

Notice of a meeting of the

Planning and Development Committee
Wednesday 18th September 2019 at 7:30pm
All Saints Room, Civic Hall, Didcot



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.

Reports and minutes

We add reports and minutes to our website.

Recording, photographs and filming

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 Town Clerk before the start of the meeting.

Public participation

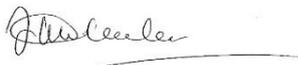
The council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18 - 20 on a matter before the Committee).

At the relevant time during the meeting, the Chairman will invite members of the public to present their questions, statements or petitions.

To find out about participation contact the Town Clerk.

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 cop-opt Cllr James Durman on to the Planning and Development Committee
4. To agree the minutes of the meeting held on 28th August 2019 as a true record (**minutes attached**)
5. Questions on the minutes as to the progress of any item
6. To consider planning applications as listed
7. To note applications for certificates of lawful development as listed
8. To note planning applications approved as listed
9. To note planning applications withdrawn as listed
10. To note the result from Public Footpath Diversion Consultation
11. To note the response from Thames Water regarding the L&G Homes Phase 1, Willington Down, North East of Didcot – *see attached paperwork.*
12. To agree more detail on the traffic surveys to send to the Finance Committee in a request for more funding.
13. To note the new information regarding Land to the rear of 26 Haydon Road – which the Planning Committee refused due to loss of amenity space at 26a and 26b. (*See paperwork attached*)



Janet Wheeler

Town Clerk

12th September 2019

Voting committee members:

Councillors:

D Macdonald (Chairman)

E Hards (Vice-Chair)

P Giesberg

C Wilson

A Thompson

J Durman

Substitute committee members

Councillors:

P Siggers

D Rouane

A Sandiford

Didcot Town Council

Planning and Development Committee

Wednesday 28th August 2019 at 7.30pm

All Saints Room, Civic Hall



Minutes

Note: These minutes are subject to approval as a true and correct record by the next meeting of this Committee.

PRESENT:

Councillors: E Hards (Vice-Chair)
C Wilson
A Thompson
A Sandiford
D Rouane

Officers: Mr T Hudson (Deputy Town Clerk)
Mrs J Wheeler (Town Clerk)

Cllr Anthony Hudson was also present in the audience.

Public Participation

None

30. Apologies

Councillors D Macdonald and P Giesberg tendered their apologies. Cllr Sandiford acted as a sub for Cllr Macdonald. Cllr D Rouane acted as a sub for Cllr P Giesberg.

31. Declarations of interest

None

32. Minutes of the meeting held on 7th August 2019

Proposed by Councillor E Hards and seconded by Councillor A Sandiford **RESOLVED** to agree the minutes of 7th August 2019 as a true record of the meeting and that the Vice Chairman should sign them as such.

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

None

34. Planning applications

South Oxfordshire District Council		
a)	P19/S2353/HH	39 Wantage Road
		<p>Demolition of existing conservatory and outbuilding and partial demolition of kitchen; construction of a two-storey rear extension for kitchen/dining and an additional bedroom; additional windows to west elevation; internal alterations.</p> <p>RESOLVED: to REFUSE due to over-looking windows into the neighbour's home</p> <p>Proposed: DR</p> <p>Seconded: EH</p>
b)	P19/S2359/HH	12 Cherwell Close
		<p>Single storey side extension.</p> <p>RESOLVED: No objections</p> <p>Proposed: EH</p> <p>Seconded: CW</p>
c)	P19/S2369/FUL	15 Park Close
		<p>Demolition of the existing garage and outbuilding. Construction of a new two bedroom detached dwelling.</p> <p>RESOLVED: No objections subject to the resolution of the holding objection from Highways.</p> <p>Proposed: AT</p> <p>Seconded: EH</p>

d)	P19/S2414/HH	29 Haydon Road
		<p>Single-storey extension on the South-West corner of the property for use as a utility room; internal wall alteration.</p> <p>RESOLVED: No objections</p> <p>Proposed: AT</p> <p>Seconded: AS</p>
e)	P19/S2457/FUL	HSBC - 186 Broadway
		<p>Installation of CCTV Camera</p> <p>RESOLVED: No objections</p> <p>Proposed: AT</p> <p>Seconded: CW</p>
f)	P19/S2474/HH	5 Cromwell Drive
		<p>Loft conversion including installation of a full width flat roof dormer to the rear elevation, installation of two rooflights to the front elevation, to form new habitable space (within permitted development criteria). Loft conversion to form new habitable space; full width flat dormer with Juliet doors and window to the rear elevation; two rooflights to the front elevation; internal alterations.</p> <p>RESOLVED: No objections</p> <p>Proposed: AT</p> <p>Seconded: DR</p>
g)	P19/S2565/FUL	Land to the rear of 26 Haydon Road
		<p>Erection of new single storey dwelling to the rear of existing dwelling, accessed via Garth Road.</p> <p>RESOLVED: to REFUSE due to loss of amenity space at Nos 26a and 26b.</p>

		Proposed: EH Seconded: AS
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Vale of White Horse District Council

a)	P19/V0403/FUL	Land at Alma Barn, Didcot Road, Harwell
	<p>Previous response:</p> <p>Didcot Town Council shares the concerns of Oxfordshire Clinical Commissioning Group as to how the medical needs arising from this facility will be serviced.</p>	<p>Construction of an 85-bed care home (Use Class C2) with associated car parking, access and landscaping (as per amended plans submitted 23 July 2019).</p> <p>RESOLVED: Same response as previously – Councillors share the concerns of the Oxfordshire Clinical Commissioning Group.</p> <p>Proposed: EH Seconded: AT</p>

Oxfordshire County Council

MW.0071/19	Sutton Courtenay Quarry, Appleford
	<p>RESOLVED: The Committee agreed not to make a response.</p> <p>Proposed: DR Seconded: AS</p>

35. To note certificates of lawful development as listed

The committee **NOTED** the certificates of lawful development as listed.

36. To note planning applications approved as listed

The committee **NOTED** the applications that had been approved as listed.

37. To note planning applications refused as listed

The committee **NOTED** the applications that had been refused as listed.

38. To note planning applications withdrawn as listed

The committee **NOTED** the applications that had been withdrawn as listed.

39. To note planning applications referred as listed

The committee **NOTED** the applications that had been referred as listed.

40. To review the progress on actions from the Traffic Advisory Group meeting held on 4th July 2019

- There was no response from Hammerson's regarding a meeting to discuss parking issues for employees of the Orchard Centre.
- There was no response from the owner of Julian's Car Park asking them to consider reopening the exit to allow egress onto Lydalls Road.
- The speed survey for Park Road and Haydon Road would take place after the Summer Holidays to give more accurate results.
- It was proposed by Councillor E Hards; seconded by Councillor A Thompson – to defer the request for £3000 for a consultation fee to acquire a legal order for new restrictions within Didcot (such as new single and double yellow lines) as the Didcot Garden Town Parking Strategy has been commissioned and the results should be available in 2020.

The vote was: IN FAVOUR = 2; AGAINST = 1; ABSTENTION = 1. Councillor D Rouane did not take part in this part of the meeting.

- The note regarding the Bed and Breakfast on Lydalls Road was noted by the Committee.
- The request for a survey of the local car parks to record usage rates was discussed. The Committee was supportive in principal but felt that the Traffic Advisory Group needed to be more specific in what should be included in the survey.
- It was proposed by Councillor A Thompson; seconded by Councillor A Sandiford to write a letter to the police asking for clarification of the roles and duties of the PCSO's – and specifically the roles of Didcot PCSO's. Councillor Sandiford also wanted to know what the neighbourhood strategy is for Didcot.
- A letter would be written to the emergency services asking for their advice on crowded roads in Didcot where residents feel that access is being compromised.
- A letter would also go to the Royal Mail Sorting Office on Broadway asking if they can ensure that their employees do not use the parking bays outside their office.

