

## Notice of a meeting of the

### **Planning and Development Committee**

Wednesday 6<sup>th</sup> April 2022 at 7:30pm

All Saints Room, Civic Hall, Didcot



**Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 6<sup>th</sup> April 2022 at 7.30pm.**

#### **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.

#### **Reports and minutes**

We add reports and minutes to our website.

#### **Recording, photographs, and filming**

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 Town Clerk before the start of the meeting.

#### **Public participation**

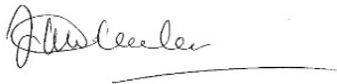
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

**Please note that the wearing of masks both in the meeting and the communal areas in the Civic Hall is advisable but not mandatory. Participants will need to have a negative lateral flow test on the day of the meeting. Please do not attend if you feel unwell whatever the result of your test.**

At the relevant time during the meeting, the Chair will invite members of the public to present their questions, statements, or petitions. To find out about participation, please email the Planning and Environment Officer at [lblake@didcot.gov.uk](mailto:lblake@didcot.gov.uk).

# 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 approve the draft minutes of the meeting held on 16<sup>th</sup> March 2022 (attached)
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters.
6. Pre-Planning Application Consultation – invitation to comment on proposal of 20m EE slim street works street pole south of Hitchcock Way, Didcot, OX11 8ET.
7. To note as listed: applications for certificates of lawful development and information only.
8. To consider as listed: planning applications.
9. To note as listed: planning appeals.
10. To note as listed: planning applications approved.
11. To note as listed: planning applications refused.
12. To note as listed: planning applications withdrawn.
13. To note as listed: planning applications referred.



Janet Wheeler  
**Town Clerk**  
31<sup>st</sup> March 2022

**Voting committee members**

Cllr Eleanor Hards (Chair)  
Cllr Anthony Dearlove (Vice-Chair)  
Cllr Melissa Mallows  
Cllr Pam Siggers  
Cllr James Durman  
Cllr David Chandran

**Substitute committee members**

Cllr Axel Macdonald  
Cllr John Moody  
Cllr Amanda Sandiford  
Cllr B Service  
Cllr A Thompson  
Cllr P Giesberg

## Didcot Town Council

---

### Minutes of the

### Planning and Development Committee Wednesday 16<sup>th</sup> 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 23<sup>rd</sup> February 2022**

It was proposed by Cllr E Hards, seconded by Cllr J Durman and **RESOLVED** to approve the minutes of the meeting on 23<sup>rd</sup> 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 2<sup>nd</sup> 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 <sup>rd</sup> February 2022	SODC	1 <sup>st</sup> 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 14<sup>th</sup> March 2022.</p> <p>DTC response submitted on 4<sup>th</sup> March 2022 – ‘no objection’.</p>
6c)	7 <sup>th</sup> March 2022	SODC	8 <sup>th</sup> March 2022	<p>Planning Committee notification – To inform DTC that SODC will consider application P19/S0720/O at their Planning Committee meeting on 16<sup>th</sup> March 2022.</p> <p>It is the Officer’s recommendation to grant planning permission.</p> <p>DTC’s previous response on 8<sup>th</sup> February 2021, was ‘no objection’ with the following comments:</p> <ul style="list-style-type: none"> <li>• <i>This development is feasible only provided that the Northern Perimeter Road is completed.</i></li> <li>• <i>Attention should be paid to the increased burden the development would have on GP facilities.</i></li> <li>• <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></li> <li>• <i>Ladygrove Community Centre is virtually fully booked, meaning additional community centre provision is necessary soon after the development commences.</i></li> </ul>

				<ul style="list-style-type: none"><li>• <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></li><li>• <i>We believe there may be significant archaeology on this site and would like to see how this archaeology will be evaluated.</i></li><li>• <i>The Thames Water proposed condition is in our view correct.</i></li><li>• <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></li><li>• <i>The developer is encouraged to ensure that social housing is interspersed throughout the development rather than creating specific sections.</i></li></ul>
--	--	--	--	--

