

Didcot Town Council

Notice of a meeting of the

Planning and Development Committee
Wednesday 22nd April 2020 at 7:30pm
Email responses only due to the Covid – 19
restrictions - Didcot Town Council



Admission of the public and media

The Council welcomes members of the public to its meetings in accordance with the Public Bodies (Admission to Meeting) Act 1960. If any member of the public wishes to comment on these planning applications please contact the Planning and Environment Officer, Guy Langton: Glangton@didcot.gov.uk

Reports and minutes

We add reports and minutes to our website.

Recording, photographs and filming - NB not possible for this meeting.

The press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such members of the public may be recorded or photographed during the meeting.

We ask that anyone wishing to record or photograph the meeting notifies the Planning and Environment Officer before the start of the meeting.

Public participation – only via email for this meeting

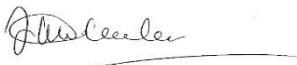
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18 - 20 on a matter before the Committee).

At the relevant time during the meeting, the Chairman will invite members of the public to present their questions, statements or petitions.

To find out about participation contact the Planning and Environment Officer.

Agenda

1. To receive apologies
2. To receive declarations of interest
Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct
3. To note the draft minutes of the meeting held via email on 1st April 2020
4. Questions on the minutes as to the progress of any item (**progress report**)
5. To consider planning applications as listed
6. To note applications for certificates of lawful development
7. To note planning applications approved
8. To note planning applications refused
9. To note planning applications withdrawn
10. To note planning applications referred
11. To consider the proposal for residential development on land north east of Didcot. (**attached**)
12. To note the appeal decision Ref: APP/Q3115/W/19/3236343 (12 Norreys Close, Didcot, OX11 0AT). (**attached**)
13. To consider Tree Preservation Order at Brasenose Road/Freeman Road, Didcot. (**attached**)
14. To consider the response to the letter received from SODC Planning Team Leader. (**attached**)
15. To consider Didcot and Surrounding Area Infrastructure Improvements Update from Oxfordshire County Council (**see press release**)



Janet Wheeler
Town Clerk
16th April 2020

**Voting
committee
members:**

Councillors:
D Macdonald
(Chairman)
E Hards (Vice-Chair)
P Giesberg

J Durman
A Thompson

**Substitute committee
members**

Councillors:
P Siggers
D Rouane
A Sandiford

Didcot Town Council

Planning and Development Committee
Wednesday 1st April 2020 at 7:30pm
All Saints Room, Civic Hall, Didcot



Agenda & Draft Minute

16. To receive apologies	None were received. Responses were received from: Cllr Hards Cllr Macdonald Cllr Giesberg	
17. To receive declarations of interest. Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct	No member declared a financial interest in any item on the agenda. Cllr Macdonald declared she was acquainted with the applicant proposing P20/S0591/O.	
18. To agree the minutes of the meeting held on 11 th March 2020 as a true record (minutes attached)	Cllr Hards proposed, Cllr Macdonald seconded and it was resolved to approve the minutes. They would be signed at the appropriate time.	
19. Questions on the minutes as to the progress of any item (progress report)	None were raised.	
20. To consider planning applications as listed	<i>Application</i>	<i>Resolution</i>
	1) P19/S2731/FUL	Noted.
	a) P20/S0674/HH	No objection Cllr Hards (p), Cllr Macdonald (s).
	b) P20/S0591/O	Object. Cllr Hards (p), Cllr Giesberg (s). Comment: The Council is concerned that there is insufficient amenity space for the new unit and that the proposal does not accord with the District Council's requirements.
	c) P20/S0720/HH	No objection. Cllr Hards (p), Cllr Macdonald (s).
	d) P20/S0412/FUL	No objection w. comment. Cllr Hards (p), Cllr Macdonald (s). The Council supports the conditions as detailed in the response from the

