

Notice of a meeting of the

Planning and Development Committee

Wednesday 1st June 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 1st June 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

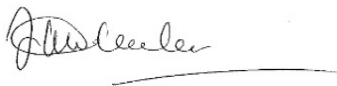
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

Please note that the wearing of masks both in the meeting and the communal areas in the Civic Hall is no longer mandatory. Although Covid restrictions have been lifted, please do not attend if you feel unwell.

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.

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 18th May 2022 (attached)
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. To consider the new Joint Local Plan from South Oxfordshire and Vale of White Horse District Councils and submit any comments by 23rd June 2022
7. To note the erection of four new dwellings and conversion of existing property to form two new flats to be known as 43A Broadway, Didcot, OX11 8AQ and 1B to 1F Hagbourne Road, Didcot, OX11 8DP
8. To consider the formal notice of a Tree Preservation Order (no. 22S12 – took effect, on a provisional basis on 17th May 2022) for trees at Washford Glen, Wensum Drive and Tamar Way in Didcot and submit any comments to SODC by 14th June 2022
9. To consider the email request to recommend that one of the new roads in Didcot be named after a Specialist Paramedic
10. To note as listed: applications for certificates of lawful development and information only
11. To consider as listed: planning applications
12. To note as listed: planning appeals
13. To note as listed: planning applications approved
14. To note as listed: planning applications refused
15. To note as listed: planning applications withdrawn
16. To note as listed: planning applications referred



Janet Wheeler
Town Clerk
26th May 2022

Voting committee members

Cllr Eleanor Hards (Chair)
Cllr Anthony Dearlove (Vice Chair)
Cllr Denise Macdonald
Cllr Amanda Sandiford
Cllr David Rouane
Cllr Melissa Mallows
Cllr James Durman

Substitute committee members

Cllr John Moody
Cllr Pam Siggers
Cllr Mocky Khan

Didcot Town Council

Minutes of the

Planning and Development Committee

Wednesday 18th May 2022
All Saints Room, Civic Hall



PRESENT:

Councillors:

E Hards (Chair)
A Dearlove (Vice Chair)
D Rouane
D Macdonald
P Siggers

Officers:

L Blake (Planning and Environment Officer)

1. To elect the Chair of the Committee

Cllr E Hards opened the meeting and was proposed by Cllr A Dearlove as the Chair of the Committee. This was seconded by Cllr P Siggers and unanimously agreed.

2. To elect the Vice Chair of the Committee

Cllr E Hards proposed Cllr A Dearlove as Vice-Chair of the Committee. This was seconded by Cllr P Siggers and unanimously agreed.

3. To receive apologies

Cllrs J Durman, M Mallows and A Sandiford tendered their apologies.
Cllr P Siggers substituted for Cllr A Sandiford.

Cllr D Rouane joined the meeting.

4. To receive declarations of interests

No declarations of interests were received.

5. To review the Planning and Development Committee Terms of Reference

The Committee considered the Terms of Reference and agreed no changes were needed.

6. To approve the minutes of the meeting held on 27th April 2022

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

All members agreed.

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

There were no questions on the minutes.

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

Item	Date received	Received from	Sent to Members	Details
8a)	25 th April 2022	VOWH	25 th April 2022	To inform DTC that Vale of White Horse District Council has published a draft Local Development Order for consultation. Comments to be submitted by 25 th May 2022 Agenda item 9.
8b)	25 th April 2022	OCC	25 th April 2022	To inform DTC that Planning Permission for construction of a new two storey 2 form of entry primary school with 90 place nursery, has been granted.
8c)	28 th April 2022	SODC	28 th April 2022	To inform DTC that SODC had amended application P22/S1248/HH description.
8d)	4 th May 2022	OCC	Sent to all Cllrs 4 th May 2022	Invitation to comment on the informal consultation regarding proposed diversions of footpaths 14 (through Didcot Girls' School) and 1 (through DTC's pavilion).

				Comments to be submitted by 15 th June 2022. Agenda item 10.
8e)	12 th May 2022	SODC	12 th May 2022	To inform DTC that an appeal has been made to the Secretary of State against SODC's decision to refuse application P21/S3038/FUL. Agenda item 13a (for noting).

The Committee noted the items of correspondence.

9. To consider the Local Development Order (draft for public consultation) at Land at Hill Farm, Appleford from the Vale of White Horse District Council

The Committee considered the Local Development Order and **RESOLVED** to submit the following comments:

“Didcot Town Council’s Planning and Development Committee have doubt over the time scales for this scheme in relation to road infrastructure. The traffic mitigation measures in the HIF are essential to avoid congestion on the Northern Perimeter Road.

