

Minutes of the

Planning and Development Committee Wednesday 3rd February 2021



PRESENT:

Councillors: A Dearlove (Committee Chair) Present from 8.20pm onwards
D Macdonald (Chaired Meeting)
P Siggers
M Walsh
M Mallows
J Durman
D Rouane (Substitute for P Giesberg)

Officers: G Langton (Planning & Environment Officer)
C Lordan (Events and Communications Officer)

Minutes: C Lordan

174. To receive apologies.

Apologies received from Councillor Giesberg. Councillor Rouane to substitute.

175. To receive declarations of interest.

Councillor Rouane declared an interest in application P19/S0720/O as he has been involved in this application as a South Oxfordshire District Council Councillor.

Councillor Walsh declared an interest in application P21/S0101/FUL as a member of the Great Western Society and will therefore abstain from voting on this application.

Councillor Dearlove declared an interest in application P21/S0025/HH as he knows the applicant.

176. To approve the draft minutes of the meeting held via Zoom on 13th January 2021.

Councillor Durman sent his apologies for the meeting on January 13th which needs to be noted.

Councillor D Macdonald proposed, Councillor Siggers seconded, and it was **RESOLVED** to approve the minutes as a true and accurate record of the meeting.

177. Questions on the minutes as to the progress of any item (progress report).

Councillor Walsh questioned if an email to developer Persimmon had been sent regarding the tree works on Shinmoor Close.

The Planning Officer confirmed the email had been sent but no response had yet been given.

Councillor Durman questioned if the letter regarding the Jubilee roundabout had any response.

The Planning Officer agreed to resend the letter.

178. To note upcoming planning application for two data centres on part of the former Didcot A Power Station

The Committee noted the upcoming application.

179. To note upcoming planning application for Kier Living - Land west of Lady Grove Road, Didcot

The Committee noted the upcoming application.

180. To note the numbering of 1 new residential dwelling: 4A Fairacres Road

The Committee noted the numbering of one new residential dwelling.

181. To consider as listed: Planning Applications.

Proposals for Comment

a)	Application	P20/S4849/HH	4 Doe Lea Didcot OX11 7YQ
	Proposal	Single storey rear extension to replace existing conservatory	
	Response date	8 th February 2021	
	Agreed response	Councillor Siggers proposed, Councillor D Macdonald seconded, and it was RESOLVED to submit no objections . All member agreed.	
b)	Application	P21/S0051/HH	47 Wheatfields Didcot OX11 0BQ
	Proposal	Single storey extension first floor over existing garage with small overhang to increase floor area.	
	Response date	8 th February 2021	
	Agreed response	Councillor D Macdonald proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
c)	Application	P21/S0026/HH	128 Lydalls Road Didcot OX11 7EA
	Proposal	Rear single storey extension	
	Response date	8 th February 2021	

	Agreed response	Councillor Durman proposed, Councillor Mallows seconded, and it was RESOLVED to submit no objections . All members agreed.	
d)	Application	P21/S0088/HH	43 Edwin Road Didcot OX11 8LQ
	Proposal	Single storey side and rear extension	
	Response date	9 th February 2021	
	Agreed response	Councillor Durman proposed, Councillor Walsh seconded, and it was RESOLVED to submit no objections . All members agreed.	
e)	Application	P21/S0101/FUL	Didcot Railway Centre Station Road Didcot OX11 7NJ
	Proposal	Reconstruction of a single storey stone railway station building dismantled from Heyford station, Oxfordshire, with restoration of surrounding canopy.	
	Response date	10 th February 2021	
	Agreed response	Councillor Mallows proposed, Councillor D Macdonald seconded, and it was RESOLVED to fully support this application. Councillor Walsh abstained and all other members agreed.	
f)	Application	P21/S0023/HH	56 Cronshaw Close Didcot OX11 7JX
	Proposal	First floor side extension over existing garage footprint. Increase existing single storey rear extension width, same depth as existing. Use rear of existing garage area for utility and GF cloak.	
	Response date	11 th February 2021	
	Agreed response	Councillor Mallows proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
g)	Application	P21/S0039/FUL	Unit 1C Market place Didcot OX11 7LE
	Proposal	Change of use from A1 retail offices to A5 takeaway services	
	Response date	10 th February 2021	
	Agreed response	The Council's Planning & Development Committee considered that there was not enough information in the application for a decision to be made. Concern was noted that the kitchen shown on the building's plan was very small for a takeaway or food establishment. Nor was the type of take away stated, though the extent of opening times was 9am to 11pm, the Committee therefore noted it's reiteration of the comments made by the Environmental Protection Team, those being "The potential impacts from A5 use vary hugely, depending on the nature of the	

		<p>use undertaken. Occupants of other premises in the vicinity will need to be protected from the impact (in particular odour and noise) of such use.”</p> <p>Councillor Siggers proposed, Councillor Walsh seconded, and it was RESOLVED to object to this application. All members agreed.</p>	
h)	Application	P20/S4539/HH	6 Kew Win Didcot OX11 7LS
	Amended proposal	Single storey rear extension, Rebuild garage with first floor side extension above	
	Response date	10 th February 2021	
	Agreed response	Councillor Durman proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.	
i)	Application	P20/S4560/HH	72 Norreys Road Didcot OX11 0AN
	Amended proposal	Proposed two storey & single storey rear extension including front porch extension (as amended by drwng no.s 10 20 148 Rev B and 10 20 148-1 Rev B to reduce height of single storey rear elements received on 22 January 2021).	
	Response date	8 th February 2021	
	Agreed response	Councillor D Macdonald proposed, Councillor Mallows seconded, and it was RESOLVED to submit no objections . All members agreed.	
j)	Application	P19/S0720/O	Land at Ladygrove East Didcot
	Amended proposal	Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use, allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters. (As revised by information received 22 January 2021).	
	Response date	9 th February 2021	
	Agreed response	The Council’s Planning & Development Committee considered the submitted plans to be lacking certain detail. The Committee was concerned that sufficient pedestrian and Toucan crossings be retained. The plans show two to the west, joining with existing non-vehicular routes to and across the town, and two to the south to the local retail park, all four were necessary for the success of the development and must be retained. The Committee noted further	

		<p>concern that the main highway to the east of the proposed dwellings, a highway that forms part of the outer relief road designed to improve traffic flow through the town, was not included in the phasing plans. The Committee understands that it may be built by the developer or by the highway's authority, but this is unclear and needs to be confirmed before the plans could be progressed. The Committee considered the road vital and that it should be constructed and fully open prior to the commencement of other works. The Committee was further concerned that the land is marshy and that it fully expected detailed drainage schemes to be included in further proposals for this land.</p> <p>Finally, the Committee considered that in order to address the climate emergency and deliver buildings that are in line with the aims of the Paris Agreement – namely net zero carbon across the whole life of a building - the developer should demonstrate the willingness, ability and commitment to deliver zero carbon buildings in construction and operational use.</p> <p>Councillor D Macdonald proposed, Councillor Walsh seconded, and it was RESOLVED to submit no objections. All members agreed.</p>	
k)	Application	P21/S0025/HH	4A Fairacres Road DIDCOT Oxon OX11 8QE
	Amended proposal	Single storey rear extension	
	Response date	17 th February 2021	
	Agreed response	<p>The Council's Planning & Development Committee objected on the grounds that the increase in the size of the dwelling would require the provision of increased amenity space.</p> <p>At its build, the property had 56sqm of amenity space, only slightly in excess of the 50sqm that a one-bedroom property requires according to SODC guidelines. As this will now be a two-bedroom dwelling, it would require more, not less as the proposal would result.</p> <p>Councillor D Macdonald proposed, Councillor Mallows seconded, and it was RESOLVED to object to this application. Councillor Dearlove abstained. All other members agreed.</p>	
l)	Application	P21/S0201/HH	77 Dart Drive Didcot OX11 7XS
	Amended proposal	Erection of a single storey rear extension	
	Response date	17 th February 2021	

	Agreed response	Councillor D Macdonald proposed, Councillor Siggers seconded, and it was RESOLVED to submit no objections . All members agreed.
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182. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT AND INFORMATION ONLY.

The Committee noted the below listed applications for certificates of lawful development.

A)	Application	P20/S4793/LDP	42 Mereland Road Didcot OX11 8AY
	Proposal	Conversion of garage into office and storage area.	
B)	Application	P20/S4859/PDH	20 Raven Road Didcot OX11 6DT
	Proposal	Single storey rear extension	

183. PLANNING APPEALS

The Committee noted no planning appeals had been submitted.

A)	Appeal reference	None	
	Application		
	Proposal		
	Planning Outcome		
	Representations by		

184. APPLICATIONS APPROVED

The Committee noted the below listed granted permissions.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P20/S4223/HH	Proposed front extension. 55 Kynaston Road Didcot OX11 8HD
No objections	P20/S4522/HH	Demolition of existing conservatory and erection of an energy efficient construction at the rear of the property.

		26 Foxhall Road Didcot OX11
No objections	P20/S4462/HH	Demolition of existing outbuilding and construction of new timber framed outbuilding at the end of the garden for use as music room. 16 East Street Didcot OX11 8EJ
No objections	P20/S4548/HH	Rear ground floor extension. 47 The Avenue Didcot OX11 6AW

185. APPLICATIONS REFUSED

The Committee noted no applications had been refused.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No Objection	P20/S4376/HH	Single and two storey extensions to existing bungalow. 5 Lydalls Close Didcot OX11 7LD

186. APPLICATIONS WITHDRAWN

The Committee noted the below listed applications which had been withdrawn.

Planning Application Number	Proposal and Address
P20/S4859/PDH	Location: 20 Raven Road Didcot OX11 6DT Proposal: Single storey rear extension

187. APPLICATIONS REFERRED

The Committee noted no applications had been referred.

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

188. Discussion on Valley Park application, deferred from the meeting held on 13th January 2021

Councillor D Macdonald proposed and Councillor Walsh seconded to go to previous minutes and discuss application [P14/V2873/O](#) - Land to the West of Great Western Park (Valley Park) Didcot (in the parishes of Harwell and Milton).

It was agreed that Didcot Town Council would send a letter to South Oxfordshire District Council with all the concerns regarding this application discussed in the previous minutes with the following additional points.

Number of dwellings. The Committee was concerned that it is unclear as to the number of dwellings proposed. In the papers it appears the numbers range from 4,252 to 4450.

Building Design: Zero carbon. The Committee note that the developer should demonstrate how they plan to meet SO12 (Protecting the environment and responding to climate change): “Minimise greenhouse gas emissions and other pollution (such as water, air, noise and light)” across the development. It is noted that as this is such a significant development (being equivalent in terms of area and potential population to 25% the current size of Didcot) that the need for zero carbon in building construction and in day to day running of the finished dwellings is paramount. Therefore, before outline planning permission is given, the developer should demonstrate the willingness, ability, and commitment to deliver zero carbon buildings in construction and operational use.

Connectivity and Roundabout. The Committee were concerned that the planned connectivity from the development to the centre of Didcot and the connectivity between the East and West of the development does not meet the needs of the town or residents. It was noted that although there is a path into the centre of Didcot, there are not plans for a road or cycle path to Didcot centre or Great Western Park which does not promote good community links. The Committee noted that this development and Didcot Garden Town are an opportunity for Didcot to champion cycle networks and cycling, with this development being an opportunity to implement cycling networks in West Didcot but this opportunity is not being taken.

The Committee would like a Dutch style roundabout that prioritises cyclist for example Fenman Road in Cambridge, rather than the lozenge shape roundabout proposed in the plans, to be considered as an option. They noted that one of the main selling points for the Highway Infrastructure Fund roads was that it was a connection for Valley Park to employment sites such as Culham and Milton Park and cycling was supposed to be incorporated in to that plan. As the plans stand, cyclists will not be able to access these roads or cycle networks which suggests the roundabout plans need to be changed. One suggestion given was that if a Dutch style roundabout is not able to be implemented due to physical constraints then underpasses or bridges need to be in place for pedestrians and cyclists to travel safely.

Facilities: In regard to the above points, the Committee noted that the developers should show how they will comply with SO 3 (Vale of White Horse DC Local Plan 2031: Strategic Objective 3 regarding building healthy and sustainable communities) which includes that developments are “supported by a sufficient range of services and facilities”. There is no mention of provision of GP services yet working with an average of 2.3 persons per dwelling (which suggests an estimated 9,780 more people living here) and the national average of 0.67 GP’s per 1,000 of population, the new community will need 6.5 FT equivalent GP’s. Even at the average UK rate for 2018 (5.21 per 10,000,000 people) the same population will need 5 dentists. There is no mention of facilities for addressing mental health issues.

Councillor D Macdonald proposed, Councillor Siggers seconded, and it was **RESOLVED** to **object** to this application. All members agreed.

The meeting closed at 9.15pm

Signed _____

Date _____