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 22<sup>nd</sup> 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	<a href="#">P22/S0748/LDP</a>	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	<a href="#">P22/S0491/O</a>	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 <sup>th</sup> March 2022 (extended from 12 <sup>th</sup> March 2022)	
	Agreed response	<p>It was proposed by Cllr M Mallows, seconded by Cllr E Hards and <b>RESOLVED to object</b> 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"> <li>• <b>South Oxfordshire Local Plan</b></li> </ul> <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"> <li>• <b>Impact on the surrounding area</b></li> </ul> <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"> <li>• <b>Potential for increase in traffic congestion</b></li> </ul> <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"> <li>• <b>Access</b></li> </ul> <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,</p>	



	<p>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"> <li>• <b>Insufficient Parking</b></li> </ul> <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 “..<i>detrimental impact[s] on the amenity of future and/or adjoining occupiers.</i>”</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)	<b>Application</b>	<a href="#">P22/S0586/HH</a>	36 Tamar Way Didcot OX11 7QH
	<b>Proposal</b>	First floor extension over existing ground floor to enlarge existing bedrooms	
	<b>Response date</b>	18 <sup>th</sup> March 2022 (extended from 10 <sup>th</sup> March 2022)	
	<b>Agreed response</b>	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> to the application.	
		All members agreed.	
9b)	<b>Application</b>	<a href="#">P22/S0559/HH</a>	18 Bosleys Orchard Didcot OX11 7NY
	<b>Proposal</b>	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>Response date</b>	18 <sup>th</sup> March 2022 (extended from 11 <sup>th</sup> March 2022)	
	<b>Agreed response</b>	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.	
9d)	<b>Application</b>	<a href="#">P22/S0575/HH</a>	2 Tavistock Avenue Didcot OX11 8NA
	<b>Proposal</b>	Single storey front & rear extensions	
	<b>Response date</b>	17 <sup>th</sup> March 2022	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.	

		All members agreed.	
9e)	Application	<a href="#">P22/S0536/FUL</a>	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 bundled ad-blue storage tank within compound.	
	Response date	17 <sup>th</sup> March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
9f)	Application	<a href="#">P22/S0649/HH</a>	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 <sup>th</sup> March 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.	
9g)	Application	<a href="#">P22/S0647/HH</a>	37 Queensway Didcot OX11 8LY
	Proposal	Proposed ground floor rear extension	
	Response date	19 <sup>th</sup> March 2022	
	Agreed response	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.  All members agreed.	
9h)	Application	<a href="#">P22/S0557/FUL</a>	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 <sup>nd</sup> March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr M Mallows and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	

9i)	Application	<a href="#">P22/S0701/FUL</a>	Unit 42 Orchard Centre Didcot
	Proposal	Change of use to permit flexible use as restaurant or hot food take away.	
	Response date	22 <sup>nd</sup> March 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.	
9j)	Application	<a href="#">P20/V2899/RM</a>	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 <sup>th</sup> January 2021	
	Response date	18 <sup>th</sup> March 2022 (extended from 14 <sup>th</sup> March 2022)	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
9k)	Application	<a href="#">P22/S0724/FUL</a>	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 <sup>th</sup> March 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr E Hards and <b>RESOLVED</b> to <b>object</b> 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)	<b>Application</b>	<a href="#">P22/S0675/HH</a>	46 Prestwick Burn Didcot OX11 7UZ
	<b>Proposal</b>	Single storey front and rear extensions.	
	<b>Response date</b>	29 <sup>th</sup> March 2022	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
9m)	<b>Application</b>	<a href="#">P22/S0668/HH</a>	14 Dearne Place Didcot OX11 7UU
	<b>Proposal</b>	First floor extension over existing garage, ground floor single storey extension replacing existing conservatory with open plan porch cover to front aspect.	
	<b>Response date</b>	29 <sup>th</sup> March 2022	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	
9n)	<b>Application</b>	<a href="#">P22/S0778/HH</a>	72 Norreys Road Didcot OX11 0AN
	<b>Proposal</b>	Proposed two storey and single storey rear extensions including front porch extension.	
	<b>Response date</b>	29 <sup>th</sup> March 2022	
	<b>Agreed response</b>	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.  All members agreed.	
9o)	<b>Application</b>	<a href="#">P22/S0693/HH</a>	7 Evenlode Drive Didcot OX11 7XG
	<b>Proposal</b>	New single storey rear extension & first floor extension over existing garage.	
	<b>Response date</b>	30 <sup>th</sup> March 2022	
	<b>Agreed response</b>	It was proposed by Cllr P Siggers, seconded by Cllr J Durman and <b>RESOLVED</b> to submit <b>no objection</b> to the application.  All members agreed.	

9p)	Application	<a href="#">P22/S0811/HH</a>	27 Larch Drive Didcot OX11 6DX
	Proposal	Single storey rear extension.	
	Response date	30 <sup>th</sup> March 2022	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by P Siggers and <b>RESOLVED</b> to submit <b>no objection</b> 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 28<sup>th</sup> October 2021</p> <p>No objection with comments on 6<sup>th</sup> January 2022:</p> <p>Didcot Town Council would like to highlight the comments from the OCC Highways Officer.</p>	<a href="#">P21/S4174/FUL</a>	<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><b>5 Hagbourne Road Didcot OX11 8DP</b></p>
<p>Latest comment was 'objection with comment' on <a href="#">5<sup>th</sup> July 2021</a></p>	<a href="#">P14/V2873/O</a>	<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><b>Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton)</b></p>
No objection	<a href="#">P22/S0008/HH</a>	<p>Single storey side extension to provide a ground floor WC/shower room &amp; utility room.</p> <p><b>8 St Hildas Close Didcot Oxon OX11 9UX</b></p>
No objection	<a href="#">P22/S0116/HH</a>	<p>Two storey side and single storey front extensions.</p> <p><b>11 Loyd Road Didcot OX11 8JX</b></p>
No objection	<a href="#">P22/S0157/HH</a>	<p>Demolition of existing sub-standard porch and construction of new single storey porch and shower room extension.</p> <p><b>23 The Oval Didcot OX11 7EL</b></p>
No objection	<a href="#">P22/S0069/HH</a>	<p>Garage conversion.</p> <p><b>27 Chamomile Way Didcot OX11 6HH</b></p>
No objection	<a href="#">P21/S5338/HH</a>	<p>Single storey side and rear extension (as amended by plans received on the 15th of February 2022).</p> <p><b>51 The Avenue Didcot OX11 6AW</b></p>
DTC withdrew their objection on 24 <sup>th</sup> February 2022	<a href="#">P21/S4250/FUL</a>	<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><b>25 Glebe Road Didcot OX11 8PL</b></p>
No objection	<a href="#">P22/S0128/HH</a>	<p>Proposed ground floor rear extension</p> <p><b>38 High Street Didcot OX11 8EG</b></p>

--	--	--

**209. Applications refused.**

The Committee noted the below refused application.

<b>12a)</b>	<b>Application</b>	<a href="#">P21/S3973/FUL</a>	14 Haydon Road Didcot OX11 7JD
	<b>Proposal</b>	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.	
	<b>Date refusal confirmation received</b>	5 <sup>th</sup> March 2022	
	<b>DTC's response</b>	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:

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

**211. Applications referred.**

The Committee noted no planning applications had been referred.

The meeting closed at 8.33pm.

Signed: .....

Date: .....

Agenda continued.

**2. 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 approve the draft minutes of the meeting held on 16<sup>th</sup> March 2022**

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

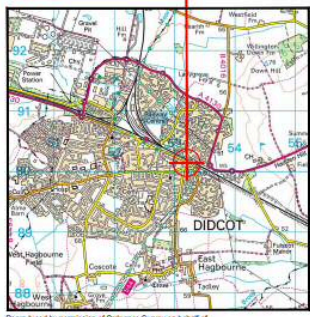
**5. To note as listed: correspondence received regarding planning matters.**

<b>Item</b>	<b>Date received</b>	<b>Received from</b>	<b>Sent to Members</b>	<b>Details</b>
5a)	10 <sup>th</sup> March 2022	SODC	16 <sup>th</sup> March 2022	Confirmation that SODC had recently served a breach of condition notice on two persons known to have an interest in a property on Bowness Avenue, Didcot. This was in connection with the construction of an outbuilding to the rear of the property.
5b)	16 <sup>th</sup> March 2022	Harlequin Group	16 <sup>th</sup> March 2022	Invitation for DTC to comment on a pre-planning application consultation regarding the removal of EE apparatus on 15m lattice tower at yard off Hadden Hill, with the proposed 20m EE slim street works street pole and associated supporting apparatus on the grass verge south of Hitchcock Way, Didcot, OX11 8ET.  Agenda item 6.
5c)	17 <sup>th</sup> March 2022	Cornerstone	17 <sup>th</sup> March 2022	Invitation for DTC to comment on a consultation to upgrade a mobile telecommunication station at Didcot Fire Station. The end date for the consultation is to be 14 days after the date of the email. This makes it 31 <sup>st</sup> March 2022 – The company was informed that the 14 days did not fit with the timescale for the Planning and Development Committee meetings so the Council would be unable to make comment on this until an application was submitted.



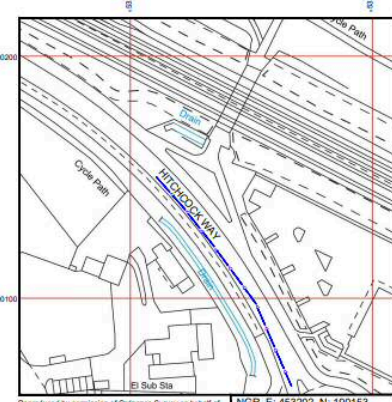
5d)	28 <sup>th</sup> March 2022	SODC	29 <sup>th</sup> March 2022	<p>Planning Committee notification – To inform DTC that SODC will consider application P21/S5378/FUL at their Planning Committee meeting on 6<sup>th</sup> April 2022. It is the Officer’s recommendation to grant planning permission.</p> <p>DTC’s previous response on 3<sup>rd</sup> February 2021, was ‘objection’ with the following comments:</p> <p><i>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.</i></p>
-----	-----------------------------	------	-----------------------------	--

**6. Pre-Planning Application Consultation – invitation to comment on proposal of 20m EE slim street works street pole south of Hitchcock Way, Didcot, OX11 8ET – information previously sent to members**



**SITE LOCATION**

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. All rights reserved. © Crown Copyright licence no. 100022432



**SITE LOCATION PLAN**

Reproduced by permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office. All rights reserved. © Crown Copyright licence no. 100022432


NGR E: 453202 N: 190153

**NOTES:**

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

**DIRECTIONS TO SITE:**  
 HEAD WEST ON M4 AT JUNCTION 51 TAKE THE A1 EXIT TO THE LEFT. AT THE ROUNDABOUT TAKE THE 1<sup>ST</sup> EXIT ONTO BATH ROAD. AT THE ROUNDABOUT TAKE THE 1<sup>ST</sup> EXIT ONTO ONTARIO. CONTINUE FOR APPROX. 3 MILES AND THEN AT THE ROUNDABOUT CONTINUE THROUGH ONTARIO ROAD FOR APPROX. 4 MILES. TURN RIGHT ONTO BESSIE'S WAY AND CONTINUE FOR 1/2 MILES AT THE ROUNDABOUT TAKE THE 1<sup>ST</sup> EXIT ONTO HITCHCOCK WAY. SITE IS APPROX. 200M ON THE LEFT SIDE ON THE GRASS FIELDS.


Demarcation:  
 Access Road to Site



**SITE AREA PLAN**

1:50,000

**SITE PHOTOGRAPH**

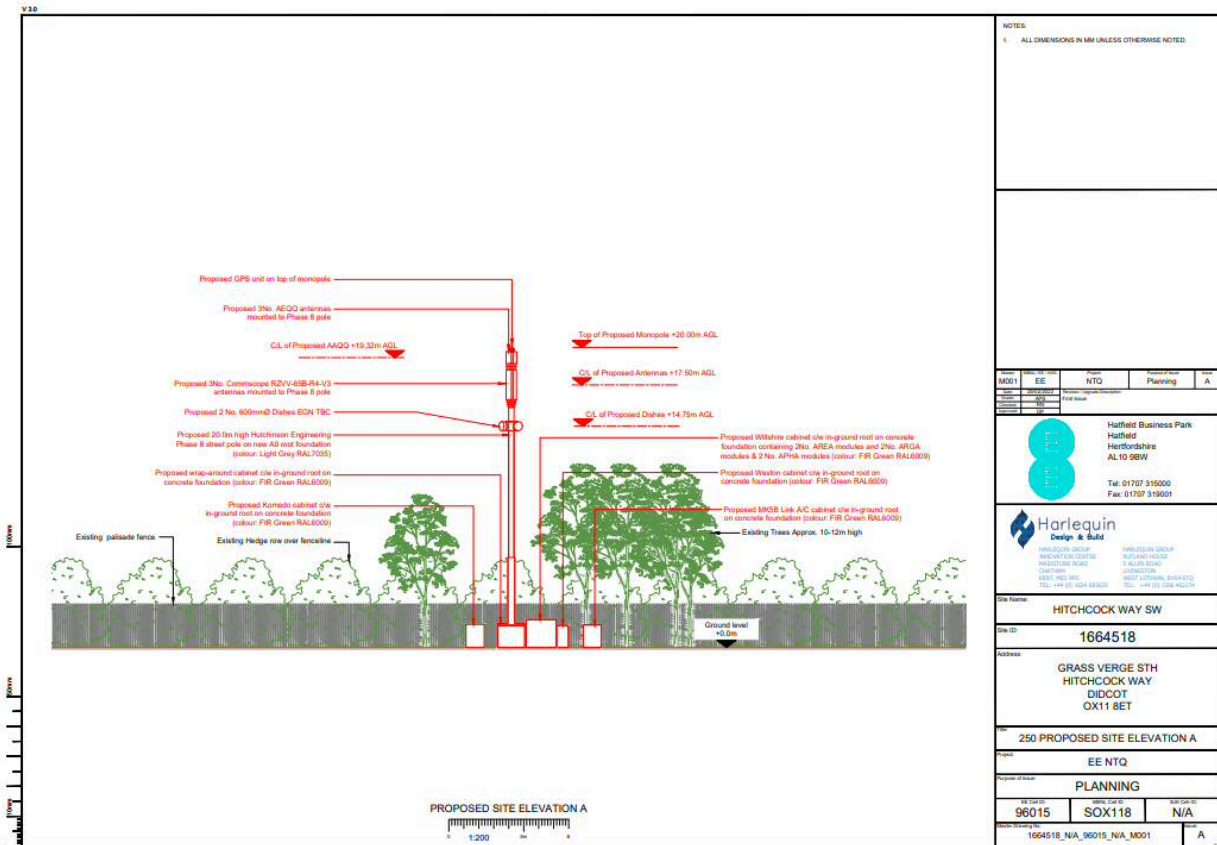


**GOOGLE MAPS QR CODE**

**GOOGLE MAPS - HYPERLINK**

**GOOGLE STREET VIEW - HYPERLINK**

Model:	EE	NTQ	Planning	A	
Site Name:	HITCHCOCK WAY SW				
Site ID:	1664518				
Address:	GRASS VERGE STH HITCHCOCK WAY DIDCOT OX11 8ET				
Plan:	002 SITE LOCATION PLAN				
Project:	EE NTQ				
Project of Issue:	PLANNING				
AP Code:	96015	199C Code:	SOX118	Site Code:	N/A
Reference:	1664518_NIA_96015_NIA_M001				
				A	



NOTES:  
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

MD01	EE	NTQ	Planning	A
------	----	-----	----------	---

**Harlequin Design & Build**  
Harlequin Group  
1664518 NA, 96015 NA, MD01

Site Name: **HITCHCOCK WAY SW**  
Site ID: **1664518**  
Address: **GRASS VERGE STH  
HITCHCOCK WAY  
DIDCOT  
OX11 8ET**

250 PROPOSED SITE ELEVATION A  
EE NTQ  
PLANNING  
96015 SOX118 N/A

The proposal from EE is for a slim 20m high EE street works street pole with GRP shrouded antennas, transmission dishes, ground-based equipment cabinets and, ancillary equipment and cabling to be installed on the grass verge off Hitchcock Way, Didcot.

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

7a)	Application	<a href="#">P22/S1026/PDH</a>	9 Abbott Road Didcot OX11 8JB
	Proposal	Proposed replacement of conservatory with rear extension and all associated works. Width - 5.16m. Height - 3.25m. Height to Eaves - 2.95m	

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

<b>8a)</b>	<b>Application</b>	<a href="#">P22/S0843/FUL</a>	125 Broadway Didcot OX11 8AW
	<b>Proposal</b>	Extensions and alterations at second floor level to create four 1-bedroom apartments with associated works	
	<b>Response date</b>	8 <sup>th</sup> April 2022 (extended from 5 <sup>th</sup> April 2022)	
	<b>Agreed response</b>		
<b>8b)</b>	<b>Application</b>	<a href="#">P22/S0809/HH</a>	22 Icknield Close Didcot OX11 7AU
	<b>Proposal</b>	Single & two storey rear extensions	
	<b>Response date</b>	8 <sup>th</sup> April 2022 (extended from 1 <sup>st</sup> April 2022)	
	<b>Agreed response</b>		
<b>8c)</b>	<b>Application</b>	<a href="#">P22/S0933/HH</a>	112 Orwell Drive Didcot OX11 7RY
	<b>Proposal</b>	Single storey rear extension	
	<b>Response date</b>	8 <sup>th</sup> April 2022 (extended from 7 <sup>th</sup> April 2022)	
	<b>Agreed response</b>		
<b>8d)</b>	<b>Application</b>	<a href="#">P21/S0666/FUL</a>	Southernwood 70-72 Park Road Didcot OX11 8QP
	<b>Amendment</b>	No. 1 – dated 9 <sup>th</sup> March 2022	
	<b>Proposal</b>	Removal of lettable cabins; erection of two new dwellings with associated parking, secure and covered bicycle storage, refuse and recycling storage and private amenity space (as amended plans to change size and design of dwellings received 9 March 2022).	
	<b>Response date</b>	8 <sup>th</sup> April 2022 (extended from 1 <sup>st</sup> April 2022)	
	<b>Agreed response</b>		

8e)	<b>Application</b>	<a href="#">P22/S0948/A</a>	Travis Perkins Trading Co Ltd Richs Sidings Didcot OX11 8AG
	<b>Proposal</b>	Proposed signage to building elevation, wall, post & fence	
	<b>Response date</b>	8 <sup>th</sup> April 2022	
	<b>Agreed response</b>		
8f)	<b>Application</b>	<a href="#">P22/S0967/P18</a>	Thames Valley Signalling Centre Basil Hill Road Didcot OX11 7HJ
	<b>Proposal</b>	Construction of a new modular office building.	
	<b>Response date</b>	8 <sup>th</sup> April 2022	
	<b>Agreed response</b>		
8g)	<b>Application</b>	<a href="#">P22/S0941/HH</a>	10 Newlands Avenue Didcot Oxon OX11 8PY
	<b>Proposal</b>	Two storey extension to rear of dwelling.	
	<b>Response date</b>	9 <sup>th</sup> April 2022	
	<b>Agreed response</b>		
8h)	<b>Application</b>	<a href="#">P22/S0980/HH</a>	3 Haydon Road Didcot Oxon OX11 7JB
	<b>Proposal</b>	Demolish existing conservatory and erect single storey rear extension.	
	<b>Response date</b>	9 <sup>th</sup> April 2022	
	<b>Agreed response</b>		
8i)	<b>Application</b>	<a href="#">P22/S0777/FUL</a>	146 Broadway Didcot OX11 8SH
	<b>Proposal</b>	Installation of extraction flue on side elevation of building.	
	<b>Response date</b>	9 <sup>th</sup> April 2022	
	<b>Agreed response</b>		

