

## Didcot Town Council

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### Minutes of the

### **Planning and Development Committee** Wednesday 27<sup>th</sup> April 2022 All Saints Room, Civic Hall



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

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

#### **Officers:**

L Blake (Planning and Environment Officer)

#### **225. To receive apologies.**

Cllr P Siggers and Cllr D Chandran tendered their apologies.

Cllr J Moody substituted for Cllr P Siggers.

#### **226. To receive declarations of interest.**

Cllr A Dearlove declared an interest in item 7h (application P22/S1224/FUL 1-3 Hagbourne Road, Didcot) and would therefore leave the meeting when this item was discussed.

Cllr J Moody declared an interest in item 7b (application P22/S1195/HH 60 & 62 Norreys Road, Didcot) although not pecuniary and would therefore not need to leave the meeting for the discussion on the application.

**227. To approve the draft minutes of the meeting held on 6<sup>th</sup> April 2022**

It was proposed by Cllr E Hards, seconded by Cllr J Moody, and **RESOLVED** to approve the minutes of the meeting on 6<sup>th</sup> April 2022 as a true and accurate record of the meeting and note it as such.

All members agreed.

**228. Questions on the minutes as to the progress of any item.**

There were no questions on the minutes.

**229.To note as listed: correspondence regarding planning matters.**

Item	Date received	Received from	Sent to Members	Details
5a)	5 <sup>th</sup> April 2022	SODC	5 <sup>th</sup> April 2022	Response to DTC's query on applications P22/S0383/HH and P21/S3691/HH - Confirmation of thresholds for referral of planning applications to the Planning Committee.

The Committee noted the items of correspondence.

**230.Applications for certificates of Lawful Development and Information only.**

The Committee noted no applications for certificates of Lawful Development had been received.

Cllr J Durman joined the meeting.

**231.To consider as listed: Planning Applications.**

7a)	<b>Application</b>	<a href="#">P22/S1248/HH</a>	14 Haydon Road Didcot OX11 7JD
	<b>Proposal</b>	s78 application to remove condition 8 (family occupation) of planning application P21/S2573/HH. (Two storey side extensions and single storey rear extension, associated hardstanding and creation of a dropped kerb).	
	<b>Response date</b>	28 <sup>th</sup> April 2022 (extended from 25 <sup>th</sup> April 2022)	
	<b>Agreed response</b>	<p>It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and <b>RESOLVED</b> to <b>object</b> to the application with the following comments:</p> <p>The Committee object to the removal of the condition and are concerned that the applicant is still pursuing an HMO with a significant number of rooms via a different route. This condition was put there to specifically prevent an HMO.</p> <p>All members agreed.</p>	
7b)	<b>Application</b>	<a href="#">P22/S1195/HH</a>	60 & 62 Norreys Road, Didcot, Oxon, OX11 0AN
	<b>Proposal</b>	Two storey rear extension to both adjoining properties.	
	<b>Response date</b>	28 <sup>th</sup> April 2022	
	<b>Agreed response</b>	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to this application with the following comments:</p> <p>The Committee noticed a neighbouring resident has some concerns over the loss of light, particularly at number 64, and ask that this be taken into consideration.</p> <p>All members agreed.</p>	
7c)	<b>Application</b>	<a href="#">P22/V0604/RM</a>	Phase 1a Valley Park Land to the West of Great Western Park
	<b>Proposal</b>	Reserved matters application for access, appearance, landscaping, layout and scale following consent granted under reference P14/V2873/O relating solely to Phase 1a of the overall allocation regarding infrastructure elements to enable works for Phase 1 and 2. An EIA was submitted as part of the approved outline permission.	
	<b>Response date</b>	29 <sup>th</sup> April 2022	
	<b>Agreed response</b>	<p>It was proposed by Cllr E Hards, seconded by Cllr A Dearlove, and <b>RESOLVED</b> to submit <b>no objection</b> to this application with the following comments:</p> <p>The Committee were unable to scrutinise the plans thoroughly due to the quantity of detail and the fact that DTC were not a consultee on a</p>	

		current application linked to this one (P22/V0539/RM). The Committee ask that DTC are consulted on every application for this development in future.	
		All members agreed.	
7d)	<b>Application</b>	<a href="#">P22/S0659/FUL</a>	40 Queensway Didcot OX11 8LU
	<b>Proposal</b>	Extension to house containing two one-bedroom apartments.	
	<b>Response date</b>	29 <sup>th</sup> April 2022	
	<b>Agreed response</b>	<p>It was proposed by Cllr M Mallows, seconded by Cllr J Moody, and <b>RESOLVED</b> to <b>object</b> to this application with the following comments:</p> <p>The Committee object to this application due to substandard parking, insufficient amenity space, and over development of the site.</p> <p>All members agreed.</p>	
7e)	<b>Application</b>	<a href="#">P21/S5385/FUL</a>	Hadden Hill Golf Club Hadden Hill North Moreton OX11 9BJ
	<b>Amendment</b>	No. 1 - dated 6th April 2022	
	<b>Previous response submitted 3<sup>rd</sup> February 2022</b>	Object with comments: Didcot Town Council would like to object to downgrading the BREEAM level to 'pass' due to declaring a Climate Emergency and suggest the application should at least 'good' (more than 45%).	
	<b>Proposal</b>	Variation of conditions 8 (BREEAM pre-assessment report) & 9 (BREEAM - final certificate) on application P21/S1036/FUL (amended BREEAM report received 06 April 2022).	
	<b>Response date</b>	30 <sup>th</sup> April 2022	
	<b>Agreed response</b>	<p>The Committee <b>RESOLVED</b> to submit the following comments:</p> <p>Didcot Town Council will withdraw their previous objection provided that SODC are satisfied that the report justifies a good rating.</p> <p>All members agreed.</p>	
7f)	<b>Application</b>	<a href="#">P22/S1304/HH</a>	38 Park Road Didcot OX11 8QW
	<b>Proposal</b>	Proposed ground floor rear extension and internal alterations	
	<b>Response date</b>	1 <sup>st</sup> May 2022	
	<b>Agreed response</b>	<p>It was proposed by Cllr J Durman, seconded by Cllr M Mallows, and <b>RESOLVED</b> to submit <b>no objection</b> to the application.</p> <p>All members agreed.</p>	

7g)	Application	<a href="#">P22/S1332/HH</a>	73 Meadow Way Didcot OX11 0AX
	Proposal	Single storey rear extension.	
	Response date	3 <sup>rd</sup> May 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr A Dearlove and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
Cllr A Dearlove left the meeting at this point.			
7h)	Application	<a href="#">P22/S1224/FUL</a>	1-3 Hagbourne Road Didcot OX11 8DP
	Proposal	s73 application to vary condition 3(approved drawings), 4(levels), 5(materials), 6(joinery details) & 8(refuse & recycling storage) on application P12/S1299/O due to change of ownership and design changes. (Residential development (3x1-bed, 3x2-bed) including parking and ancillary works. Demolition of existing building)	
	Response date	3 <sup>rd</sup> May 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
Cllr A Dearlove returned to the meeting.			
7i)	Application	<a href="#">P22/S1366/HH</a>	29 Longford Way Didcot OX11 7TN
	Proposal	Single storey rear extension	
	Response date	8 <sup>th</sup> May 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr E Hards and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
7j)	Application	<a href="#">P21/S3283/RM</a>	Phase 2 & 4 Willington Down Land at North East Didcot Didcot
	Amendment	No. 2 - dated 14th April 2022	
	Proposal	Reserved matters for Phase 2 and 4 of North East Didcot development pursuant to outline planning permission P15/S2902/O. (as amended by plans and information received 14 April 2022)  The development comprises 288 residential units of a mix of property types and sizes; car parking and garages, internal access roads, footpaths, parking and circulation areas; hard and soft landscaping and other associated infrastructure and engineering works.	
	Previous Response	Objection: The Committee support the objection from OCC as Lead Local Flood Authority.	
	Response date	30th April 2022	

<p><b>Agreed response</b></p>	<p>It was proposed by Cllr E Hards, seconded by Cllr M Mallows, and <b>RESOLVED</b> to submit <b>no objection</b> to the application with the following comment:</p> <p>The Committee noted that OCC previously requested the attenuation pond be moved from the school site and ask whether this has been done.</p> <p>All members agreed.</p>
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### 232.To note as listed: Planning Appeals.

The Committee noted that no planning appeals had been received.

### 233. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	<a href="#">P22/S0701/FUL</a>	Change of use to permit flexible use as restaurant or hot food take away.  <b>Unit 42 Orchard Centre Didcot.</b>
No objection	<a href="#">P22/S0575/HH</a>	Single storey front & rear extensions.  <b>2 Tavistock Avenue Didcot OX11 8NA</b>
No objection	<a href="#">P22/S0559/HH</a>	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.  <b>18 Bosleys Orchard Didcot OX11 7NY</b>
No objection	<a href="#">P22/S0428/FUL</a>	Change of use from office use Class E to Sui Generis.  <b>5-6 Unit 1a Market Place Didcot OX11 7LE</b>
No objection	<a href="#">P22/S0536/FUL</a>	Addition of roof mounted equipment and handrails to 2 generators and

		installation of integrally bunded ad-blue storage tank within compound.  <b>PeakGen Power Ltd Compound - Booker Distribution Centre Basil Hill Road Didcot OX11 7HJ</b>
No objection with comments:  The Committee are concerned that the garden may not be of adequate size once the extension has been built.	<a href="#">P22/S0811/HH</a>	Single storey rear extension.  <b>27 Larch Drive Didcot OX11 6DX</b>
No objection	<a href="#">P22/S0649/HH</a>	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.  <b>61 Park Road Didcot OX11 8QT</b>
No Objection	<a href="#">P22/S0647/HH</a>	Proposed ground floor rear extension  <b>37 Queensway Didcot OX11 8LY</b>

### 234. Applications refused.

The Committee noted the applications refused, listed below.

10a)	<b>Application</b>	<a href="#">P21/S5378/FUL</a>	Ridgeway House 1A Hagbourne Road Didcot OX11 8DP
	<b>Proposal</b>	Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer.	
	<b>Date refusal confirmation received</b>	9 <sup>th</sup> April 2022	
	<b>DTC's response</b>	The Committee object to this application due to the height of the rear dormer making it overbearing and the fact that the dormer is against the current design guide.	

**235.Applications withdrawn.**

The Committee noted no planning applications had been withdrawn.

**236. Applications referred.**

The Committee noted no planning applications had been referred.

The meeting closed at 8.25pm.

Signed: .....

Date: .....

DRAFT