

## Didcot Town Council

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### Minutes of the

### Planning and Development Committee Wednesday 13<sup>th</sup> July 2022 All Saints Room, Civic Hall



#### **PRESENT:** **Councillors:**

E Hards (Chair)  
D Rouane  
J Durman  
D Macdonald  
M Mallows  
J Moody  
B Service

#### **Officers:**

L Blake (Planning and Environment Officer - PEO)

#### **49. To receive apologies**

Cllrs A Sandiford and A Dearlove tendered their apologies.  
Cllr J Moody substituted for Cllr A Sandiford and Cllr B Service substituted for Cllr A Dearlove.

#### **50. To receive declarations of interests**

No declarations were made.

#### **51. To approve the minutes of the meeting held on 22<sup>nd</sup> June 2022**

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

All members agreed.

## 52. Questions on the minutes as to the progress of any item

None received.

## 53. To note as listed: correspondence regarding planning matters.

Item	Date received	Received from	Sent to Members	Details
5a)	16 <sup>th</sup> June 2022	SODC	16 <sup>th</sup> June 2022	To inform DTC that application P22/S0724/FUL - 3 Monks Lode Didcot OX11 7UY, has been refused.  Agenda item 12a.
5b)	20 <sup>th</sup> June 2022	SODC	21 <sup>st</sup> June 2022	To inform DTC that application P22/S1434/FUL – Land to the rear of 5 Lydalls Close, Didcot, OX11 7LD, will be considered at SODC’s next Planning Committee meeting on 29 <sup>th</sup> June 2022. It is the Officer’s recommendation to grant permission.  DTC previously submitted ‘no objection’ to this application – 19 <sup>th</sup> May 2022.  Registration needs to be completed by noon on 28 <sup>th</sup> June 2022.
5c)	20 <sup>th</sup> June 2022	SODC	27 <sup>th</sup> June 2022	Amended application P22/S1119/FUL – 88 Abbott Road, Didcot, OX11 8HY, received for DTC to comment on. Response date unable to be extended. Members asked to submit comments by the response date 4 <sup>th</sup> July 2022 via email.  Agenda item 9a.
5d)	24 <sup>th</sup> June 2022	SODC	27 <sup>th</sup> June 2022	To inform DTC that application P22/S1604/HH – 87 Green Close Didcot OX11 8TE, has been refused.  Agenda item 12b.
5e)	30 <sup>th</sup> June 2022	SODC	30 <sup>th</sup> June 2022	To inform DTC of an amended site plan on application P20/S0210/O – Pearith Farm, Didcot, and to inform the Council on the affordable housing element of the application. Further comments are welcome.  Agenda item 6.
5f)		OCC	1 <sup>st</sup> July 2022	To invite DTC to comment on the parking proposals for the Haydon Road area in Didcot – referred from Full Council.  Agenda item 7.

The Committee noted the items of correspondence.

Two further items were received after the agenda was sent out regarding another amendment to application P22/S1119/FUL – 88 Abbott Road, Didcot, OX11 8HY and a notification that application P21/S0666/FUL – 70-72 Park Road, Didcot, OX11 8QP, would be discussed at SODC's next Planning Committee meeting on 20<sup>th</sup> July 2022.

It was **AGREED** to maintain the Committee's previous comment on application P22/S1119/FUL.

It was also **AGREED** for the PEO to register Cllr E Hards to speak on behalf of the Planning and Development Committee on application P21/S0666/FUL at SODC's Planning meeting on 20<sup>th</sup> July 2022, basing the comments on the Committee's previous responses.

**54. To consider the amended site location plan for application P20/S0210/O – Pearith Farm, Didcot and confirmation on the affordable housing element.**  
Further comments welcomed.

The Committee discussed the amended site location and the affordable housing element of the application and **RESOLVED** to submit the following comment:

*"The Committee has no comments on the change to the site boundary and welcome the 40% affordable housing".*

**55. To consider and comment on the parking proposals for the Haydon Road area in Didcot** – referred from Full Council

Cllr C Wilson spoke regarding her concerns of the resident permit scheme, including potential issues with lack of space being provided.

Members considered Cllr C Wilson's statement and the emailed comments received from a resident who was unable to attend the meeting. The email contained questions over the restrictions for permit holders in certain roads, reducing the short stay periods and permit costs.

It was proposed by Cllr D Rouane, seconded by Cllr E Hards and **RESOLVED** to submit the following comments to the Extraordinary meeting of the Full Council on 18<sup>th</sup> July 2022, for consideration:

*The Planning and Development Committee met on 13<sup>th</sup> July 2022 and discussed the resident parking proposal for the Haydon Road area. Whilst the Committee were happy to support the proposal, members wanted to submit the following comments to OCC:*

- *In relation to point 2 on the correspondence, the Committee did not feel that residents of Compton Close should be able to apply for permits on the adjacent roads (Lydalls Road and Station Road). As stated, Compton Close is an unadopted*

road and has its own private parking. Either the land is included in the scheme, or it isn't.

