

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 16th March 2022 All Saints Room, Civic Hall



PRESENT:
Councillors:

E Hards (Chair)
P Siggers
M Mallows
J Durman

Officers:

L Blake (Planning and Environment Officer)

3 members of the public attended.

199. To receive apologies.

Cllr A Dearlove tendered his apologies.

Cllr D Chandran was absent.

200. To receive declarations of interest.

No declarations of interests were made.

201. To approve the draft minutes of the meeting held on 23rd February 2022

It was proposed by Cllr E Hards, seconded by Cllr J Durman and **RESOLVED** to approve the minutes of the meeting on 23rd February 2022 as a true and accurate record of the meeting and note it as such.

All members agreed.

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

Cllr E Hards updated the Committee on application P21/S5378/FUL – Ridgeway House, 1A Hagbourne Road, Didcot, which was discussed at SODC's Planning Committee meeting on 2nd March 2022.

The application was not considered at that meeting due to a request for a site visit.

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

Item	Date received	Received from	Sent to Members	Details
6a)	23 rd February 2022	SODC	1 st March 2022	<p>Amendment to application P22/S0081/HH, 30 Tavistock Avenue Didcot OX11 8NA - Replace a single-story garage and concrete pad to the front left-hand side of the property. (as amended by plans received 22 February 2022 reducing the size and altering the position).</p> <p>Request to extend the response time until after the Committee meeting was denied due to determination deadline date being 14th March 2022.</p> <p>DTC response submitted on 4th March 2022 – ‘no objection’.</p>
6c)	7 th March 2022	SODC	8 th March 2022	<p>Planning Committee notification – To inform DTC that SODC will consider application P19/S0720/O at their Planning Committee meeting on 16th March 2022.</p> <p>It is the Officer's recommendation to grant planning permission.</p> <p>DTC's previous response on 8th February 2021, was 'no objection' with the following comments:</p> <ul style="list-style-type: none"> • <i>This development is feasible only provided that the Northern Perimeter Road is completed.</i> • <i>Attention should be paid to the increased burden the development would have on GP facilities.</i> • <i>Access to the nearest school, All Saints, involves crossing a long, fast and straight section of the A4130. A signalled crossing is required by the time the first houses are occupied to allow safe crossing for children.</i> • <i>Ladygrove Community Centre is virtually fully booked, meaning additional community centre provision is necessary soon after the development commences.</i>

				<ul style="list-style-type: none">• <i>The Policy C6 requirement to maintain and enhance biodiversity on one of the most biodiverse areas of Didcot looks to be a challenge for developers.</i>• <i>We believe there may be significant archaeology on this site and would like to see how this archaeology will be evaluated.</i>• <i>The Thames Water proposed condition is in our view correct.</i>• <i>The Town Council notes the concerns raised by the residents of and 18 North Bush Furlong regarding flooding and would seek to rely on the response of the district council drainage engineers in due course. Also, the views of Oxfordshire County Council regarding surface water drainage will be of interest.</i>• <i>The developer is encouraged to ensure that social housing is interspersed throughout the development rather than creating specific sections.</i>
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The Committee noted the items of correspondence.

One time-sensitive item of correspondence was received after the agenda was sent out regarding P21/S5385/FUL - Hadden Hill Golf Club, which informed members that the applicant had *“submitted a BREEAM assessment which explains that BREEAM good could be achieved for the proposed machinery storage building however, the cost to implement this measure would likely make the erection of the building unviable for the golf course.”*

SODC Officers were mindful to approve the application for a variation of conditions and asked the Committee to confirm whether the Town Council wanted to uphold their previous objection with comments (min. 179 refers). If this was the case, the application would be referred to SODC’s next available Planning Committee meeting in April.

The Committee discussed this communication and members affirmed their view that SODC should uphold its environmental policies in view of the Climate Emergency. Didcot Town Council had to achieve BREEAM ‘excellent’ with the new pavilion proposed for Edmonds Park so the building at Hadden Hill Golf Club should at least achieve ‘good’ as required by the original conditions.

It was proposed by Cllr E Hards, seconded by Cllr P Siggers and **RESOLVED** to uphold the previous objection and comments.

A response upholding the objection would be sent.

Due to the clash in the upcoming meeting dates with both SODC and DTC, it was likely that no-one would be available to speak and written comments would be submitted in advance to SODC.

204.To discuss and consider the invitation to comment on planning

consultations: Draft Community Infrastructure Levy (CIL) Charging Schedule and the Draft Developer Contributions Supplementary Planning Document (**SPD**) – Consultation ends at 11.59pm on Tuesday 22nd March 2022 (deferred from last meeting).

The Committee discussed the Draft Community Infrastructure Levy (CIL) Charging Schedule and the Draft Developer Contributions Supplementary Planning Document (SPD).

It was proposed by Cllr E Hards, seconded by Cllr M Mallows and **RESOLVED** to support the contents of the documents.

205.Applications for certificates of Lawful Development and Information only.

The Committee noted the below application for lawful development.

8a)	Application	P22/S0748/LDP	24 Cronshaw Close Didcot OX11 7JU
	Proposal	Formation of habitable room in roof space with rear dormer and front velux rooflights.	

Cllr E Hards welcomed the 3 members of the public to the meeting and proposed suspending standing orders to allow the registered speaker to address the Committee regarding application P22/S0491/O - Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR.

All members agreed.

Written comments from this resident had been sent to members prior to the meeting.

The resident spoke regarding the proposed plans, which in their opinion, was an improvement on previous plans. However, the resident commented that the overdevelopment of the site would make parking issues in the area worse.

The resident informed the Committee of the numerous responses to the application already sent to SODC, objecting to the plans and suggested the area needs 'more modest' plans like that of Compton Close, Didcot.

The Committee re-entered standing orders and Cllr E Hards proposed that the Committee amend the agenda to allow agenda item 9c - application P22/S0491/O to be considered first to enable the members of the public to listen to the deliberations.

All members agreed.

206.To consider as listed: Planning Applications.

9c)	Application	P22/S0491/O	Land at Station Road, Lydalls Road & Haydon Road Didcot OX11 7JR
	Proposal	Outline planning application (with all matters reserved except for access) for the demolition of existing structures and redevelopment for up to 144 dwellings, hard and soft landscaping, parking and all associated engineering works	
	Response date	18 th March 2022 (extended from 12 th March 2022)	
	Agreed response	<p>It was proposed by Cllr M Mallows, seconded by Cllr E Hards and RESOLVED to object to the application with the following comments:</p> <p>Didcot Town Council’s Planning and Development Committee would like to object to application P22/S0491/O for the following reasons:</p> <ul style="list-style-type: none"> • South Oxfordshire Local Plan <p>The Committee noted that the development is contrary to STRAT 5 of the South Oxfordshire Local Plan as it does not fulfil “the need to minimise detrimental impacts on the amenity of future and/or adjoining occupiers.”</p> <ul style="list-style-type: none"> • Impact on the surrounding area <p>The proposed development on the west of the site seems overbearing and unneighbourly. The design references to railway architecture are appropriate for a site near the station. However, the railway workers’ housing on Station Road is more suitable as a reference than a Grade II listed engine shed, however historically significant.</p> <ul style="list-style-type: none"> • Potential for increase in traffic congestion <p>Station Road and Hitchcock Way suffer increasing congestion and gridlocking on a regular basis due to the road being used as the main route into the Orchard Centre by visitors and deliveries. The Committee is concerned that this development will exacerbate the problem. There is little scope for the adjacent roads, Broadway for example, to be able to manage a substantial increase in traffic.</p> <p>The DAS acknowledges in the context of sustainable transport that Station Road is critical for bus circulation.</p> <p>Although it is outside the scope of this application, we do not want to see any measures taken to reduce the capacity of Station Road to carry traffic.</p> <ul style="list-style-type: none"> • Access <p>The Committee were extremely concerned regarding the access to the site, especially from Lydalls Road. Lydalls Road is currently a one-way street which houses a Nursery School, and the road is already extremely busy during pick up and drop off times.</p> <p>Members are concerned for the safety of the children during these times, especially as the pavements are inadequate. This is also in contrary to section 2v of STRAT 5 (see above).</p>	

		<ul style="list-style-type: none"> • Insufficient Parking <p>The Committee noted that there is insufficient parking proposed for the development. Only a small percentage of residents will be able to park in allocated bays, which will mean an increase of vehicles battling for the small amount of on street parking in the immediate area.</p> <p>Didcot Town Council already receive numerous complaints regarding parking issues in the immediate vicinity on a regular basis. The proposed development will exacerbate this and will be in contrary to section 2v of STRAT 5, as it will have a “..detrimental impact[s] on the amenity of future and/or adjoining occupiers.”</p> <p>Despite statements in the application there is no evidence that the measures proposed will prevent indiscriminate parking. If the development is approved, we would like to see a condition imposed to restrict car ownership.</p> <p>All members agreed.</p>
The members of the public left the meeting at this point.		
9a)	Application	P22/S0586/HH 36 Tamar Way Didcot OX11 7QH
	Proposal	First floor extension over existing ground floor to enlarge existing bedrooms
	Response date	18 th March 2022 (extended from 10 th March 2022)
	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.
9b)	Application	P22/S0559/HH 18 Bosleys Orchard Didcot OX11 7NY
	Proposal	Demolition of existing side & rear conservatories and erection of 2 storey side extension and single storey rear extension. Conversion of part of the garage to utility room.
	Response date	18 th March 2022 (extended from 11 th March 2022)
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.
9d)	Application	P22/S0575/HH 2 Tavistock Avenue Didcot OX11 8NA
	Proposal	Single storey front & rear extensions
	Response date	17 th March 2022
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.

9e)	Application	P22/S0536/FUL	PeakGen Power Ltd Compound - Booker Distribution Centre, Basil Hill Road, Didcot OX11 7HJ
	Proposal	Addition of roof mounted equipment and handrails to 2 generators and installation of integrally bonded ad-blue storage tank within compound.	
	Response date	17 th March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
9f)	Application	P22/S0649/HH	61 Park Road Didcot OX11 8QT
	Proposal	Create single-storey rear extension approx. 6.4m deep x 7.6m wide featuring kitchen/diner and garden room. Demolish one chimney and relocate first floor WC. Convert flat roof of existing garage to pitched roof with end gables.	
	Response date	19 th March 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
9g)	Application	P22/S0647/HH	37 Queensway Didcot OX11 8LY
	Proposal	Proposed ground floor rear extension	
	Response date	19 th March 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	
9h)	Application	P22/S0557/FUL	136-138 The Broadway and 3-5 Station Road Didcot OX11 8RJ
	Proposal	Internal revisions to the building to create 2 additional flats (1 each at first and second floors) together with alterations to layout of 2 previously permitted flats (1 each at first and second floors).	
	Response date	22 nd March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	

9i)	Application	P22/S0701/FUL	Unit 42 Orchard Centre Didcot
	Proposal	Change of use to permit flexible use as restaurant or hot food take away.	
	Response date	22 nd March 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
9j)	Application	P20/V2899/RM	Plot A2 Signia Park Didcot
	Amendment	No. 1 - dated 25th February 2022	
	Proposal	Approval of reserved matters - access, appearance, landscaping, layout and scale for the erection of an employment unit (Use Class B1(c)/B2/B8) with ancillary offices, including new vehicular and pedestrian access, HGV and car parking, servicing, external lighting, landscaping, infrastructure and associated works pursuant to outline planning permission P19/V1472/FUL dated 15th October 2019. (As amended by plans and information received 25 February 2022).	
	Previous response	No objection - submitted 4 th January 2021	
	Response date	18 th March 2022 (extended from 14 th March 2022)	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
9k)	Application	P22/S0724/FUL	3 Monks Lode Didcot OX11 7UY
	Proposal	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.	
	Response date	29 th March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr E Hards and RESOLVED to object to the application with the following comments: 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. All members agreed.	

9l)	Application	P22/S0675/HH	46 Prestwick Burn Didcot OX11 7UZ
	Proposal	Single storey front and rear extensions.	
	Response date	29 th March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
9m)	Application	P22/S0668/HH	14 Dearne Place Didcot OX11 7UU
	Proposal	First floor extension over existing garage, ground floor single storey extension replacing existing conservatory with open plan porch cover to front aspect.	
	Response date	29 th March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by J Durman and RESOLVED to submit no objection to the application. All members agreed.	
9n)	Application	P22/S0778/HH	72 Norreys Road Didcot OX11 0AN
	Proposal	Proposed two storey and single storey rear extensions including front porch extension.	
	Response date	29 th March 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr M Mallows and RESOLVED to submit no objection to the application. All members agreed.	
9o)	Application	P22/S0693/HH	7 Evenlode Drive Didcot OX11 7XG
	Proposal	New single storey rear extension & first floor extension over existing garage.	
	Response date	30 th March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	

9p)	Application	P22/S0811/HH	27 Larch Drive Didcot OX11 6DX
	Proposal	Single storey rear extension.	
	Response date	30 th March 2022	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by P Siggers and RESOLVED to submit no objection to the application with the following comments:</p> <p>The Committee are concerned that the garden may not be of adequate size once the extension has been built.</p> <p>All members agreed.</p>	

207.To note as listed: Planning Appeals.

The Committee noted that no planning appeals had been received.

208. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
<p>No objection on 28th October 2021</p> <p>No objection with comments on 6th January 2022:</p> <p>Didcot Town Council would like to highlight the comments from the OCC Highways Officer.</p>	P21/S4174/FUL	<p>Erection of two storey building comprising 5 one bed apartments, 1 three bed apartment, 1 four bed apartment and staff room - use class C3 for adults with learning and physical disabilities with on-site care provided.(as amended by plans received 10 December altering the external appearance of the proposed building).</p> <p>5 Hagbourne Road Didcot OX11 8DP</p>
<p>Latest comment was 'objection with comment' on 5th July 2021</p>	P14/V2873/O	<p>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</p>

		<p>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).</p> <p>Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)</p>
No objection	P22/S0008/HH	<p>Single storey side extension to provide a ground floor WC/shower room & utility room.</p> <p>8 St Hildas Close Didcot Oxon OX11 9UX</p>
No objection	P22/S0116/HH	<p>Two storey side and single storey front extensions.</p> <p>11 Loyd Road Didcot OX11 8JX</p>
No objection	P22/S0157/HH	<p>Demolition of existing sub-standard porch and construction of new single storey porch and shower room extension.</p> <p>23 The Oval Didcot OX11 7EL</p>
No objection	P22/S0069/HH	<p>Garage conversion.</p> <p>27 Chamomile Way Didcot OX11 6HH</p>
No objection	P21/S5338/HH	<p>Single storey side and rear extension (as amended by plans received on the 15th of February 2022).</p> <p>51 The Avenue Didcot OX11 6AW</p>
DTC withdrew their objection on 24 th February 2022	P21/S4250/FUL	<p>Change of use to 7-bedroom House in Multiple Occupation (Sui Generis). (As amended by plans received on the 20th of December 2021 and the 18th of February 2022)</p> <p>25 Glebe Road Didcot OX11 8PL</p>
No objection	P22/S0128/HH	<p>Proposed ground floor rear extension</p> <p>38 High Street Didcot OX11 8EG</p>

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209. Applications refused.

The Committee noted the below refused application.

12a)	Application	P21/S3973/FUL	14 Haydon Road Didcot OX11 7JD
	Proposal	Change of use of dwelling house (C3) to a large 10-bedroom House in Multiple Occupation (Sui genesis) facilitated by two storey side extensions, a single storey rear extension, and extension to the dropped kerb to create additional parking.	
	Date refusal confirmation received	5 th March 2022	
	DTC's response	The Council object to this application and would like to stand by their previous comments on P21/S2573/HH. They feel it would be unneighbourly and not in keeping with the area, due to additional noise pollution, significant increase in activity and insufficient parking.	

210.Applications withdrawn.

The Committee noted the below withdrawn planning application:

13a)	Application	P22/S0163/LDP	18 Wantage Road Didcot OX11 0BP
	Proposal	New roof to replace existing and new window configuration.	
	Date withdrawal confirmation received	28 th February 2022	

211. Applications referred.

The Committee noted no planning applications had been referred.

The meeting closed at 8.33pm.

Signed:

Date:

DRAFT