The meeting ended at 8:54 pm

Signed: _____ (Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P19/S1088/FUL	25 Sinodun Road
Amendment	<p>1</p> <p>Previous response:</p> <p>No objections</p>	Demolition of existing garage and construction of a new one-bedroom house at the rear of 25 Sinodun Road. Form new highway cross-overs to provide off-street parking for the new and existing house. (as amended by plans and supporting information received on 20 August 2019)
Application	P19/S1370/FUL	88 Park Road
Amendment	<p>1</p> <p>Previous response:</p> <p>No objections but with concerns over</p> <ul style="list-style-type: none"> - Road safety in relation to the access arrangements - As raised by comment of the Waste Management Officer, the lack of clarity over how refuse collection will be managed 	Demolition of the existing dwelling and the erection of a two-storey building comprising eight apartments (four 1-bedroom and four 2-bedroom) together with access, parking and amenity space. (As amended by drawings moving the position of the building and altering the roof design and amplified by tree report accompanying email from agent received 30 August 2019)

Application	P19/S2263/FUL	32 Cockcroft Road
Amendment	1 Previous response: Objection on grounds of <ul style="list-style-type: none"> - Unneighbourly in that the removal of the garage would involve the demolition of half a building and - potentially block the neighbour's access to their garage. - It is questionable whether number 32 would retain adequate amenity space. 	Erection of a new dwelling.(as amended by plan ref A1 1007 B altering visibility and parking).
Application	P19/S2268/A	36 Orchard Centre
Amendment		Display of two illuminated fascia signs and two non-illuminated hanging signs.
Application	P19/S2674/HH	86 Norreys Road
Amendment		Single-storey timber outbuilding for use as a garden room.
Application	P19/S2682/HH	20 East Street
Amendment		Proposed demolition of conservatory, construction of two-storey extension and ancillary works.
Application	P19/S2369/FUL	15 Park Close
Amendment	1 Previous response: No objections subject to the resolution of holding objection from highways	Demolition of the existing garage and outbuilding. Construction of a new two bedroom detached dwelling. (As amended by plan LGD.507-PL07 altering parking space dimensions and visibility splay)

Application	P19/S2463/HH	138 Park Road
Amendment		Alteration to rear half of roof to increase ridge height by 315mm.
Application	P19/S2500/HH	128 Oxford Crescent
Amendment		Amendment to planning application P18/S3303HH, to widen garage and first floor extension above. (Single storey extension to rear aspect. First floor extension over existing garage. Replace existing porch to front aspect.)
Application	P19/S2502/O	Land East of Sandringham Road
Amendment		Outline planning application with all matters reserved (other than access into the site) for the proposed development of up to 325 residential dwellings, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition of 11 - 55 Mansfield Gardens.
Application	P19/S2625/A	Land at Willington Down North East of Didcot
Amendment		Proposed temporary advertisements for 16 flag adverts, 1 V-board sign and 5 stack signs.
Application	P19/S2716/HH	21 Merritt Road
Amendment		Removal of existing conservatory; erection of single-storey rear extension; new window to ground floor side elevation.
Application	P19/S2731/FUL	Unit A, Lower Broadway
Amendment		Variation of condition 2 (approved plans) of application P18/S1475/FUL Demolition of buildings and erection of a 70 bed care home (within class C2), parking, access, landscaping and other associated works.
Application	P19/S2734/HH	'Marchwinds' - 80 Loyd Road
Amendment		Proposed rear extension and new front entrance

Application	P19/S2659/HH	6 Park Close
Amendment		Single storey extension and internal alterations
Application	P19/S2263/HH	32 Cockcroft Road
Amendment	No 3 dated 9/9/2019	Erection of a new dwelling (as amended by plan ref A1 1007 B altering visibility and parking and by plan A1 1010 received 9 September reducing number of bedrooms from 4 to 3.)

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P19/S2547/LDE	76 Kynaston Road
P19/S2659/LDP	6 Park Close

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections with comment that DTC have concerns over the lack of space for parking manoeuvres	P19/S2065/FUL	48 Abbott Road
No objections with comment that DTC is mindful that the concerns of 129 & 131 Park Road should be considered	P19/S2154/HH	14 Loyd Road
No objections	P19/S1958/HH	8 Cromwell Drive
Fully supports	P19/S2190/FUL	The Orchard Shopping Centre
No objections	P19/S2196/FUL	18 Bluebell Lane
No objections	P19/S2199/HH	152 Lydalls Road
No objections	P19/S2259/HH	19 Barnes Road
No objections	P19/S2359/HH	12 Cherwell Close

8. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
<p>Objection on grounds of:</p> <ul style="list-style-type: none">- Absence of car parking provision- In line with the view of the Waste Management Officer, the means of waste management are impractical and interfere with trade waste.- Failure to comply with the emerging policy DES9 Promoting Sustainable Development, that new development should be designed to improve resilience to the anticipated effects of climate change, particularly as the proposed flats' location in the roof will mean they get particularly warm.- Concerns over neighbourliness towards 136-144 Broadway	P19/S2213/FUL	136-144 (even) The Broadway

9. TO NOTE THE RESULT OF THE PUBLIC FOOTHPATH DIVERSION CONSULTATION

10. TO NOTE UP-DATES FROM THE TRAFFIC ADVISORY GROUP AND TO CONSIDER RECOMMENDATIONS TO THE COMMITTEE

**NOTICE OF PUBLIC PATH ORDER
TOWN AND COUNTRY PLANNING ACT 1990, SECTION 257**

**SOUTH OXFORDSHIRE DISTRICT COUNCIL
PUBLIC FOOTPATH DIDCOT 189/20
(LAND LOCATED TO THE NORTH EAST OF DIDCOT)
PUBLIC FOOTPATH DIVERSION ORDER 2019**

The above Order was made 28 August 2019 under section 257 of the Town and Country Planning Act 1990 because the local authority is satisfied that it is necessary to divert the footpath to which this application relates in order to enable development to be carried out in accordance with planning permission granted under Part III of the Town and Country Planning Act 1990 namely: North East Didcot development under application reference P15/S2902/O.

A copy of the Order and the Order map may be seen free of charge at the offices of South Oxfordshire District Council from 8.30 a.m. to 4.30 p.m. Monday to Friday. Copies of the Order and map may be bought there at the price of £10.

Any representation about or objection to the Order may be sent or delivered in writing addressed to Planning Registration, South Oxfordshire District Council, 135 Eastern Avenue, Milton Park, Milton OX14 4SB not later than 2 October 2019. Please state the grounds on which it is made.

If no such representations or objections are duly made, or if any so made are withdrawn, South Oxfordshire District Council may itself confirm the Order as an unopposed Order. If the Order is sent to the Secretary of State for the Environment for confirmation any representations or objections which have not been withdrawn will be sent with the Order.

SCHEDULE

PART 1

Description of site of existing footpath path (A – B as indicated on the map)
Path to be extinguished

The whole width of that part of Public Footpath, Didcot 189/20 commencing at Grid Reference SU 53504 91417 (Point A) and running in a generally north easterly direction for a distance of approximately 129 metres to Grid Reference SU 53601 91502 (Point B).