The Committee support the views of the County Archaeologist that the site needs further field evaluation.

The Committee noted that there has been little response shown to the consultation and suggest better publicity is needed.”

All members agreed.

10. To consider the invitation to comment on the informal consultations regarding the proposed diversions to footpaths No. 14 (at Didcot Girls’ School) and part of footpath No. 1 (running through Didcot Town Council’s Pavilion)

The Committee considered the informal consultation and **RESOLVED** to support the diversions.

11. Applications for certificates of Lawful Development and Information only

11a)	Application	P22/S1458/LDP	2 Old Bourne Didcot Oxon OX11 7XJ
	Proposal	Demolish conservatory and create extension using the same footprint extending 3m off back of house, 3.1m to top of ridge.	
11b)	Application	P22/S1472/PDH	85 Queensway Didcot OX11 8LX
	Proposal	Single storey rear extension. Depth 6.00m Height 3.60m Height to eaves 2.50m	

12. To consider as listed: Planning Applications

12a)	Application	P22/S1434/FUL	Land to the rear of 5 Lydalls Close Didcot OX11 7LD
	Proposal	Erection of a new bungalow	
	Response date	20 th May 2022 (extended from 15 th May 2022)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr D Rouane and RESOLVED to submit no objection to the application. All members agreed.	
12b)	Application	P22/S1418/LB	Down Farm West Hagbourne OX11 6DJ
	Proposal	Demolition of maintenance shed, and open fronted storage shed, conversion of curtilage listed buildings to create 1 residential dwelling and the erection of 7 dwellings with associated access.	
	Response date	20 th May 2022 (extended from 15 th May 2022)	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr E Hards and RESOLVED to submit no objection to the application, with the following comments: The Committee would like assurance that the amenity space is adequate for each of the new houses. All members agreed. [See also item 12f]	
12c)	Application	P22/S1417/FUL	Installation of a power distribution building and ancillary infrastructure
	Proposal	Air Products Plc Hawksworth Didcot OX11 7PL	
	Response date	20 th May 2022 (extended from 15 th May 2022)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	
12d)	Application	P22/S0875/HH	23 Roding Way Didcot OX11 7RG
	Proposal	Single storey rear extension 4m x 4m	
	Response date	20 th May 2022 (extended from 15 th May 2022)	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr A Dearlove and RESOLVED to submit no objection to the application. All members agreed.	
12e)	Application	P22/S1475/HH	85 Queensway Didcot OX11 8LX
	Proposal	Proposed two storey side extension and single storey front.	
	Response date	20 th May 2022 (extended from 15 th May 2022)	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr D Macdonald, and RESOLVED to submit no objection to the application. All members agreed.	

12f)	Application	P22/S1415/FUL	Down Farm West Hagbourne OX11 6DJ
	Proposal	Demolition of maintenance shed, and open fronted storage shed, conversion of curtilage listed buildings to create 1 residential dwelling and the erection of 7 dwellings with associated access.	
	Response date	20 th May 2022 (extended from 15 th May 2022)	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr E Hards and RESOLVED to submit no objection to the application, with the following comments:</p> <p>The Committee would like assurance that the amenity space is adequate for each of the new houses.</p> <p>All members agreed. [See also item 12b]</p>	
12g)	Application	P22/S1451/FUL	Unit 47 Orchard Centre Didcot OX11 7LL
	Proposal	Change of use to permit use as a dental surgery (Class E(e) use)	
	Response date	20 th May 2022 (extended from 18 th May 2022)	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr P Siggers and RESOLVED to support this application.</p> <p>All members agreed.</p>	
12h)	Application	P22/S1119/FUL	88 Abbott Road Didcot OX11 8HY
	Proposal	Demolition of existing sheds and garage and construction of two one-bedroom flats.	
	Response date	20 th May 2022	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to submit no objection to the application, with the following comments:</p> <p>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.</p> <p>All members agreed.</p>	

12i)	Application	P22/S1522/T56	Grass verge south of Hitchcock Way Didcot OX11 8ET
	Proposal	Removal of EE apparatus on existing 15m lattice tower at yard off Hadden Hill, North Moreton (OXF0148) with proposed 20m EE slim streetworks streetpole and associated supporting apparatus on the grass verge south of Hitchcock Way, Didcot OX11 8ET.	
	Response date	20 th May 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.	
12j)	Application	P22/S1572/HH	15 Reed Street Didcot OX11 6FL
	Proposal	Loft conversion to habitable room with three rear dormers and rooflights to front	
	Response date	25 th May 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr D Macdonald, and RESOLVED to submit no objection to the application, with the following comment: The Committee have concerns whether there would be adequate parking. All members agreed.	
12k)	Application	P22/S1599/HH	15 Holly Lane Didcot OX11 6DA
	Proposal	Single storey rear extension and partial garage conversion	
	Response date	26 th May 2022	
	Agreed response	It was proposed by Cllr P Siggers, seconded by D Macdonald, and RESOLVED to submit no objection to the application. All members agreed.	
12l)	Application	P22/S1604/HH	87 Green Close Didcot OX11 8TE
	Proposal	Proposed first floor side extension and new porch.	
	Response date	26 th May 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	
12m)	Application	P22/S1682/HH	28 Longford Way Didcot OX11 7UW
	Proposal	Single storey rear extension and first floor extension over garage.	
	Response date	31 st May 2022	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr A Dearlove and RESOLVED to submit no objection to the application. All members agreed.	

12n)	Application	P21/S0666/FUL	Southernwood 70-72 Park Road Didcot OX11 8QP
	Amendment	No.2 – dated 27 th April 2022	
	Proposal	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 and 27 April 2022)	
	Response date	24 th May 2022	
	Previous response	14 th May 2021 - Didcot Town Council objects to this application on the grounds that the development would be unneighbourly and overbearing. 7 th April 2022 - The Committee would like to continue with their previous objection due to the development being unneighbourly and overbearing with poor access. The adjacent properties will inevitably suffer loss of privacy, especially as the buildings appear to be 6 bedroomed properties.	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers and RESOLVED to maintain the Town Council's previous objections. All members agreed.	
12o)	Application	P22/S1683/HH	4 Bush Furlong Didcot OX11 7SS
	Proposal	Single storey rear extension	
	Response date	1 st June 2022	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	

13. To note as listed: Planning Appeals.

The Committee noted the below listed planning appeal had been received.

13a)	Application	P21/S3038/FUL	3 Macdonald Close Didcot OX11 7BH
	Proposal	New detached 2-bedroom house (as amended by plans received on the 27th of October 2021)	
	DTC response	5 th August 2021 – No objection	
	Representations to be received by	14 th June 2022	

14. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P22/S0778/HH	Proposed two storey and single storey rear extensions including front porch extension. 72 Norreys Road Didcot OX11 0AN
No objection	P22/S0675/HH	Single storey front and rear extensions. 46 Prestwick Burn Didcot OX11 7UZ
No objection	P22/S0777/FUL	Installation of extraction flue on side elevation of building. 146 Broadway Didcot OX11 8SH
No objection	P22/S0668/HH	First floor extension over existing garage, ground floor single storey extension replacing existing conservatory with open plan porch cover to front aspect. 14 Dearne Place Didcot OX11 7UU
No objection	P22/S0809/HH	Single & two storey rear extensions. 22 Icknield Close Didcot OX11 7AU
No objection	P22/S0980/HH	Demolish existing conservatory and erect single storey rear extension. 3 Haydon Road Didcot Oxon OX11 7JB
No objection	P22/S0693/HH	New single storey rear extension & first floor extension over existing garage. 7 Evenlode Drive Didcot OX11 7XG
No Objection	P22/S0948/A	Proposed signage to building elevation, wall, post & fence. Travis Perkins Trading Co Ltd Richs Sidings Didcot OX11 8AG
Response: Didcot Town Council will withdraw their previous objection provided that South Oxfordshire District Council are satisfied that the	P21/S5385/FUL	S73 - Variation of conditions 8 (BREEAM pre-assessment report) & 9 (BREEAM - final certificate) on application P21/S1036/FUL (amended BREEAM report received 06 April 2022). (Planning application for a storage

report justifies a good rating.		building including staff amenity facilities). Hadden Hill Golf Club Hadden Hill North Moreton OX11 9BJ
No objection	P22/S0933/HH	Single storey rear extension. 112 Orwell Drive Didcot OX11 7RY
No objection with comments: The Committee noted some of the apartments are of an unusual shape with an unusual floor plan. This will restrict the usable space and the Committee questions it in terms of its impact against the nationally described space standards. The Committee also request that a condition be added to ensure the development is a car free one	P22/S0843/FUL	Extensions and alterations at second floor level to create four 1-bedroom apartments with associated works. 125 Broadway Didcot OX11 8AW

15. Applications refused.

The Committee noted no applications had been refused.

