

Didcot Town Council

Minutes of the

Planning and Development Committee (acting as a working group)

Wednesday 14th July 2021 via Zoom



PRESENT:

Councillors:

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

Officers:

J Wheeler (Town Clerk)
L Blake (Planning and Environment Officer [minutes])
C Stacey (Reception and Finance Administrator)

42. To receive apologies.

No apologies received.

43. To receive declarations of interest.

No interests were declared.

44. To approve the draft minutes of the meeting held via Zoom on 23rd June 2021.

It was proposed by Cllr E Hards, seconded by Cllr J Durman, and **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note it as such.

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

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

46. To note as listed: correspondence regarding planning matters.

Date received	Received from	Sent to Members	Details
21 st June 2021	Adrian Duffield - SODC	Via email 28 th June 2021	Application number P21/S0274/FUL will be considered by the District Council's Planning Committee on Wednesday 30/06/2021. This application was deferred until the SODC Planning meeting on 20th July 2021, along with application P19/S0257/FUL.
25 th June 2021	Adrian Duffield – SODC	Via email 25 th June 2021	Update from SODC regarding their work and what they expect to come in 2021.

It was **AGREED** the PEO would register Cllr A Dearlove to speak on behalf of the Planning and Development Committee on P19/S0257/FUL at SODC's Planning meeting on 20th July 2021, basing the comments on responses previously submitted in March 2020.

Cllr E Hards explained that it would be beneficial to residents in Ladygrove if the Ladygrove Ward Cllrs publicise this meeting.

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

No applications were received.

48. To consider as listed: Planning Applications.

8a)	Application	P14/V2873/O	Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)
	Proposal	Outline planning application for a residential development of up to 4,254 dwellings, mixed-use local centres, primary schools, sports pitches, community and leisure facilities, special needs school, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, diversions to public rights of way, pedestrian and vehicular access and associated works (as amended by drawings and information accompanying letter from Agent dated 10 March 2016, 21 August 2019, 24 January 2020, 30 March 2020, 20 May 2020, 14 December 2020, 6 May 2021 and 15 June 2021).	
	Response date	5 th July 2021 (extended from 1 st July 2021). Response was sent 5th July 2021.	
	Agreed response	It was AGREED to submit an objection to this application and to continue with the previous comments already supplied to the Vale of White Horse District Council on 5 th February 2021 and 3 rd June 2021, but to remove the comment relating to the Dutch style roundabout.	
8b)	Application	P21/S0659/HH	29 Meadow Way Didcot OX11 0AX
	Proposal	Replacement of existing rear extension with single storey extension. (Corrected proposed plans received 18 June 2021).	
	Response date	14 th July 2021 (extended from 2 nd July 2021). Response was sent 13th July 2021.	
	Agreed response	It was AGREED to submit no objection to the application.	

8c)	Application	P21/S2624/FUL	114 Broadway Didcot OX11 8AB
	Proposal	<p>The proposal includes a residential development of 6 apartments including 2 x 3-bedroom apartments, 2 x 2-bedroom apartments and 2 x 1-bedroom apartments. There is an existing two storey building on the site with a shop at ground floor and a single existing 3-bedroom apartment at first floor level. The proposals convert the ground floor retail unit into an apartment, modify the apartment at first floor level, construct a 1 bedroom apartment in the roof space and then construct a 3 storey extension to the rear to form 3 apartments. The proposal to include a total of 6 apartments. A new staircase is included for access. A new amenity space to the rear is also to be formed (as amplified by Energy Statement received 7 July 2021).</p>	
	Response date	16 th July 2021 (extended from 8 th July 2021).	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to submit no objection to this application, with comments:</p> <p>The Committee were concerned that there are an insufficient number of bicycle parking provisions being proposed. They were also concerned that the small shared amenity space is overshadowed by buildings.</p> <p>The Committee were disappointed to see the loss of a small retail unit.</p> <p>All members agreed.</p>	
8d)	Application	P21/S2637/FUL	Land at 4 Ernest Road Didcot OX11 8QH
	Proposal	Proposed new dwelling.	
	Response date	17 th July 2021 (extended from 10 th July 2021).	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr A Dearlove and RESOLVED to submit an objection to this application, with comments:</p> <p>The Committee were concerned about the insufficient parking available and the loss of on street parking in Edmonds Court. They noted the application appears to be unneighbourly and out of character for the area. The dwelling appears to take over the full width of the plot, which makes it appear overly bulky.</p> <p>All members agreed.</p>	

8e)	Application	P21/S2591/FUL	Units 1 and 2 Market Place Didcot OX11 8RJ
	Proposal	Variation of condition 2 (Approved plans) on application P19/S2209/FUL-Change of material from metal cladding to colour-through render with decorative lines (RAL 7045) due to ongoing concerns with fire safety towards cladding systems on buildings as well as maintenance issues associated with metal cladding Roof extension to form 2 x 1-bed flats.	
	Response date	17 th July 2021 (extended from 10 th July 2021).	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr M Mallows and RESOLVED to submit no objection to this application. All members agreed.	
8f)	Application	P21/S2646/FUL	Edmonds Park Park Road Didcot OX11 8QL
	Proposal	The construction of a new single storey pavilion providing sports changing rooms and a multi-functional community space together with related facilities. External hard and soft landscaping, sports and play equipment, bicycle storage and improved parking arrangements.	
	Response date	17 th July 2021 (extended from 13 th July 2021).	
	Agreed response	The Committee noted that the sports pavilion will benefit the whole community. It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to fully support this application. All members agreed.	
8g)	Application	P21/S2658/HH	50 Oxford Crescent Didcot OX11 7AX
	Proposal	Demolish existing utility room and replace with ground floor extension to kitchen and living room.	
	Response date	17 th July 2021 (extended from 13 th July 2021).	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr M Mallows and RESOLVED to submit no objection . All members agreed.	
8h)	Application	P21/S2681/HH	37 Warner Crescent Didcot OX11 8JY
	Proposal	Single storey extension and the provision of 2 dormer windows to front elevation to replace 2 existing Velux roof lights	
	Response date	17 th July 2021 (extended from 13 th July 2021).	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr A Dearlove and RESOLVED to submit no objection . All members agreed.	

8i)	Application	P21/S2718/O	13 Newlands Avenue Didcot OX11 8PZ
	Proposal	Outline application for access and layout for new detached dwelling.	
	Response date	17 th July 2021 (extended from 15 th July 2021)	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr A Dearlove and RESOLVED to submit no objection, with comments:</p> <p>The Committee questioned whether the existing dwelling is in fact a 2 bed roomed property and were concerned to note the only amenity space for the new property is adjacent to the road. The Committee will await the full application.</p> <p>All members agreed.</p>	
8j)	Application	P21/S2832/HH	18 Penpont Water Didcot OX11 7LR
	Proposal	Two Storey Side Extension and Porch Extension.	
	Response date	27 th July 2021.	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection.</p> <p>All members agreed.</p>	
8k)	Application	P21/S2679/HH	122 Brasenose Road Didcot OX11 7BS
	Proposal	Single storey extension to front and side of house.	
	Response date	27 th July 2021	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to submit no objection to the application.</p> <p>All members agreed.</p>	

49. PLANNING APPEALS

The Committee noted that no planning appeals were submitted.

50. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>No objection with comment:</p> <p>Didcot Town Council has concerns as to whether there would be enough amenity space once the rear extension had been constructed.</p>	<p>P21/S1879/HH</p>	<p>Proposed conversion of roof space and single storey rear extension.</p> <p>19 Juniper Way Didcot OX11 6AA</p>
<p>No objection</p>	<p>P21/S1981/HH</p>	<p>Demolish existing garage and extend with a single story 15 degree pitched roof brick building adding 1 reception room, 1 bedroom and a shower room.</p> <p>70 Loyd Road Didcot OX11 8JS</p>
<p>No objection with comment:</p> <p>The Committee noted that the elevation plans were not available on the Planning Portal.</p>	<p>P21/S2069/HH</p>	<p>Loft conversion with rooflights proposed for the roof both front and rear of the property. Demolition of existing extension and new extension built within the same footprint.</p> <p>47 Church Street Didcot OX11 8DG</p>
<p>No objection</p>	<p>P21/S1892/HH</p>	<p>Addition of a brick built porch with tiled roof to the front of the building along with the addition of a bay window (lower part brick built with tiled roof).</p> <p>35 Newlands Avenue Didcot OX11 8QA</p>

No objection	P21/S2026/HH	Three storey side extension to house an Aritco "Home Lift Access" wheelchair lift. (As amended by drawings received 22 June 2021, to increase the width by 23cm and set back 34cm further from the front elevation) 1 Juniper Way Didcot OX11 6AA
No objection	P21/S2011/HH	Removal of existing conservatory and construction of a single storey rear flat roofed extension and conversion of garage to habitable accommodation. 33 Verlam Grove Didcot OX11 7SW
No objection	P21/S1959/HH	Remove existing porch and construct new single storey extension providing larger porch and additional area to sitting room. 138 Lydalls Road Didcot OX11 7EA
No objection	P21/S2157/HH	Single storey extensions 13 Loddon Drive Didcot OX11 7QA
No objection	P21/S2211/HH	Single storey rear extension & internal alterations. 5 Welland Avenue Didcot Oxon OX11 7QL
No objection	P21/S2238/HH	Garage conversion with front door relocated and additional windows. 22 Plym Drive Didcot OX11 7PG
No objection with comments: Didcot Town Council has some concerns regarding the lack of amenity space.	P21/S2138/HH	Proposed ground floor side and rear extension. 46 Loyd Road Didcot OX11 8JT
No objection	P21/S2218/HH	Erection of two-storey side extension and single storey rear extension. 25 Glebe Road Didcot OX11 8PL

51. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

52. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

53. APPLICATIONS REFERRED

The Committee noted that application P21/S0274/FUL and P19/S0257/FUL had been referred to SODC's Planning Committee - 20th July 2021.

54. To consider the Planning Service Town and Parish Council Engagement – Pilot – June 2021 – August 2021.

The Committee **AGREED** that the pilot did not appear to meet their needs and therefore no action would be taken.

55. To note the approved minutes from the Traffic Advisory Group's meeting held on 8th September 2020.

The Committee noted the minutes.

It was **AGREED** that for future meetings, the draft minutes will be made available to the Planning and Development Committee as soon as possible after the TAG meeting.

The meeting closed at 8.25pm.

Signed:

Date: