

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 3rd August 2022 All Saints Room, Civic Hall



PRESENT: Councillors:

E Hards (Chair)
D Rouane
J Durman
D Macdonald
M Khan

Officers:

L Blake (Planning and Environment Officer - PEO)

63. To receive apologies

Cllrs A Sandiford and A Dearlove tendered their apologies.
Cllr M Khan substituted for Cllr A Sandiford.
Cllr M Mallows was absent.

64. To receive declarations of interests

Cllr D Rouane declared an interest in agenda item 8c (P22/S2473/HH – 35 Wessex Road, Didcot) and would not participate in discussion when the application was considered.
No other declarations were made.

65. To approve the minutes of the meeting held on 13th July 2022

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

All members agreed.

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

None received.

67. To note as listed: correspondence regarding planning matters

Item	Date received	Received from	Sent to Members	Details
5a)	18 th July 2022	Miller Homes	20 th July 2022	To inform DTC of a public consultation on the proposed residential development on land east of Ladygrove. Consultation will run until Sunday 24 th July 2022.
5b)	20 th July 2022	SODC	20 th July 2022	To inform DTC that an appeal has been made against SODC's decisions to refuse application P21/S5378/FUL – Ridgeway House 1A Hagbourne Road, Didcot, OX11 8DP Comments to be submitted by 19 th August 2022. Agenda item 9a.
5c)	20 th July 2022	SODC	20 th July 2022	To inform DTC that an appeal has been made against SODC's decisions to refuse application P21/S3973/FUL – 14 Haydon Road Didcot OX11 7JD Comments to be submitted by 19 th August 2022. Agenda item 9b.
5d)	22 nd July 2022	Programme Officer	25 th July 2022	Inform DTC that an examination to consider whether the CIL Charging Schedule meets the requirements of the relevant CIL Regulations in respect of compliance and viability. A hearing will be held on 18 th August 2022.
5e)	26 th July 2022	SODC and VWDC	26 th July 2022	To ask DTC to re-consider their response, after considering the additional information, on application P22/S1047/FUL – Former Georgetown Filling Station site. Agenda item 6.
5f)	25 th July 2022	MPC	26 th July 2022	To ask DTC to consider a meeting to discuss the proposed development on Abingdon Road, Didcot, OX11 9BL, prior to a public consultation.

The Committee noted the items of correspondence.

Members discussed item 5f – the request for Didcot Town Council to arrange a meeting with MPC to discuss the proposed development on Abingdon Road, prior to a public consultation.

The Committee agreed to contact MPC to arrange a suitable date and time for a meeting. The PEO would liaise with the company and the members to arrange this.

68. To consider the additional information regarding application P22/S1047/FUL – Former Georgetown Filling Station site, and re-consider the Town Council’s previous responses

The Committee discussed the additional information received by SODC – appendix1 (including a response from OCC as highway authority to amended plans) in regard to application P22/S1047/FUL, and **RESOLVED** to withdraw their previous objection and submit the following comment:

“The Committee are willing to withdraw their previous objection to this application but would like to see provisions made for the parking of mobility scooters on site”.

All members agreed.

69. Applications for certificates of Lawful Development and Information only

The Committee noted the certificates for Lawful Development listed below:

7a)	Application	P22/S2478/LDP	35 Wessex Road Didcot OX11 8BX
	Proposal	Use of the land for siting a mobile home for use ancillary to the main dwelling and the proposed mobile home meets the definition of a caravan as set out in the Caravan Sites Act 1968, and as amended in October 2006 (CSA).	
7b)	Application	P22/S2537/N5D	125 Broadway Didcot OX11 8AW
	Proposal	Class MA of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) for prior approval for the conversion of the existing building to five residential units.	