PART 2

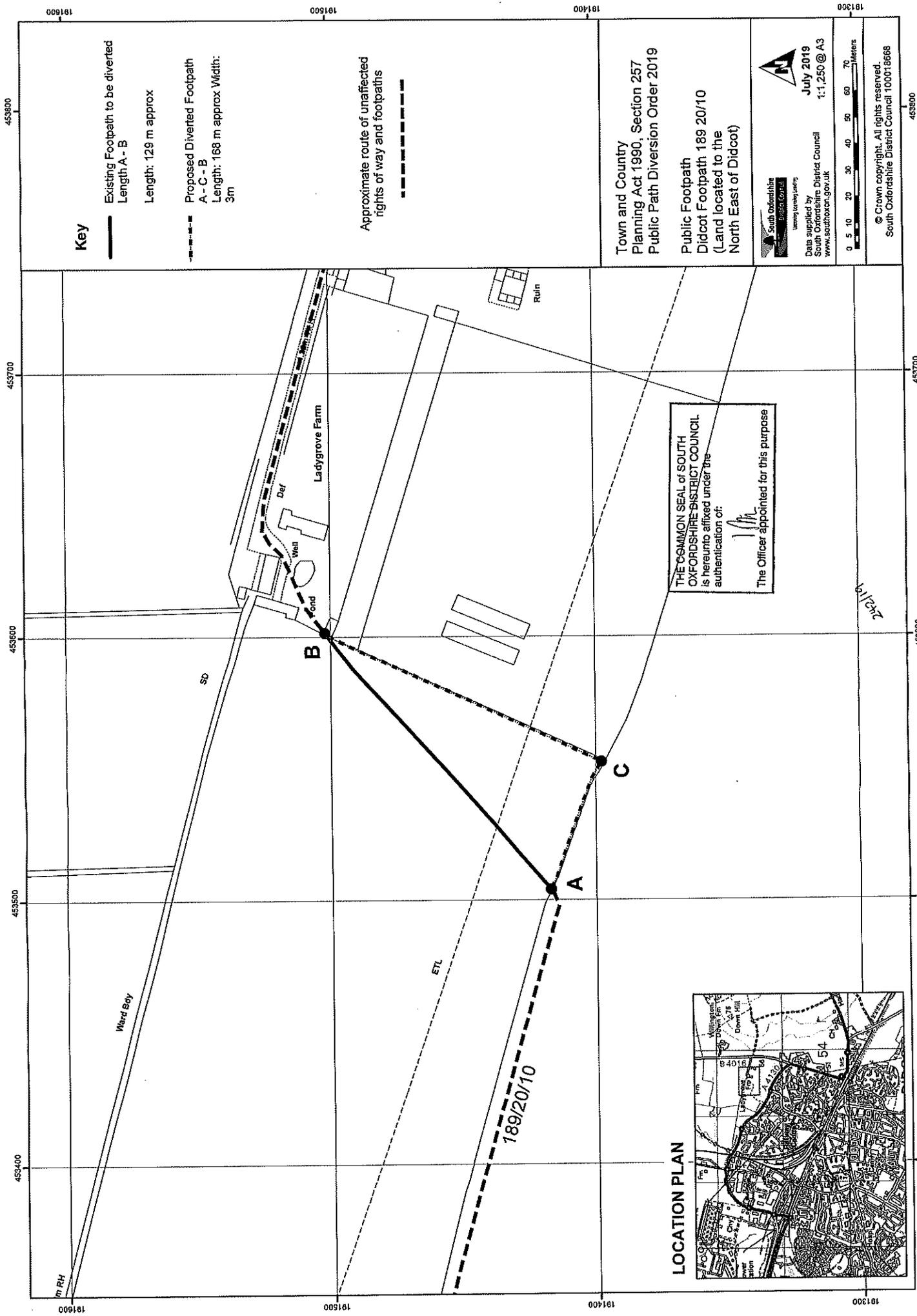
Description of site of alternative footpath (A - C - B as indicated on the map)
Path to be created

Public Footpath, 3 metres wide commencing at Grid Reference SU 53504 91417 (Point A) and running in a generally east south easterly direction for a distance of approximately 52 metres to Grid Reference SU 53552 91398 (Point C) thence in a generally north north easterly direction for approximately 116 metres (Point B).

Dated: 4 September 2019
Emily Barry
Team Leader (Registration)



Listening Learning Leading



Key

- Existing Footpath to be diverted
Length A - B
Length: 129 m approx
- - - Proposed Diverted Footpath
A - C - B
Length: 168 m approx Width:
3m
- - - - - Approximate route of unaffected
rights of way and footpaths

Town and Country
Planning Act 1990, Section 257
Public Path Diversion Order 2019

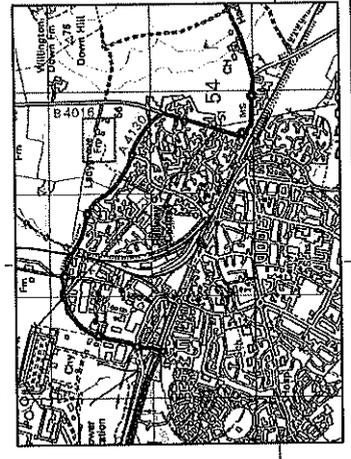
Public Footpath
Didcot Footpath 189 20/10
(Land located to the
North East of Didcot)

South Oxfordshire
District Council
Planning Services
July 2019
Data supplied by
South Oxfordshire District Council
www.southoxon.gov.uk
1:1,250 @ A3

0 5 10 20 30 40 50 60 70
Meters

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South Oxfordshire District Council 100018668

THE COMMON SEAL OF SOUTH
OXFORDSHIRE DISTRICT COUNCIL
is hereunto affixed under the
authentication of:
[Signature]
The Officer appointed for this purpose