		County Council Highways Officer, dated 25.03.2020.
	e) P20/S0837/HH	No objection. Cllr Hards (p), Cllr Macdonald (s).
	f) P20/S0990/FUL	No objection w. comment. Cllr Hards (p), Cllr Macdonald (s). The Council is concerned that despite the District Council already accepting the principle of a car-free development, future residents may own vehicles. The Council is also concerned that there is not sufficient bin storage space for the extra dwellings.
	g) P20/S0953/FUL	No objection. Cllr Hards (p), Cllr Macdonald (s).
	A)	Noted.
	I)	Noted.
	II)	Noted.
	III)	Noted.
	IV)	Noted.
	V)	Noted.
<i>Other matters:</i>		<i>Resolution</i>
21.	To note applications for certificates of lawful development	Noted that none had been passed to the Council.
22.	To note planning applications approved	Noted list as provided.
23.	To note planning applications refused	Noted that none had been passed to the Council.
24.	To note planning applications withdrawn	Noted that none had been passed to the Council.
25.	To note planning applications referred	Noted that none had been passed to the Council.
26.	To note change of street name (attached)	Noted.
27.	To note Oxfordshire County Council zebra crossing consultation (attached, 12i-12iii)	No objections were to be submitted. Cllr Macdonald (p), Cllr Thompson (s).
28.	To note Traffic Survey Reports from GWPRA (attached, report and 13i-13iii)	Noted and received reports. The Officer confirmed that these were as presented to the Traffic Advisory Group, where a presentation was given. The Officer will seek the notes from that presentation if available and share with the Committee.

4. Progress report

Minute	Progress	Next Steps	Responsible
01.04.2020 meeting:	All responses submitted as resolved.	N/A	N/A

5. PLANNING APPLICATIONS

Proposals for Comment

South Oxfordshire District Council			
a)	Application	P19/S4426/RM Amendment No. 1 - dated 23rd March 2020	Land at former Didcot A Power Station Purchas Road Didcot
	AMENDED Proposal	Reserved Matters application following Outline approval P19/S1967/FUL for the Proposed realignment of below ground unnamed ordinary watercourse (a tributary of the Moor Ditch) and revised connection to the Moor Ditch.(as amended by plans and information received 23rd March 2020). (Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m2 of Class B1 units, 13,000m2 Class A1 units (includes 1,500m2 convenience food store), 150 bed Class C1 hotel and 500m2 of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Cross boundary application Vale of White Horse and South Oxfordshire. As amended by Updated EA and Master Plan213042-PL-03 Rev G.)	
	Response date	04.04.2020, extended to 24.04.2020	
b)	Application	P20/S0827/FUL	1 Greenfinch Road Didcot OX11 6BG
	AMENDED Proposal	The retrospective application for the installation of an ATM installed through a secure panel to right hand side of the shop entrance (as amended by revised Design Access Statement to remove 'blue halo' surround light received on 1 Apr 2020).	
	Response date	24.04.2020	
c)	Application	P20/S0829/A	1 Greenfinch Road Didcot OX11 6BG
	Proposal	The retrospective application for the installation of an ATM installed through a secure panel to right hand side of the shop entrance (as amended by revised Design Access Statement to remove 'blue halo' surround light received on 1 Apr 2020).	
	Response date	24.04.2020	
d)	Application	P20/S0614/RM Amendment No. 1 - dated 7th April 2020	Land south of A4130 Didcot
	AMENDED Proposal	Reserved Matters application following Outline approval P16/S3609/O for alternative landscape proposals pursuant to outline permission.	