- The Committee felt that the short stay bays should be limited to a 30-minute stay, instead of 2 hours.
- The Committee suggested that some short stay bays be investigated by OCC for the bottom of Station Road (could be used for school drop off and pickup), decreasing the number of short stay bays on Lydalls Road and freeing up spaces on Lydalls Road for residents.
- The Committee recognised the limitations for resident spaces in these areas.
- The Committee requested that the text for the information to residents be amended to recognise that this is Didcot not Oxford. Para. 3 refers to "official business from the Oxford area" and documentation should not have to be taken to Botley, Cowley, Summertown, Headington or County Library for verification, when the most convenient location is Didcot Library.
- The Committee would like clarification on the process following the public advertisement. Could the proposals be amended as a result of public response or is it a matter of accepting or rejecting.

#### 56. Applications for certificates of Lawful Development and Information only

None received.

#### 57. To consider as listed: Planning Applications

9a)	Application	<a href="#">P22/S1119/FUL</a>	88 Abbott Road Didcot OX11 8HY
<b>DECISION MADE AND SENT VIA EMAIL 1<sup>ST</sup> JULY 2022</b>			
	Amendment	No. 1 - dated 17th June 2022	
	Proposal	Demolition of existing sheds and garage and construction of two one-bedroom flats. (As amended by plan ref ABBT.P10B received 17 June 2022)	
	DTC's previous response 19 <sup>th</sup> May 2022	No objection, with comment: The Committee are concerned that there has been a significant number of infill developments over the years which has seen informal parking for residents diminish. The road is routinely used by school children and is already extremely busy, and the Committee are concerned that the development will have a cumulative effect on the surrounding area.	
	Response date	4 <sup>th</sup> July 2022 – UNABLE TO GRANT EXTENSION	
	Agreed response	Didcot Town Council would like to maintain their previous response and comments:  Didcot Town Council has no objections: The Committee are concerned that there has been a significant number of infill developments over the years which has seen informal parking for residents diminish. The road is routinely used by school children and is already extremely busy, and the Committee are concerned that the development will have a cumulative effect on the surrounding area.	

9b)	Application	<a href="#">P22/S2238/HH</a>	7 Barn Owl Way Didcot OX11 6EG
	Proposal	Install PVCu replica roof extension to the rear of the property	
	Response date	15 <sup>th</sup> July 2022 (extended from 9 <sup>th</sup> July 2022)	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
9c)	Application	<a href="#">P22/S0619/FUL</a>	Former Julians Garage Station Road Didcot OX11 7NN
	Proposal	Change of use of land for car parking for a temporary period	
	Response date	15 <sup>th</sup> July 2022 (extended from 9 <sup>th</sup> July 2022)	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr M Mallows, and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
9d)	Application	<a href="#">P22/S2256/HH</a>	179 Broadway Didcot OX11 8RZ
	Proposal	Demolition and replacement of existing porch with new, single storey porch.	
	Response date	15 <sup>th</sup> July 2022 (extended from 12 <sup>th</sup> July 2022)	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr B Service and <b>RESOLVED</b> to <b>support</b> this application.  All members agreed.	
9e)	Application	<a href="#">P22/S2280/HH</a>	28 Haydon Road Didcot OX11 7JF
	Proposal	Erection of a single storey extension to the rear of the dwelling.	
	Response date	14 <sup>th</sup> July 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr D Macdonald, and <b>RESOLVED</b> to submit to <b>no strong views</b> , on the application.  All members agreed.	
9f)	Application	<a href="#">P22/S2281/FUL</a>	Wilkinson 7 Market Place Didcot OX11 7LE
	Proposal	Subdivision of unit to form two units and external alterations including installation of new shop front within existing door openings to serve proposed unit.	
	Response date	14 <sup>th</sup> July 2022	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr E Hards and <b>RESOLVED</b> to submit <b>no strong views</b> on the application.  All members agreed.	