**PUBLIC PATH DIVERSION ORDER
TOWN AND COUNTRY PLANNING ACT 1990 S. 257**

**SOUTH OXFORDSHIRE DISTRICT COUNCIL
PUBLIC FOOTPATH DIDCOT 189/20
(LAND TO THE NORTH EAST OF DIDCOT)
PUBLIC FOOTPATH DIVERSION ORDER 2019**

**EXPLANATORY NOTE
(THIS DOES NOT FORM PART OF THE ORDER)**

South Oxfordshire District Council granted planning permission on 30 June 2017 for 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 (As amended by revised masterplan 21 November 2016 and additional information 8 January 2016). Full details of the planning consent may be viewed on South Oxfordshire District Council's website.

South Oxfordshire District Council is of the view that the proposed diversion as detailed in the Order and map is required in order to enable development to be carried out in accordance with the above planning permission.

Before making the decision to stop up this path consultations have been undertaken with local user groups, Oxfordshire County Council and Didcot Town Council.

Planning and Development Committee

18th September 2019



Report author: Janet Wheeler

New information for P19/S1296/RM Didcot North East (Land at Willington Down)

Introduction

1. The Chair and Deputy Chair wish the Committee to note the developments in this planning application.

Background

2. Planning application P19/S1296/RM at North East Didcot (for 168 dwellings and associated infrastructure) was amended on 24 July 2019.
3. Didcot Town Council maintained an objection to the application on the grounds that:
 1. The position is yet to be agreed with Thames Water on water networks.
 2. According to Oxfordshire County Council a number of roads would not be suitable for adoption.
 3. Failure to comply with the emerging policy DES9: Promoting Sustainable Development that new development should be designed to improve resilience to the anticipated effects of climate change.
 4. Does not provide 40% affordable housing.

New information

The following response was received from the Planning Officer:

- Having liaised with Thames Water, they have now confirmed that they do not have any issues with the reserved matters application concerning foul water or water supply to the site. Thames Water has issued an amended response dated 21 August which is attached for reference.
- Please note that the issue of water supply to the site was considered as part of the outline permission P15/S2902/0. Condition 24 of this permission

required details of the magnitude of any new additional capacity required in the water system and how this would be provided. In consultation with Thames Water, these details have been approved and the developer is required to provide the necessary network upgrades.

- Oxfordshire County Council has not raised an objection to the application. As highlighted, some of the roads would not be suitable for OCC to adopt. These will be the subject of a private road agreement. OCC have confirmed that they are happy with this arrangement.
- Policy DES9 is an emerging policy in the draft local plan which will need to be the subject of an Examination in Public. As such, full weight cannot be given to this Policy. That said, Core Strategy Policy CSQ2 has a similar requirement ie: *(vii) All new developments incorporate measures that address issues of adaptation to climate change taking account of best practice. These include resilience to increasing temperatures and heavy rainfall events and the need for water conservation and storage.* This policy requirement was considered as part of the outline approval. Condition 15 on the outline permission required a Design Code for the site to be approved. A Design Code has been approved and covers the issues of reducing the demand for water and water conservation and storage. The measures cited include installation of water efficient products, water butts and rainwater harvesting and grey water recycling (the latter in non-residential buildings). The Design Code also prescribes that buildings will be oriented to maximise day lighting and reduce the need for artificial lighting. In relation to managing increasing temperatures, the proposals provide areas of open space and a large number of trees to provide cooling and shade. The proposals will also need to accord with the Building Regulations Approved Document L1A which sets standards to be met in relation to 'limiting the effects of solar gain in summer' and 'conservation of fuel and power'. In relation to heavy rainfall events, the development will include a series of sustainable urban drainage systems (SuDS) designed to take account of the effects of climate change.
- As the issue of climate change resilience has been assessed as part of the outline application and the subsequently approved Design Code, it would not be appropriate to require or place additional measures on a reserved matters application (which provide the detailed matters relating to the outline permission).
- The affordable housing provision for the Didcot NE was agreed as part of the outline planning permission at 25% and this is secured in a S106 Legal Agreement. Therefore, Reserved Matters applications for each parcel (such as this current application) will demonstrate how 25% affordable housing will be delivered across the site. Therefore, there is no requirement for this current application to provide 40% affordable housing.