70. To consider as listed: Planning Applications

8a)	Application	P22/S2401/RM	Land to the northeast of Didcot
	Proposal	Reserved Matters Application at Willowbrook Park Phase 3B in respect of 40 dwellings including affordable and private housing, car parking, open space, landscaping and associated work.	
	Response date	5 th August 2022 (extended from 30 th July 2022)	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr D Macdonald, and RESOLVED to submit no objection to the application, with the following comments:</p> <p>The Committee noted the holding objection from the Senior Flood Risk Engineer. They also noted that the affordable housing seems to be located together, which is unusual and wondered if this is due to the application being part of a larger development. The Committee were concerned to see that the application plans involve the removal of two mature Oak Trees with TPO's and would like the orders to be adhered to.</p> <p>All members agreed.</p>	
8b)	Application	P22/S2458/HH	11A Garth Road, Didcot, OX11 7JG
	Proposal	Single and two storey extensions	
	Response date	5 th August 2002 (extended from 3 rd August 2022)	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr M Khan, and RESOLVED to submit no objection to the application.</p> <p>All members agreed.</p>	
Cllr D Rouane excused himself from discussion.			
8c)	Application	P22/S2473/HH	35 Wessex Road Didcot OX11 8BX
	Proposal	Erection of a timber single storey granny annexe for ancillary use to the main dwelling	
	Response date	5 th August 2022	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application, with the following comment:</p> <p>The Committee request a condition that the proposed building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling and that the building shall be removed once the stated need for it is no longer required.</p> <p>All members agreed.</p>	
Cllr D Rouane returned to discussions at this point.			

8d)	Application	P22/S2579/FUL	11 Park Road Didcot OX11 8QL
	Proposal	Conversion of residential garages to dwelling	
	Response date	12 th August 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr D Macdonald, and RESOLVED to submit no objection to the application. All members agreed.	
8e)	Application	P22/S1195/HH	60 & 62 Norreys Road Didcot Oxon OX11 0AN
	Proposal	Two storey rear extension to both adjoining properties. (As amended by drawings received 14 July 2022 reducing the height and eaves of the proposed two storey extension).	
	Previous response	28 th April 2022 – no objection with comments: The Committee noticed a neighbouring resident has some concerns over the loss of light, particularly at number 64, and ask 5athat this be taken into consideration.	
	Response date	5 th August 2022 (extended from 3 rd August 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr M Khan, and RESOLVED to submit no objection to the application. All members agreed.	
8f)	Application	P22/S2630/HH	2 Park Close Didcot OX11 0AA
	Proposal	Single storey rear extension. Photovoltaics to front roofs, main and garage.	
	Response date	18 th August 2022	
	Agreed response	It was proposed by Cllr M Khan, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application. All members agreed.	
8g)	Application	P22/S2659/HH	3 Swale Drive Didcot OX11 7SF
	Proposal	Part Single, Part Two Storey Side/Rear Extensions and Part Conversion Of Existing Garage	
	Response date	18 th August 2022	
	Agreed response	It was proposed by Cllr D Rouane, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application. All members agreed.	

71. To note as listed: Planning Appeals.

The Committee noted the appeals listed below:

9a)	Appeal reference	APP/Q3115/W/22/3298682		
	Application	P21/S5378/FUL	Ridgeway House 1A Hagbourne Road, Didcot, OX11 8DP	
	Proposal	Change of use of the existing office to a large (Sui Generis) House in Multiple Occupation (HMO) with the addition of a rear dormer.		
	DTC's previous response	Objection with comments – 3 rd February 2022 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.		
	SODC's response	Permission was REFUSED		
	Appeal start date	15 th July 2022	Representations to be received by	19 th August 2022
9b)	Appeal reference	APP/Q3115/W/22/3296235		
	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.		
	DTC's previous response	Objection with comments – 7 th October 2021 The Committee 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.		
	SODC's response	Permission was REFUSED		
	Appeal start date	15 th July 2022	Representations to be received by	19 th August 2022

72. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P22/S1916/HH	Single and two storey rear extension. 11 Abbott Close Didcot OX11 8HX
No objection	P22/S1915/HH	Erection of new two storey front extension and associated internally reconfiguration. 20 Icknield Close Didcot OX11 7AU