8j)	<b>Application</b>	<a href="#">P22/S0949/FUL</a>	Air Products Plc Hawksworth Didcot OX11 7PL
	<b>Proposal</b>	Construction and operation of a cylinder depot including the widening of the main site access, creation of a hardstanding, construction of a garage, offices and three liquid gas storage tanks, additional helium compressor, new weighbridge and island with fuel dispenser, steel frame canopy for sorting and storage of cylinders, HGV parking bays, internal access road and demolition of the sales building to create additional ancillary staff car parking.	
	<b>Response date</b>	12 <sup>th</sup> April 2022	
	<b>Agreed response</b>		
8k)	<b>Application</b>	<a href="#">P22/S1041/HH</a>	9 Abbott Road Didcot OX11 8JB
	<b>Proposal</b>	Proposed garage replacement, front garage extension, front porch, floor plan redesign and all associated works.	
	<b>Response date</b>	6 <sup>th</sup> April 2022	
	<b>Agreed response</b>		
8l)	<b>Application</b>	<a href="#">P22/S1047/FUL</a>	Former Site of Georgetown Filling Station, Broadway, Didcot, OX11 8SD
	<b>Proposal</b>	Redevelopment for retirement living accommodation for older people (sixty years of age and/or partner over fifty-five years of age) comprising 29 retirement apartments including communal facilities, access, car parking and landscaping.	
	<b>Response date</b>	23 <sup>rd</sup> April 2022	
	<b>Agreed response</b>		
8m)	<b>Application</b>	<a href="#">P22/S1169/HH</a>	100 Kynaston Road Didcot OX11 8HB
	<b>Proposal</b>	Erection of a single storey rear extension	
	<b>Response date</b>	23 <sup>rd</sup> April 2022	
	<b>Agreed response</b>		

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

None received.

## 10. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	<a href="#">P22/S0081/HH</a>	<p>Replace a single storey garage and concrete pad to the front left-hand side of the property with outbuilding. (As amended by plans received 22 February 2022 and 3 March 2022 reducing the size and altering the position).</p> <p><b>30 Tavistock Avenue Didcot OX11 8NA</b></p>
No objection	<a href="#">P22/S0221/FUL</a>	<p>Single and two storey rear extension.</p> <p><b>206 Broadway Didcot OX11 8RN</b></p>
No objection	<a href="#">P21/S4857/HH</a>	<p>First floor extension covering both properties.</p> <p><b>49 &amp; 51 Queensway Didcot Oxon OX11 8LY</b></p>
<p>Objection with comments:</p> <p>The Committee cannot see how two parking spaces will be provided on the plans</p>	<a href="#">P22/S0383/HH</a>	<p>Two storey side extension.</p> <p><b>23 Dart Drive Didcot OX11 7XX</b></p>
No objection	<a href="#">P22/S0362/HH</a>	<p>Single storey front extension and garage conversion.</p> <p><b>52 St Hildas Close Didcot OX11 9UX</b></p>
<p>No objection with comments:</p> <p>The Committee would like clarification on whether the building will have access to changing facilities and</p>	<a href="#">P22/S0248/FUL</a>	<p>Erection of new single storey building to be used as a boxing club.</p> <p><b>Marlborough Club 227 Broadway Didcot OX11 8RU</b></p>

toilets.		
No objection	<a href="#">P22/S0379/FUL</a>	Installation of a double fire door leading on to a coloured metal staircase.  <b>Didcot Girls School Manor Crescent Didcot Oxon OX11 7AJ</b>
Objection with comments:  The Committee noted the plans would mean the loss of privacy for the neighbour at no.18. The windows should have obscure glazing and be non-opening. The Committee also noted that the application does not follow the Design Guide and ask SODC to take enforcement action.	<a href="#">P21/S3691/HH</a>	Retention of conversion of part of garage into gymnasium and home office with front dormer and height increase of main roof by 340mm (as amended by KELLOWAY/PLAN/002/REV-A to increase ridge height rise from 150mm to 340mm and to obscure dormer windows below 1.7 metres above floor level received on 07/12/21).  <b>6 Ingrebourne Way Didcot OX11 7UP</b>
No objection	<a href="#">P21/S5181/HH</a>	Extension of the existing dropped kerb outside of property, removal of grass verge and replacement with tarmac.(Materials confirmed in email dated 03-02-22).  <b>75 Wessex Road Didcot OX11 8BH</b>
No objection	<a href="#">P22/S0586/HH</a>	First floor extension over existing ground floor to enlarge existing bedrooms  <b>36 Tamar Way Didcot OX11 7QH</b>

**11. To note as listed: Planning Applications refused.**

None received.

**12. To note as listed: Planning Applications withdrawn.**

None received.

**13. To note as listed: Planning Applications referred.**

None received.