4. Action taken

On receipt of this information, the Chair and Deputy Chair of the Planning and Development Committee agreed to withdraw the objections from the Town

Council. This was received in between meetings so it was not possible to bring this to Committee.

South Oxfordshire District Council
Benson Lane
Crowmarsh Gifford
Wallingford
Oxon
OX10 8NJ

Our DTS Ref: 61550
Your Ref: P19/S1296/RM - Amended Response

21 August 2019

Dear Sir/Madam

Re: L&G HOMES PHASE 1, WILLINGTON DOWN, NORTH EAST, OF DIDCOT, OXFORDSHIRE , x

Waste Comments

Thames Water would advise that with regard to FOUL WATER sewerage network infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

The application indicates that SURFACE WATER will NOT be discharged to the public network and as such Thames Water has no objection, however approval should be sought from the Lead Local Flood Authority. Should the applicant subsequently seek a connection to discharge surface water into the public network in the future then we would consider this to be a material change to the proposal, which would require an amendment to the application at which point we would need to review our position.

Water Comments

Supplementary Comments

The reserved matters don't affect us therefore we have no comments to make.

Yours faithfully
Development Planning Department

To: Lucy Blake

Subject: FW: Planning ref P19/S2565/FUL Land to the rear of 26 Haydon Road.

ITEM 13 1

Hi Lucy,

Thank you for your help earlier with regards to the above planning application.

Please see email below from the agent in response to me clarifying the apparent lack of amenity space. I have checked and as the flat has been reduced to a 1 bed rather than 2, the required amenity space has also been reduced leaving both flats and the proposed 1 bed property (subject to this current proposal) with amenity space which meets the District Council's standards.

I hope this is helpful and look forward to hearing from either yourself or the Town Clerk in due course.

Kind regards,

Kim

Kim Gould

Dear Kim,

We did indeed gain permission in 2017 (P17/S1851/FUL) for 2x 2-bed flats as you've stated. However, we later made a non-material amendment (letter attached) to make the ground floor flat into a 1-bed unit. Our original 106.2sqm of amenity (54.8+51.4sqm) split between 2x 2-bed units is now split between 1x 1-bed unit and 1 x2-bed unit, therefore improving the amenity than what was originally granted permission for. The Town Council don't appear to be aware of this and so I think their refusal and comment regarding amenity is misjudged due to their lack of information on the project.

The new bungalow will encroach on only the top section of amenity, the small piece of 10.6sqm section of land parcelled off (site plan attached). As we have reduced the bedrooms of the original flats (from a total of 4 to 3) then the lose of this small piece of land does not signify a substantial lose and still leaves 95.6sqm of amenity to share between the original 1-bed & 2-bed flat, which we feel is ample and is inline with the SODC design guide of 50sqm for a 2-bed and 35sqm for a 1-bed. Furthermore, although we were granted permission to include this parcel of land for the flats, with hindsight, it's not particularly well positioned and would rarely get used dues to its isolation for the main body of amenity space.

Currently, the bungalow has been positioned to allow a healthy gap all around at the boundaries. However, if more amenity is required for the existing flats this could be reduced. I personally feel this would not be a god trade off but happy to follow your recommendations.

Prior to the application being submitted we also spoke informally to the Highways and they had no objections. They had some initial recommendations that largely align with those included in their recent response on the application.

I hope this all makes sense but please do let me know if you have any further queries. We are more than happy to take on board any recommendations you have to improve the application if there are areas that you don't feel are successful.

Planning South Oxfordshire

Dear Sir

**Non material amendment to the approved planning application
At: 26 Haydon Road DIDCOT OX11 7JF**

The District Council consider that the proposed changes as shown on drawing:

**PL.101
PL.102
PL.103**

represent a non material amendment to the scheme granted planning permission by decision notice dated issued in respect of application reference as shown on drawings:

**PL.001
PL.002
PL.003**

I do not require a further application for planning permission in respect of these changes.

You are reminded that this letter does not represent a fresh planning permission and that all conditions imposed on the approved planning permission remain valid.

Yours faithfully,

Katherine Pearce

Katherine Pearce
Senior Planning Officer