No objection	P22/S0619/FUL	Change of use of land for car parking for a temporary period. Former Julians Garage Station Road Didcot OX11 7NN
No objection	P22/S1925/HH	Rear and porch extensions. Move fence to the side of property forward. 4 Derwent Avenue Didcot OX11 7RE
No objection	P22/S2021/FUL	Replacement of external cladding (with thermal upgrade) , new upvc windows, pigeon netting to flat roof with general roof repairs Lloyds TSB Bank Market Place Didcot OX11 7LQ
Objection with comments: 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. 19 th May 2022 – Didcot Town Council would like to maintain their previous objection and comments.	P21/S0666/FUL	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) Southernwood 70-72 Park Road Didcot OX11 8QP

73. Applications refused

The Committee noted no applications had been refused.

74. Applications withdrawn

The Committee noted no planning applications had been withdrawn.

75. Applications referred

The Committee noted no planning applications had been referred.

The meeting closed at 8.05pm.

Signed:

Date:

DRAFT

To consider the additional information regarding application P22/S1047/FUL – Former Georgetown Filling Station site, and re-consider the Town Council's previous response

Received on 26th July 2022

Thank you for your time when we spoke on Friday 15 July.

As I explained, I have some further information for the above application which I wanted to share with the Town Council in relation to their objection to the application.

Their objection concerned the parking layout and ability of vehicles to manoeuvre into and out of the spaces and the potential impact on the zebra crossing, and also the provision of amenity space for residents and quality of amenity.

In relation to the first point, following the submission of some further amendments and additional information, only outstanding concerns from the highway authority relate to the following:

- Vehicle tracking required to show a larger vehicle
- Car parking layout to be revised to relocate spaces 9 and 10 to reduce distances vehicles are required to reverse
- Additional cycle parking required
- Parking for mobility scooters required

On their advice the car parking layout has been and vehicle tracking has been provided to demonstrate that a large car and a box van can manoeuvre within the site, without the need to reverse out into the carriageway. The site plan has also been revised to provide the required cycle parking and mobility scooter parking. For ease of reference I have attached the larger vehicle tracking into and out of the revised parking layout and the latest site plan showing the additional cycle and mobility scooter parking. These changes have been agreed informally with the highway authority and I am awaiting their formal written comments.

Concerning impacts on the zebra crossing, a Stage 1 Road Safety Audit has been undertaken in relation to the proposed means of access and the zebra crossing. The audit does not raise any safety issues. The only recommendation is that the zig-zag road markings associated with the crossing are retained as existing and this is now shown on the proposed drawings. The highway authority accept these findings and do not raise any concerns about highway safety in relation to the access or zebra crossing.

In relation to the second point, the amenity space provided would well exceed the requirements in the recently adopted Joint Design Guide SPD. This requires that a minimum of 40sqm of outdoor space is provided for an apartment building, which can be provided through a mixture of private spaces such as balconies or communal space. The majority of apartments would be provided with a private balcony (or private terrace area at ground floor) and a large area of communal garden would be provided. This communal area would provide over 200sqm of shared outdoor space. Therefore the proposals would comply with this requirement of the Joint Design Guide SPD and SOLP

To consider the additional information regarding application P22/S1047/FUL – Former Georgetown Filling Station site, and re-consider the Town Council's previous response

Policy DES5 and I am satisfied that a good quantity and quality of amenity space would be provided.

The objection also mentions concerns about the quality of the living environment particularly in the south west corner. In relation to noise, a scheme of noise mitigation for the building would be required by condition to ensure residents are protected from road noise. These apartments would also receive a good amount of natural daylight and would benefit from adequate privacy. If there are further concerns about amenity it would be helpful to understand what these are.

As mentioned on the phone, I would be very pleased to discuss any of the above concerns directly with members and am happy for them to ring me directly – my number is below.

In light of the above information I would be grateful if the Council could reconsider their objection when they next meet on 3rd August.