Agenda items 5 to 10
Applications: Lawful; Granted; Refused; Withdrawn & Referred

Response Date	24.04.2020
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e)	Application	P20/S0983/FUL	48 to 50a Hagbourne Road Didcot OX11 8DS
	Proposal	Proposal: Residential development comprising 8 x one bedroom flats and 3 x two bedroom houses with associated access, parking and landscaping.	
	Response date	19.04.2020, extended to 24.04.2020	
f)	Application	P20/S1115/HH	10 Oxford Crescent Didcot OX11 7AY
	Proposal	Front and rear single storey extensions	
	Response date	24.04.2020	
g)	Application	P20/S1109/HH	20 Abbott Close Didcot OX11 8HX
	Proposal	Single storey summer house in rear garden	
	Response date	26.04.2020	
h)	Application	P20/S1049/HH	58 Queensway Didcot OX11 8LU
	Proposal	Detached workshop to rear and first floor extension over existing ground floor.	
	Response Date	27.04.2020	
i)	Application	P20/S1173/0	102 Norreys Road Didcot OX11 0AN
	Proposal	Proposed erection of a 3 bed bungalow (Outline)	
	Response Date	06.05.2020	
j)	Application		
	Proposal		
	Response Date		

Proposal for Comment

Oxfordshire County Council			
A)	Application	None	
	Proposal		

Proposals to note only

South Oxfordshire District Council		
I)	Application	P20/S1208/DIS L&G Homes Phase 1 Infrastructure Land at Willington Down North East of Didcot
	Proposal	Discharge of condition 5 - Clearance and Desilting of the Ladygrove Brook on application ref. P19/S1177/RM Approval of Reserved Matters pursuant to outline permission P15/S2902/O for L&G Homes Phase 1 Infrastructure comprising of primary infrastructure roads and drainage, footpaths, circulation areas, lighting, creation of pedestrian/cycle link, hard and soft landscaping, and other associated infrastructure and engineering works.
	Related Applications	P19/S1177/RM
II)	Application	
	Proposal	
	Related Applications	
III)	Application	
	Proposal	
	Related Applications	
IV)	Application	
	Proposal	
	Related Applications	
V)	Application	
	Proposal	
	Related Applications	

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

a)	Application	None	
	Proposal		

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	P20/S0507/HH	Proposed single storey rear extension 36 Stonesfield, Didcot, OX11 9RF
No objection.	P20/S0320/HH	Demolition of existing conservatory; erection single storey rear extension. 28 Cromwell Drive, Didcot, OX11 9RB
No objection.	P20/S0391/HH	Single storey side and rear extension. 60 Pebble Drive, Didcot, OX11 9RE
No objection	P20/S0674/HH	Erection of part two-storey part single-storey rear extension 7 Stort Close Didcot OX11 7UR
Noted	P19/S2731/FUL	Variation of condition 2 (approved plans) of application P18/S1475/FUL. (Demolition of buildings and erection of a 70 bed care home (within class C2), parking, access, landscaping and other associated works) in line with amendments submitted and detailed in agents emails dated 18/11/2019, 22/11/2019, 13/02/2020, 27/02/2020 and 01/04/2020. Unit A Lower Broadway Broadway Didcot OX11 8ET
	P20/S0279/A	Various signage.(amended plans received on 13 March 2020). Land at Willington Down North East of Didcot
No objection	P20/S0640/HH	Single storey rear extension with glazed rooflight 12 Guelder Rose, Didcot

Oxfordshire County Council

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address

8. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
None		

9. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
None		

10. APPLICATIONS REFERRED

South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
None			

11. To consider the proposal for residential development on land north east of Didcot.

Manor Oak Homes seek the Council's views on the proposed residential development of land to the east of Lady Grove, Didcot. The proposal is for a scheme of 175 dwellings along with a country park.

12. To note the appeal decision Ref: APP/Q3115/W/19/3236343

12 Norreys Close, Didcot, OX11 0AT (application Ref: P19/S0304/FUL, dated 28 January 2019, was refused by notice dated 10 July 2019).

13. To consider Tree Preservation Order at Brasenose Road/Freeman Road, Didcot.

14. To consider the response to the letter received from SODC Planning Team Leader.

15. To consider Didcot and Surrounding Area Infrastructure Improvements Update from Oxfordshire County Council.

The online public consultation will start on Thursday 19 March 2020 and close on Thursday 30 April 2020. Please follow this link for more details: www.oxfordshire.gov.uk/didcotupdate.