16. Applications withdrawn.

The Committee noted the application withdrawn, listed below.

Application	P22/S0659/FUL	40 Queensway Didcot OX11 8LU
Proposal	Extension to house containing two one-bedroom apartments.	
Date withdrawal confirmation received	7 th May 2022	
DTC's response	The Committee object to this application due to substandard parking, insufficient amenity space and over development of the site.	

17. Applications referred.

The Committee noted no planning applications had been referred.

The meeting closed at 8.13pm.

Signed:

Date:

Agenda continued.

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 18th May 2022

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

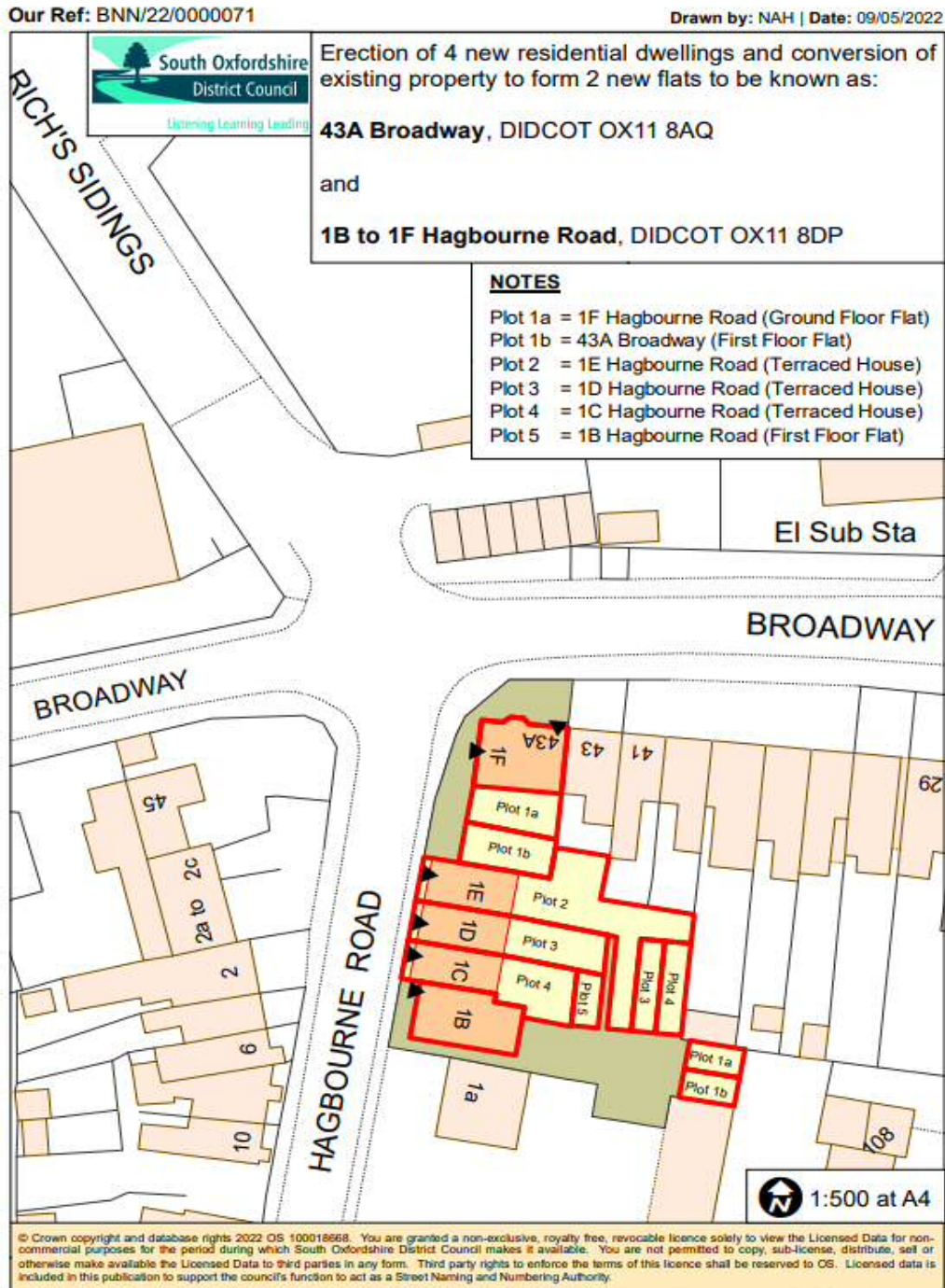
5. To note as listed: correspondence received regarding planning matters.

Item	Date received	Received from	Sent to Members	Details
5a)	12 th May 2022	SODC & VOWH	17 th May 2022	To invite DTC to comment on the new Joint Local Plan from SODC and VWHDC. Comments to be submitted by 23 rd June 2022. Agenda item 6.
5b)	17 th May 2022	SODC	17 th May 2022	To inform DTC that Tree Preservation orders (TPO) have been considered for trees at Washford Glen, Wensum Drive and Tamar Way, Didcot. DTC can object, express support, or make other representations to the order. Comments must be received by writing by 14 th June 2022. Agenda item 8.
5c)	25 th May 2022	SODC	26 th May 2022	To inform DTC that application P21/S0666/FUL – 70-72 Park Road, Didcot, will be considered by SODC's Planning Committee on 8 th June 2022. Registering to speak must be received by noon on 7 th June 2022.

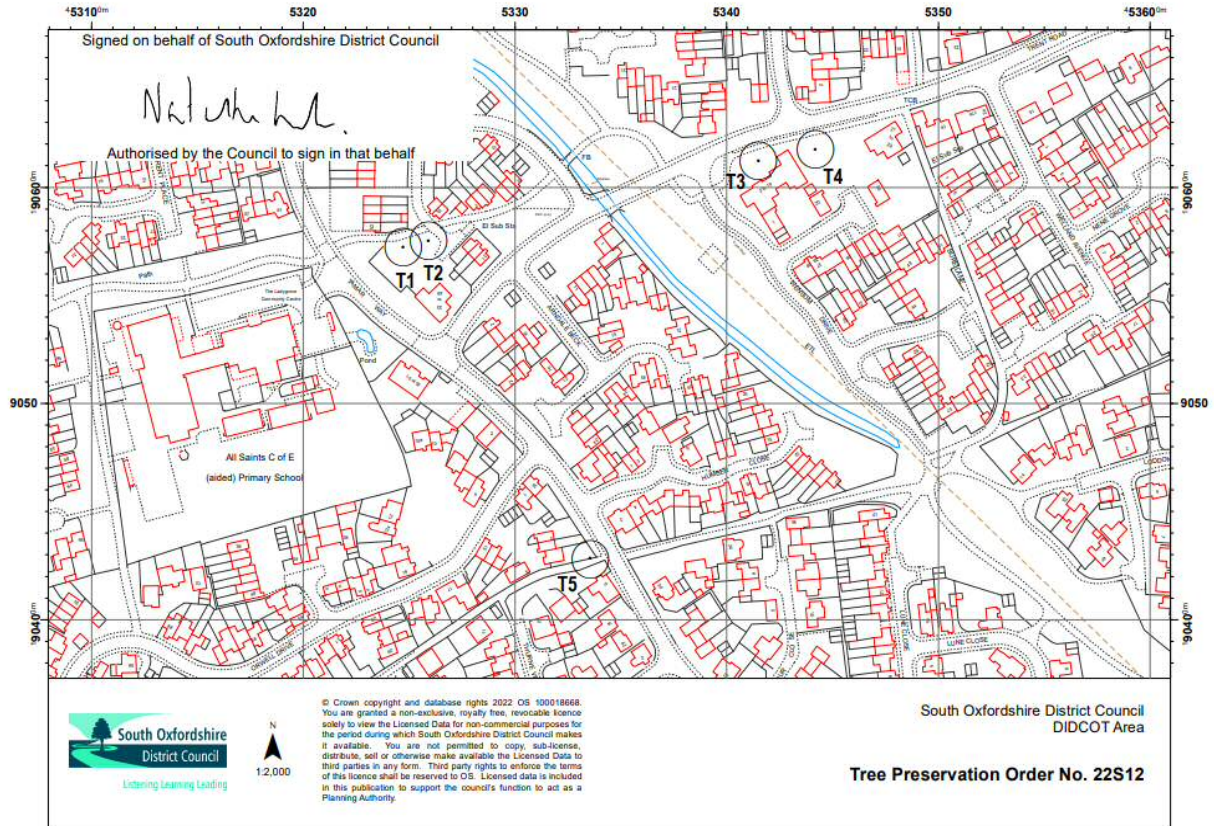
6. To consider the new Joint Local Plan from South Oxfordshire and Vale of White Horse District Councils and submit any comments by 23rd June 2022

Consultation material can be found [here](#).

7. To note the erection of four new dwellings and conversion of existing property to form two new flats to be known as 43A Broadway, Didcot, OX11 8AQ and 1B to 1F Hagbourne Road, Didcot, OX11 8DP



8. To consider the formal notice of a Tree Preservation Order (no. 22S12 – took effect, on a provisional basis on 17th May 2022) for trees at Washford Glen, Wensum Drive and Tamar Way in Didcot and submit any comments to SODC by 14th June 2022



All details were sent to members on 17th May 2022.

9. To consider the email request to recommend that one of the new roads in Didcot be named after a Specialist Paramedic

Didcot Town Council received the following email on 18th May 2022:

"I should be grateful if this email could be forwarded to the appropriate councillor(s).

You will probably be aware that Christopher Dark (Chris to all who knew him), a Specialist Paramedic with South Central Ambulance Service (SCAS), died in a traffic accident near the Trident Business Park in Didcot on 8 July 2021. He was returning to his Didcot home after attending a training course in Southampton. He was 34 years old.

Chris was one of my colleagues who regularly worked out of Didcot Station. He was a consummate professional, dedicated to providing an essential service to all who were in need. But above all he was a lovely man, hugely qualified and experienced, and a source of great inspiration and advice to his workmates. Needless to say, we miss him greatly.

I wondered if the Council would **consider marking his service to thousands of patients in Didcot and Oxfordshire, by naming a road in one of the new developments in his honour**, and furnishing it with street signs incorporating the SCAS logo? I believe there is precedent for this in the naming of some roads after military personnel from Foxhall Barracks who were killed in service in Iraq/Afghanistan. I'm sure my colleagues in SCAS would contribute to the additional cost of the special street signs if necessary.

I'm grateful in advance for your consideration of this proposal. I make it as a private citizen, and not in any official capacity with SCAS."

10. Applications for certificates of Lawful Development and Information only

10a)	Application	P22/S1118/LDP	Didcot Hospital Wantage Road Didcot OX11 0AG
	Proposal	Installation of new external awnings to three windows	
10b)	Application	P22/S1888/PDH	86 Brunstock Beck Didcot OX11 7YG
	Proposal	Proposed Orangery Depth:3.50m Height 3m Height to eaves:3m	

11. To consider as listed: Planning Applications

11a)	Application	P22/S1572/HH	15 Reed Street Didcot OX11 6FL
	Amendment	No. 1 – dated 9 th May 2022	
	Proposal	Loft conversion to habitable room (Amended Plans received 09th May altering Dormer and Rooflight arrangement).	
	Response date	7 th June 2022 (extended from 26 th May 2022)	
	Agreed response		

11b)	Application	P22/S1771/HH	31 Mowbray Road Didcot OX11 8ST
	Proposal	Proposed ground floor rear extension and first floor side extension.	
	Response date	9 th June 2022 (extended from 5 th June 2022)	
	Agreed response		
11c)	Application	P22/S1797/HH	51 Edwin Road Didcot OX11 8LQ
	Proposal	Single storey rear extension	
	Response date	9 th June 2022	
	Agreed response		
11d)	Application	P22/S0188/HH	1 Lydalls Close Didcot OX11 7LD
	Amendment	No. 1 - dated 9th May 2022	
	Proposal	Demolition of existing conservatory. Erection of new side and rear single storey extension. Erection of new single storey first floor extension above existing annexe. Internal reconfigurations as necessary (as amended by drwgnos PL101A, PL102A, PL103A, PL104A, PL105A, PL106A and PL107A received on 9 May 2022 to reduce the ridge and eaves height of the first-floor extension)	
	Response date	9 th June 2022 (extended from 1 st June 2022)	
	Agreed response		
11e)	Application	P22/V1053/RM	Phase A3 & A4 Signia Park Didcot
	Proposal	Approval of reserved matters for access, appearance, landscaping, layout and scale for the erection of four employment unit (Use Class B1(c)/B2/B8) at plot A3/A4 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.	
	Response date	18 th June 2022	
	Agreed response		

12. To note as listed: Planning Appeals.

None received.

13. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P22/S1041/HH	Proposed garage replacement, front garage extension, front porch, floor plan redesign and all associated works. 9 Abbott Road Didcot OX11 8JB
No objection	P22/S1224/FUL	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). 1-3 Hagbourne Road Didcot OX11 8DP

14. To note as listed: Planning Applications refused.

None received.

15. To note as listed: Planning Applications withdrawn.

None received.

16. To note as listed: Planning Applications referred.

None received.