9g)	Application	<a href="#">P22/S2296/HH</a>	All Saints House Lydalls Close Didcot OX11 7LA
	Proposal	Single storey rear extension	
	Response date	15 <sup>th</sup> July 2022	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr B Service and <b>RESOLVED</b> to submit <b>no strong views</b> on the application.  All members agreed.	
9h)	Application	<a href="#">P22/S2307/HH</a>	4 Finham Brook Didcot Oxon OX11 7YE
	Proposal	Single storey rear extension	
	Response date	19 <sup>th</sup> July 2022	
	Agreed response	It was proposed by Cllr B Service, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no strong views</b> on the application.  All members agreed.	
Cllr J Durman declared an interest in application P22/S2309/HH and did not participate in discussing this application.			
9i)	Application	<a href="#">P22/S2309/HH</a>	26 St Hildas Close Didcot OX11 9UX
	Proposal	Two storey side extension, single storey front extension.	
	Response date	21 <sup>st</sup> July 2022	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr B Service and <b>RESOLVED</b> to <b>object</b> to the application with the following comment:  On the basis of the evidence provided, the proposed extension does not look in keeping with the street scene.  All members agreed with 1 member abstaining.	
Cllr J Durman re-joined discussions.			
9j)	Application	<a href="#">P22/S2334/HH</a>	3 Queensway Didcot OX11 8LY
	Proposal	Two-storey rear extension.	
	Response date	21 <sup>st</sup> July 2022	
	Agreed response	It was proposed by Cllr J Moody, seconded by Cllr M Mallows and <b>RESOLVED</b> to submit <b>no strong views</b> on the application.  All members agreed.	
9k)	Application	<a href="#">P22/S2367/A</a>	Valerian Court Broadway Didcot OX11 8ET
	Proposal	External signage	
	Response date	23 <sup>rd</sup> July 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr B Service and <b>RESOLVED</b> to submit <b>no strong views</b> on the application.  All members agreed.	

### 58. To note as listed: Planning Appeals.

The Committee noted no appeals had been received.

### 59. Applications Approved.

The Committee noted the below listed approvals.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Proposal and Address</b>
No objection	<a href="#">P22/S1599/HH</a>	Single storey rear extension and partial garage conversion. <b>15 Holly Lane Didcot OX11 6DA</b>
No objection with comments:  The Committee have concerns whether there would be adequate parking.	<a href="#">P22/S1572/HH</a>	Loft conversion to habitable room (amended Plans received 9th and 24th May altering Dormer and Rooflight arrangement and inserting windows on the side elevation). <b>15 Reed Street Didcot OX11 6FL</b>
No objection	<a href="#">P22/S1683/HH</a>	Single storey rear extension. <b>4 Bush Furlong Didcot OX11 7SS</b>
No objection	<a href="#">P22/S1682/HH</a>	Single storey rear extension and first floor extension over garage <b>28 Longford Way Didcot OX11 7UW</b>
No objection	<a href="#">P22/S1771/HH</a>	Proposed ground floor rear extension and two-storey and first floor side extension. <b>31 Mowbray Road Didcot OX11 8ST</b>
No objection	<a href="#">P22/S1366/HH</a>	Single storey rear extension (amended plan received 01/05/22 to reduce depth of extension). <b>29 Longford Way Didcot OX11 7TN</b>
No objection	<a href="#">P22/S1797/HH</a>	Single storey rear extension. <b>51 Edwin Road Didcot OX11 8LQ</b>
No objection	<a href="#">P22/S1434/FUL</a>	Erection of a new bungalow. As clarified by Agent's emails received on 9 May and 7 June 2022 regarding access. <b>Land to the rear of 5 Lydalls Close Didcot OX11 7LD</b>

No objection	<a href="#">P22/S1871/FUL</a>	<p>Variation of condition 2 (approved plans) on application P20/S4460/FUL to alter the plans removing the single storey rear extension and rear dormer to the existing house. The rear dormer is to be replaced with a rooflight. (Demolition of existing single storey side element of the dwelling house and detached garage and erection of a part two storey and part single storey rear extension to the existing house and erection of a new two storey single dwelling house.)</p> <p><b>97 Sinodun Road Didcot OX11 8HH</b></p>
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### 60. Applications refused.

The Committee noted the below refused applications.

12a)	<b>Application</b>	<a href="#">P22/S0724/FUL</a>	3 Monks Lode Didcot OX11 7UY
	<b>Proposal</b>	Installation of a sub-surface electric vehicle charge point in the public footway outside the property. The work will include digging a trench to lay a cable to the property. A small white electrical box will also be installed on the inside of the property to connect the charge point to the property's electricity supply.	
	<b>Date refusal confirmation received</b>	16 <sup>th</sup> June 2022	
	<b>DTC's response</b>	<p>Object with comments:</p> <p>The Committee were concerned that the applicant could potentially 'take over' public property for private use, when the property does in fact have its own driveway where the electric vehicle charge point could be installed. The proposed location is part of a public highway and very close to a blind bend which has the potential to cause serious issues if the application is approved.</p>	
12b)	<b>Application</b>	<a href="#">P22/S1604/HH</a>	87 Green Close Didcot OX11 8TE
	<b>Proposal</b>	Proposed first floor side extension and new porch.	
	<b>Date refusal confirmation received</b>	24 <sup>th</sup> June 2022	
	<b>DTC's response</b>	No objection.	

**61. Applications withdrawn.**

The Committee noted no planning applications had been withdrawn.

**62. Applications referred.**

The Committee noted no planning applications had been referred.

The meeting closed at 8.32pm.

Signed: .....

Date: .....

DRAFT