient parking for cars and cycles. To maximise the space behind the proposed buildings, they have been sited close to the road. This would create an imposing bulk and dominate the street scene. The closeness to the road also affects the visibility splay, affecting vehicles entering or leaving the properties' parking area.

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

The Committee noted the below listed applications for lawful development.

A)	Application	<u>P20/S4186/LDP</u>	12 Loddon Drive Didcot OX11 7QA
	Proposal	Enlarged single storey side extension.	

154. PLANNING APPEALS

The Committee noted there had been no appeals submitted.

A)	Application	None.
	Proposal	
	Planning Outcome	
	Representations by	

155. APPLICATIONS APPROVED

The Committee noted the below listed permission s granted. The Committee noted that one it had objected to, P20/S2255/FUL had been approved..

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P20/S3486/HH	Demolition of existing garage and erection of a single-storey extension to the side and rear of the property 30 Usk Way Didcot OX11 7SQ
06.08.2020: Object 12.10.2020: Object	P20/S2255/FUL	New Dwelling (As amended by Drawing PL01 Rev B altering the garden sizes of the existing and proposed dwelling) 47 Lynmouth Road Didcot OX11 8PW
17.07.2020: No objection 30.10.2020: No objection	P20/S1883/RM	Reserved Matters application for alternative house types for 8 dwellings – Plots 19, 23, 38, 57, 59, 60, 61, 62 (follows P18/S0719/RM reserved matters approval for layout, scale, appearance and landscaping for 166 dwellings granted by outline permission P16/S3609/O 1 September 2017 (as amended by drawings accompanying letter from Agent dated 6 October 2020). Land south of A4130 Didcot
No objections	P20/S3250/HH	Two storey side extension, single storey lean-to kitchen extension and front porch (amendment to previously approved Planning Application P20/S0147/HH) 38 North Road Didcot Oxon OX11 7EQ
No objections with comments	P20/S3222/FUL	Change of use of land from drainage to residential, whilst retaining drainage function (ditch). Install covered decking area over drainage ditch and remove fence between house and rear boundary. Erection of fence on raise platform. Repositioning of access gate for ditch maintenance.

		50 Bluebell Lane Didcot OX11 6GN
No objections	P20/S2915/HH	Small single storey extension to the front and conversion of garage (storage). 22 Portway Didcot OX11 0BE
No objections	P20/S2487/HH	Proposed additions to the existing back extensions and associated alterations. 30 Kynaston Road DIDCOT Oxon OX11 8HD
No objections	P20/S3434/FUL	Variation of condition 2 (approved drawings - design changes) on application ref. P17/S4005/FUL. Construct a new two-bedroom house at the side of 31 Norreys Road Didcot, with a single storey extension at the rear of the existing house. Two new parking spaces and highway cross-over from Brunel Road. Re-arrangement of parking and new highway cross-over from Norreys Road at the front of the property. 31 Norreys Road Didcot OX11 0AT
No objections	P20/S3621/HH	Single storey side extension 23 Freeman Road Didcot OX11 7DD
No objections	P20/S3619/HH	Two storey and single storey rear extensions. 8 Doe Lea Didcot OX11 7YQ

156. APPLICATIONS REFUSED

The Committee noted the below listed proposal refused permission.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Objection	P20/S2959/FUL	Erection of a detached two-storey building comprising eight apartments (eight 1-

		bedroom) with access, parking and amenity space. (as amended by plans received 23 October 2020). 186 Abingdon Road Didcot OX11 9BP
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157. APPLICATIONS WITHDRAWN

The Committee noted there had been no applications withdrawn.

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

158. APPLICATIONS REFERRED

The Committee noted there had been no applications referred.

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

The meeting closed at 8:10pm.

Signed (Chair): Date: