

Didcot Town Council

Minutes of the

Planning and Development Committee (acting as a working group) Wednesday 4th August 2021 via Zoom



PRESENT:
Councillors:

E Hards (Chair)
B Service
M Mallows
J Durman
P Siggers
D Chandran

Officers:

J Wheeler (Town Clerk)
C Stacey (Reception and Finance Administrator)

56. To receive apologies.

Cllr A Dearlove tendered his apologies, Cllr B Service substituted.

57. To receive declarations of interest.

Cllr E Hards declared an interest in item 6, correspondence from SODC regarding the public inquiry on application P20/S1577/O and would therefore leave the meeting at that point.

58. To approve the draft minutes of the meeting held via Zoom on 14th July 2021.

It was **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note it as such.

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

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

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

Date received	Received from	Sent to Members	Details
16 th July 2021	SODC	16 th July 2021	Update from the last Full Council meeting – 15 th July 2021
19 th July 2021	Nandini Srirathan for Adrian Duffield – SODC	20 th July 2021	Planning application P14/V2873/O – Land to the West of Great Western Park (Valley Park), Didcot (in the parishes of Harwell and Milton) – will be considered at the Planning Committee meeting on 28 th July 2021.
Cllr E Hards left the meeting.			
29 th July 2021	SODC	29 th July 2021	Planning Appeal Consultation – P20/S1577/O – DID – Notification of public inquiry on 17/18/19/20 & 24/25/26/27 August 2021 at 10.00am.
Cllr E Hards returned to the meeting.			
2 nd August 2021	SODC	3 rd August 2021	P19/S0257/FUL – Land at Didcot Town Football Club, Bowmont Water, Didcot, will be discussed at the District Council's Planning Committee on 11 th August 2021.

It was **AGREED** the PEO would register Cllr A Dearlove to speak on behalf of the Planning and Development Committee on P20/S1577/O at the Appeal Consultation and would also register Cllr E Hards to speak on P19/S0257/FUL at SODC's Planning Committee on 11th August 2021.

61. To note the numbering of a new dwelling, 17 Bernard Barlow Close, OX11 OFF.

The Committee noted the numbering of the new dwelling.

62. To note the conversion and extension of first and second floors existing commercial properties to form 8 flats along with 1 existing flat. To be known as: 14 to 23 (Excl.21) Market Place, DIDCOT.

The Committee noted the conversion and extension of the commercial properties to form the flats.

63. To note as listed: applications for certificates of lawful development.

The Committee noted the below listed application for lawful development.

a)	Application	P21/S3107/LDP	25 Glebe Road Didcot OX11 8PL
	Proposal	Conversion of a residential dwelling (use-class C3) to a small 6-bed House in Multiple Occupation (use-class C4).	

64. To consider as listed: Planning Applications.

10a)	Application	P21/S2925/HH	49 Orwell Drive Didcot OX11 7RX
	Proposal	Single storey rear extension	
	Response date	6 th August 2021 (extended from 29 th July 2021).	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application. All members agreed.	
10b)	Application	P21/S3003/HH	20 Finham Brook Didcot OX11 7YE
	Proposal	This household planning application seeks the approval to erect a double storey extension to the side and a single extension to the rear.	
	Response date	6 th August 2021 (extended from 5 th August 2021).	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr D Chandran and RESOLVED to submit an objection to this application, with comments: The Committee were concerned about the loss of trees. Creation of the new access to the rear garden would remove two on-road visitor parking spaces. They noted the application appears to be overdeveloped and unneighbourly. All members agreed.	

10c)	Application	P21/S3024/HH	51 Station Road Didcot OX11 7NE
	Proposal	To replace the existing roof, windows & doors on the Conservatory from timber to aluminium matching the existing in situ.	
	Response date	6 th August 2021 (extended from 5 th August 2021).	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr B Service and RESOLVED to submit no objection to the application. All members agreed.	
10d)	Application	P21/S3038/FUL	3 Macdonald Close Didcot OX11 7BH
	Proposal	New detached 2 bedroom house	
	Response date	6 th August 2021	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr B Service and RESOLVED to submit no objection to the application. All members agreed.	
10e)	Application	P21/S3144/FUL	Car Park Station Road Didcot OX11 7NN
	Proposal	Change of use of land for car parking for a temporary period of two years	
	Response date	7 th August 2021	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application. All members agreed.	
10f)	Application	P21/S3080/HH	6 Ingrebourne Way Didcot OX11 7UP
	Proposal	Conversion of part garage into gymnasium and home office with front dormer and height increase of main roof by 150mm	
	Response date	7 th August 2021	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr B Service and RESOLVED to submit no objection to this application, with a comment: The Committee requested a condition be added to require obscured glazing. This would prevent overlooking into the neighbouring property. All members agreed.	

10g)	Application	P21/S3028/FUL	Land at Ernest Road, Didcot
	Proposal	Proposed erection of three flats	
	Response date	10 th August 2021	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr D Chandran and RESOLVED to submit an objection to the application, with comments:</p> <p>The Committee were concerned that the roofline of the 3-storey building appears out of keeping with the bungalows in the area and there is potential for overlooking. They were also concerned at the lack of amenity space available and do not accept comparison with the Market Place flats as valid. Ernest Road is not a town centre site.</p> <p>All members agreed.</p>	
10h)	Application	P21/S2573/HH	14 Haydon Road Didcot OX11 7JD
	Proposal	Two storey side extensions and single storey rear extension, associated hardstanding and creation of a dropped kerb (as amended by proposed floor plans received 19 th July 2021, to remove the ground floor bedroom with ensuite, remove 1st floor ensuite bathrooms to 4 bedrooms and allowing for a 5-bedroom property with family bathroom at first floor level).	
	Amendment	No. 1 – dated 19 th July 2021	
	Response date	6 th August 2021 (extended from 3 rd August 2021)	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to this application, and to continue with the previous comments:</p> <p>The Committee noted the amendment. The Committee were concerned that given the layout of the plans, this will eventually become a six bedroom or more HMO (houses in multiple occupation), and in turn this could lead to increased noise disruption, additional waste produced and added congestion.</p> <p>All members agreed.</p>	
10i)	Application	P21/S3129/HH	16 Icknield Close Didcot OX11 7AU
	Proposal	2 Storey rear extension	
	Response date	14 th August 2021	
	Agreed response	<p>It was proposed by Cllr M Mallows, seconded by Cllr B Service and RESOLVED to submit no objection to the application.</p> <p>All members agreed.</p>	

10j)	Application	P21/S3114/HH	37 Edwin Road Didcot OX11 8LQ
	Proposal	Single storey rear and two storey side extensions, render to all elevations	
	Response date	17 th August 2021	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	
10k)	Application	P21/S3170/HH	54 Loyd Road Didcot OX11 8JT
	Proposal	Proposed single storey front extension, bay window and outbuilding	
	Response date	17 th August 2021	
	Agreed response	It was proposed by Cllr B Service, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	
10l)	Application	P21/S3108/HH	27 Edwin Road Didcot OX11 8LG
	Proposal	Side & rear extension	
	Response date	17 th August 2021	
	Agreed response	It was proposed by Cllr B Service, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	
10m)	Application	P21/S3177/HH	85 Portway Didcot OX11 0BA
	Proposal	Erection of a single storey ground floor side extension and a single front dormer window.	
	Response date	17 th August 2021	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	
10n)	Application	P21/S2843/HH	55 Meadow Way Didcot OX11 0AX
	Proposal	Extended Dropped Kerb	
	Response date	17 th August 2021	
	Agreed response	It was proposed by Cllr B Service, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	

65. To note as listed: Planning Appeals.

The Committee noted that application P20/S1577/O would be considered at the public inquiry on 17/18/19/20 & 24/25/26/27 August 2021 .

66. APPLICATIONS APPROVED

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P21/S2292/HH	Extensions comprising: - Single storey extension to rear; - Replacement and extension of existing single storey room with two-storey extension to rear; and - Enlargement of existing front porch. 49 Sinodun Road Didcot OX11 8HW
No objection	P21/S2254/HH	Two storey side extension & single storey rear extension. 130 Loyd Road Didcot OX11 8JR
No objection	P21/S2461/FUL	Variation of Condition 2 (Approved Plans) on P19/S4550/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 1 x 1-bed and 1 x 2-bed flats and a lobbied office space. Also includes infilling of small passageway at 1F and widening of one window at 1F. 136-144 The Broadway and 3-5 Station Road Didcot OX11 8RJ

No objection	P21/S0659/HH	Replacement of existing rear extension with single storey extension. (Corrected proposed plans received 18 June 2021). 29 Meadow Way Didcot OX11 0AX
Supports the application	P21/S2366/HH	Replacing existing dilapidated Garage/ Store and Conservatory with new Garage/ Store and Garden Room. 55 Hagbourne Road Didcot OX11 8DT
No objection	P21/S2365/HH	Single storey side extension, widen existing vehicular access, block pave parking/turning area to SUDs specification. 31 King Alfred Drive Didcot OX11 7NT
No objection	P21/S2406/HH	Replace existing conservatory with single storey extension. 45 Orwell Drive Didcot OX11 7RX
No objection	P21/S2453/FUL	Change of use of existing buildings from B2 - light industrial to E(d) - personal training/fitness studio and re-furbishment, re-roofing and re-cladding of existing single storey extension. East Unit Rich's Sidings Didcot OX11 8AG
No objection	P21/S2591/FUL	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. Units 1 and 2 Market Place Didcot OX11 8RJ
No objection	P21/S2000/HH	Convert garage space into extra room (study). No resizing necessary/possible due to location between conservatory and neighbour's garage. Removal of front garage door, provision of dwarf wall and window in its place. Creation of side door from conservatory wall. Retain fire door exit to rear of garage which leads onto garden. Creation of extra parking space outside front of house adhering to minimum size requirements. 1 Tarret Burn Didcot OX11 7FZ

67. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

68. APPLICATIONS WITHDRAWN

The Committee noted no applications had been withdrawn.

69. APPLICATIONS REFERRED

The Committee noted that application P19/S0257/FUL had been referred to SODC's Planning Committee – 11th August 2021.

70. To note the DRAFT minutes from the Traffic Advisory Group's meeting held on 22nd June 2021.

The Committee noted the minutes.

The meeting closed at 8.05pm.

Signed:

Date: