

Didcot Town Council

Minutes of the

Planning and Development Committee (acting as a working group)

Wednesday 25th August 2021 via Zoom



PRESENT: Councillors:

E Hards (Chair)
A Dearlove (Vice-Chair)
M Mallows
J Durman
J Moody
D Chandran

Officers:

J Wheeler (Town Clerk)
C Lordan (Events & Communications Officer)
C Stacey (Reception and Finance Administrator)

Also present:

One member of the public.

71. To receive apologies.

Cllr P Siggers tendered her apologies. Cllr J Moody substituted.

72. To receive declarations of interest.

Cllr M Mallows declared an interest in item 10 9f planning application P21/S2815/HH and item 10 10i planning application P21/S3439/HH and would leave the meeting during these items.

73. To approve the draft minutes of the meeting held via Zoom on 4th August 2021.

It was **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note it as such with an amendment to minute 64 10f where 'Services' should read 'Service' and an amendment of the end time of the meeting to 8:05pm. An amendment to minute 47 8a of 14th July meeting where 'Ditch' should read 'Dutch' was noted.

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

It was noted that Cllr D Rouane spoke on behalf of the Planning and Development Committee at the planning inquiry on P20/S1577/O in place of Cllr A Dearlove (minute 60 refers).

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

	Date received	Received from	Sent to Members	Details
6a)	29 th July 2021	SODC	29 th July 2021	To inform DTC of the appeal application on application P20/S1577/O
6b)	2 nd August 2021	SODC	3 rd August 2021	To inform DTC that application P19/S0257/FUL will be considered at SODC's Planning Committee on 11 th August 2021. The SODC Officer's recommendation to Committee is to grant planning permission.
6c)	11 th August 2021	SODC	11 th August 2021	To confirm they are processing application P21/S3486/PDH (under the new permitted development rights) and are unable to accept comments on this application

The Committee noted the three items of correspondence. A further item was received after the agenda was sent out regarding application P21/S2624/FUL going to SODC Planning Committee on 1st September 2021 with an officer's recommendation to grant planning permission. It was **AGREED** that the Committee would not send a representative to speak regarding this application as the Council response had been No Objection, with comments.

76. To note the erection of 1 new residential dwelling. Now completed and occupied and number: 12 King Alfred Drive DIDCOT OX11 7NU

The Committee noted the erection of the new dwelling.

77. To note the erection of 8 flats to be known as: Flats 1 to 4, 48 Hagbourne Road and Flats 5 to 8, 48A Hagbourne Road and erection of 3 residential dwellings to be known as: 48B, 48C and 48D Hagbourne Road, DIDCOT OX11 8DS

The Committee noted the erection of the new dwellings.

78. APPLICATIONS FOR LAWFUL DEVELOPMENT AND INFORMATION ONLY.

The Committee noted that there were no applications for lawful development.

79. To consider as listed: Planning Applications.

9a)	Application	P21/S3219/FUL	168 Broadway Didcot Oxfordshire
	Proposal	Change of use of ground floor retail unit (Class E) to a hot food takeaway unit (sui generis) with installation of extractor duct. With new shop signage to existing shop front	
	Response date	27 th August 2021 (extended from 18 th August 2021)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody and RESOLVED to submit no objection to the application with the following comments: 'The Council would like to support the comments made by the Environmental Protection Team regarding operating hours and the need for a condition' All members agreed.	
9b)	Application	P21/S3220/A	168 Broadway Didcot Oxfordshire
	Proposal	Change of use of ground floor retail unit (Class E) to a hot food takeaway unit (sui generis) with installation of extractor duct. With new shop signage to existing shop front	
	Response date	27 th August 2021 (extended from 18 th August 2021)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr A Dearlove and RESOLVED to submit no objection to the application. All members agreed.	
9c)	Application	P21/S3208/HH	71 Norreys Road Didcot OX11 0AW
	Proposal	Re-application for Householder Planning Permission on lapsed Planning Permission application No: P16/S3434/HH: Demolition of existing garage and store. Construction of single storey extensions to form new attached garage, shower room and front entrance porch and	

		new garden room. (As amended by plans 01C, 10D and 11C, to reduce the depth of the proposed rear extension to 6 metres in total)	
	Response date	27 th August 2021 (extended from 19 th August 2021)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody and RESOLVED to submit no objection to the application. All members agreed.	
9d)	Application	P21/S2541/FUL	POS Area W Southern Neighbourhood Park Great Western Park Didcot
	Proposal	POS Area W Southern Neighbourhood Park Great Western Park Didcot	
	Response date	27 th August 2021 (extended from 20 th August 2021)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody and RESOLVED to submit no objection to the application with the following comments: 'The Council broadly supports this application but express concerns that the material used is inappropriate as it is combustible and not durable.' All members agreed.	
9e)	Application	P21/S3240/HH	94 Brasenose Road Didcot OX11 7BN
	Proposal	Single storey rear extension	
	Response date	27 th August 2021 (extended from 24 th August 2021)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Moody and RESOLVED to submit no objection to the application. All members agreed.	
Cllr M Mallows left the meeting.			
9f)	Application	P21/S2815/HH	8 Blenheim Close Didcot OX11 7JJ
	Proposal	Proposed two storey side & rear extension.	
	Response date	27 th August 2021 (extended from 25 th August 2021)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
Cllr M Mallows returned to the meeting.			

10g)	Application	P21/S3449/FUL	Land at Great Western Park Didcot Road Didcot
	Proposal	Erection of Archaeology Trail Information Boards	
	Response date	3 rd September 2021	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr M Mallows and RESOLVED to support the application. All members agreed.	
10h)	Application	P21/S2919/FUL	1 Partridge Close Didcot OX11 6AB
	Proposal	Change of use of owned land to residential garden area surrounding our property and retrospective application to erect a fence around the parcel of land. No other groundworks will be performed and no other structures or building will be erected.	
	Response date	4 th September 2021	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody and RESOLVED to submit no objection to the application. All members agreed.	
Cllr M Mallows left the meeting.			

10i)	Application	P21/S3439/HH	11 Mallard Drive Didcot OX11 6EH
	Proposal	First and second floor side extension	
	Response date	5 th September 2021	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to submit no objection to the application with the following comments: 'The Council was concerned that if other dwellings were to submit similar applications it would change the character of the area. The proximity to Boundary Park was also noted as a concern meaning the development will be visible from a distance'	
Cllr M Mallows returned to the meeting.			
10j)	Application	P21/S3365/HH	21 Fairacres Road Didcot OX11 8QG
	Proposal	Single-storey rear and side extension	
	Response date	2 nd September 2021	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	
10k)	Application	P21/V1131/HH	3 Wantage Road Harwell Didcot OX11 0LJ
	Amendment	No. 1 - dated 18th August 2021	
	Proposal	Single storey front, rear and side extensions (as amended by plans received on 18 August 2021).	
	Response date	2 nd September 2021	
	Previous response	It was agreed to submit no comment to the application at the meeting on 2 nd June 2021.	
	Agreed response	It was RESOLVED to submit NO COMMENT to this application.	

80. To note as listed: Planning Appeals.

The Committee noted that application P20/S1577/O – DID had been considered at the Planning Appeal Consultation on 17/18/19/20 & 24/25/26/27 August 2021.

81. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P21/S2085/FUL	Erection of two 4-bedroom detached dwellings to the rear of 100 & 102 Norreys Road, Didcot together with access, parking and the provision of new amenity space. (As amended by revised plans showing air source heat pumps and amplified by energy information received 7 June 2021 and letter dated 28 July and accompanying Plot Calculations and amended by plans received 15 June 2021 resiting and reducing size of buildings). 102 Norreys Road Didcot OX11 0AN
No objection with comments: The Committee were concerned that the increase in bedrooms would in turn create an increase in cars parking near the property which could lead to an issue as the property is in a cul-de-sac and parked cars may obstruct the turning circle.	P21/S2172/HH	Remove existing garage to side. Proposed two storey extension to side aspect, part rear extension with single storey to rear aspect. (As amended by drawing no. A1 1012 B received 23 July 2021, to demonstrate 2 parking spaces to the front). 9 Melton Drive Didcot OX11 7JP
No objection	P21/S2658/HH	Demolish existing utility room and replace with ground floor extension to kitchen and living room. 50 Oxford Crescent Didcot OX11 7AX

<p>No objection</p>	<p>P21/S2681/HH</p>	<p>Single storey extension and the provision of 2 dormer windows to front elevation to replace 2 existing Velux roof lights.</p> <p>37 Warner Crescent Didcot OX11 8JY</p>
<p>No objection with comments:</p> <p>The Council has no objections to the proposal identified above but would like the comments below to be considered when determining the proposal.</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. The Council expects the guidance outlined in LTN1/20, Cycle Infrastructure Design, be adhered to in the design of the infrastructure.</p> <p>The Council would like the following suggestions to be considered; any cycle and pedestrian paths to be named to make them easier to navigate, measures to be taken to protect the development from illegal encampment and that any pathways are three metres wide, in keeping with regulations.</p> <p>The Council suggests that the road by the proposed school could be made a School Street and have a restriction on motor vehicles during pick up and drop off times.</p>	<p>P20/S4138/RM</p>	<p>Reserved matters application for 57 dwellings following outline application ref. P15/S2902/O for details of the appearance, landscaping, layout and scale. 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 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; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure. (amended by revised plans and information received 12 April 2021 and 5 May 2021)</p> <p>Land to the north east of Didcot Didcot</p>

<p>No objection</p>	<p>P21/S2679/HH</p>	<p>Single storey extension to front and side of house.</p> <p>122 Brasenose Road Didcot OX11 7BS</p>
<p>No objection with comment:</p> <p>The Committee requested a condition be added to require obscured glazing. This would prevent overlooking into the neighbouring property.</p>	<p>P21/S3080/HH</p>	<p>Conversion of part garage into gymnasium and home office with front dormer and height increase of main roof by 150mm.</p> <p>6 Ingrebourne Way Didcot OX11 7UP</p>
<p>Didcot Town Council's response:</p> <p>The Committee would like to support the comments made by the Infrastructure Implementation Officer particularly the comments regarding EV charging points.</p>	<p>P21/S2299/FUL</p>	<p>Section 73 application for variation of condition 2 (Approved plans) & condition 6 (Sustainable Design Features) in application P20/S0983/FUL (Residential development comprising 8 x one bedroom flats and 3 x two bedroom houses with associated access, parking and landscaping).</p> <p>48-50a 48A Hagbourne Road Didcot OX11 8DS</p>

82. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

83. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

84. APPLICATIONS REFERRED

The Committee noted the recommendation from SODC that permission is granted to application P19/S0257/FUL.

The meeting closed at 8.20pm.

Signed:

Date: