

Minutes of the

Planning and Development Committee

Wednesday 15th February 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr A Dearlove (Chair)
Cllr M Mallows
Cllr D Rouane
Cllr J Moody
Cllr P Siggers
Cllr J Durman

Officers:

L Blake (Planning and Environment Officer)
A Guzinski (Planning and Allotments Officer [minutes])

Five members of the public were present.

Public participation.

The Chair invited the three members of the public who had registered to speak to address the Committee.

All the speakers spoke regarding their objections to planning application P22/V2705/FUL - Use of land as a ground maintenance compound and associated infrastructure (agenda item 8b).

The main concerns raised by the speakers were the impact the development would have on the residents, including the increase in traffic, dust and noise, the potential impact on the surrounding green area and on the nearby allotment site.

The original approved plans for the Great Western Park development had also included plans for green spaces, and should those areas be lost to other developments, the original GWP plan would no longer be in line with the agreed proposals.

They also expressed the lack of communication between the agent and residents, and the various legislation and the South and Vale District Council's long-term strategy, which were contradictory to the application.

The speakers suggested various alternative sites, which could be deemed more suitable, including land at the old Power Station site.

The meeting opened at 7.45pm.

184. To receive apologies

Cllrs E Hards and D Macdonald tendered their apologies.

Cllr J Moody substituted for Cllr E Hards, and Cllr P Siggers substituted for Cllr D Macdonald.

Cllr A Sandiford was absent.

185. To receive declarations of interest

Cllr D Rouane declared an interest on agenda item 8b - application P22/V2705/FUL, "Use of land as a ground maintenance compound and associated infrastructure" and would therefore leave the meeting while the item was discussed.

186. To approve the draft minutes of the meeting held on 25th January 2023

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

All members agreed.

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

There were no questions from the minutes.

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

Item	Date received	Received from	Sent to Members	Details
5a)	25/01/2023	OCC	30/01/2023 via email	OCC had requested a comment on the HIF1 pack regarding the 'bridge scheme' and 'side roads order'. (Agenda item 6)
5b)	01/02/2023	Phil Moule – SODC Officer	02/02/2023 via email	An email regarding application P21/S2542/RM - Land to the North-East of Didcot. Reconsider the previous objection – decision withdrawn on request of the Town Clerk as DTC's objection was raised due to a holding objection from the Crime Prevention Officer and an

				objection from OCC Highways. These objections had since been removed.
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The Committee noted the correspondence received.

Cllr A Dearlove read an update to the Committee on the Gateway Project, received as a late correspondence item; A new application would be submitted in the summer, with the plans for the proposed building being four storeys high, not five as previously planned and would include a large 'living wall'.

189. To comment on the 'Bridge Scheme' and 'Side Roads Order' (Didcot Garden Town Highways Infrastructure – A4130 Improvement (Milton Gate to Collett Roundabout), A4197 Didcot to Culham Link Road, and A415 Clifton Hampden Bypass) 2022. (Application [R3.0138/21](#))

It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and **RESOLVED** to **SUPPORT** the application and to re-submit the Committee's previous comments.

All members agreed.

190. Applications for certificates of Lawful Development and Information only

The Committee noted the Lawful Development Application listed below:

7a)	Application	P23/S0181/PDH	36 Kynaston Road Didcot OX11 8HD
	Proposal	Enlarge existing back porch and construction of rear extension: Depth: 6.00m, Height: 3.30m, Height to eaves: 2.70m	

191. To consider as listed: Planning Applications

It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and **RESOLVED** to discuss agenda item 8b first.

All members agreed.

Cllr D Rouane left the room at this point.

8b)	Application	P22/V2705/FUL	Land to the west of Sir Frank Williams Way Great Western Park Didcot
	Proposal	Use of land as a ground maintenance compound and associated infrastructure. (as amplified by Transport Statement received 20 January 2023).	
	Response date	16 th February 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to object to this application with the following comments (Ref: 241949):</p> <p>The Planning and Development Committee would like to object to this application.</p> <p>This space was originally approved and designated as a public open space and the proposed application contradicts policies advertised by South and Vale and South Oxfordshire's District Council's – CP16b (Didcot Garden Town), CP46 (Conservation and Improvement Biodiversity), CP37 (Design and Local Distinctiveness), DP23 (Impact of Development on Amenity), DP25 (Noise Pollution) and DP33 (Open Space).</p> <p>This proposed application will have a detrimental impact on the residents in the area, not only visually but the noise, the smell, the dust, and potential contamination (due to possible spillages of fuel effecting the adjacent allotments) will have negative ramifications on the neighbours.</p> <p>The change of use no longer meets the approved criteria.</p> <p>All members agreed.</p>	

Cllr D Rouane returned to the meeting. The four members of public left the meeting. The remaining agenda items were discussed in order.

8a)	Application	P22/S2087/HH	57 & 59 Reed Street 26 Barleyfields Didcot OX11 6FL
	Proposal	Removal of failed gravel boards from gardens of 57 & 59 Reed Street and 26 Barleyfields and construction of new masonry retaining wall with close board fence over to match existing heights and levels and on existing curtilage / boundaries.	

	Response date	16 th February 2023 (extended from 10 th February 2023)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref: 241930). All members agreed.	
8c)	Application	P22/S3973/HH	37 Craven Way Didcot OX11 8NS
	Proposal	Erection of single storey rear extension.	
	Response date	17 th February 2023	
	Agreed response	It was proposed by Cllr P Siggers, seconded by Cllr J Moody, and RESOLVED to submit no objection to the application (ref: 241931). All members agreed.	
8d)	Application	P23/S0263/FUL	Land at Pearith Farm Appleford Road North East Didcot OX14 4PS
	Proposal	Full planning application for the erection of 38 dwellings including 15 (40%) affordable dwellings with associated landscaping, parking and access.	
	Response date	1 st March 2023	
	Agreed response	It was proposed by Cllr M Mallows, seconded by Cllr J Moody, and RESOLVED to object to this application with the following comments (ref: 241971): The Planning and Development Committee would like to object to this application. The previous application for this development did not show an entrance via Appleford Road. The Committee had concerns regarding traffic and potential issues accessing and exiting the site to and from the busy road. The proposed development seems out of phase and the Committee had concerns regarding access to required and necessary facilities and infrastructure, as the location, by nature, has no connectivity to the town and is isolated. There were also concerns regarding non-deliverance of sustainable transport, as there are no planned link ups with existing cycle routes. All members agreed.	
8e)	Application	P22/V1053/RM	Phase A3 & A4 Signia Park Didcot
	Amendment	No. 2 - dated 1st February 2023	
	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. (as amended by plans and information received 01 November 2022)	

	DTC's previous response – sent 16th June 2022	<p>Objection with comments: The Committee are concerned that the large number of vehicle movements at the present time is already putting the roundabout under pressure. An increase in vehicle movements to and from the site will only exacerbate the issue. The only entrance to the site is off the roundabout (until Science Bridge is constructed and opened). This roundabout, along with the DMH1 roundabout was due to be upgraded at the end of 2021, using CIL/s106 monies. Unfortunately, this work was postponed, and the Council have not been informed when this will happen. The Committee are concerned that these funds could be lost if the work is not carried out. With only one entrance to the site, any accidents or roadworks on the road/roundabouts, would cause long delays to an area which is already under pressure from the volume of traffic. Members expressed the need for the HIF roads and the previously proposed upgrade to the roundabouts which need addressing as a matter of urgency. In addition, the Committee noted this area is part of the Science Vale Cycle Network (Route 6 - Didcot to Milton Park) and have concerns regarding the potential increased risks to cyclists.</p>	
	Response date	17 th February 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to continue the previous objection and comments: (ref: 241940)</p> <p>The Planning and Development Committee would like to maintain their previous objection and comments on this application.</p> <p>All members agreed.</p>	
8f)	Application	P23/S0403/HH	107 Lydalls Road Didcot OX11 7DZ
	Proposal	Single storey rear extension, revised fenestration, and new rooflights.	
	Response date	27 th February 2023	
	Agreed response	<p>It was proposed by Cllr J Moody, seconded by Cllr J Durman, and RESOLVED to submit no objection to this application (ref: 241932).</p> <p>All members agreed.</p>	
8g)	Application	P22/S4615/HS	Basildon House Hawksworth Harrier Park Didcot OX11 7PL
	Amendment	No. 1 - dated 3rd February 2023	
	Proposal	Application for Hazardous Substances Consent. (As clarified by the supplementary information report accompanying Agent's email dated 3 February 2023)	
	DTC's previous response – sent 26th January 2023	<p>Didcot Town Council objects to this application with the following comment: There is no Environmental Impact Assessment and no evidence of measures that will be implemented to contain and mitigate the environmental consequences of a spill of hazardous chemicals. The application is premature as the applicant has not gathered all the information to enable full and proper scrutiny of the application. Notwithstanding this, given the nature and quantity of hazardous chemicals the applicant wishes to store on site, a spill into the local environment would be catastrophic for the wildlife and ecology locally as well as downstream in the Thames. Consequently, this application should be refused.</p>	
	Response date	20 th February 2023	

	Agreed response	<p>It was proposed by Cllr J Moody, seconded by Cllr P Siggers, and RESOLVED to continue the previous objection with the following comments (ref: 241938):</p> <p>The Planning and Development Committee would like to maintain their previous objection and comments. It was felt that the information supplied did not satisfy the Committee and had not addressed the comments previously submitted.</p> <p>All members agreed.</p>
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192. To note as listed: Planning Appeals.

The Committee noted that no appeals had been received.

193. To note as listed: Planning Applications approved.

The Committee noted the approved applications:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No strong views	P22/S4169/HH	Provision of opening and un-obscured glazing to side facing rooflights. 11 Mallard Drive Didcot OX11 6EH
No strong views	P22/S4406/FUL	Revision to planning permission ref: P21/S2453/FUL. Proposed mixed use of existing premises as personal training studio/gym and storage facility for mobile car repair mechanic. Unit At East Workshop Richs Sidings Didcot OX11 8AG
No objection	P22/S4337/FUL	New dwelling joined to No. 2 Sherwood Road and extension to No. 2 Sherwood Road.(As amended by plan SHWD.P01B which sets front wall of new dwelling back received 11 January 2023). 2 Sherwood Road Didcot OX11 0BU

No objection	P22/S4567/HH	Erection of ground floor front extension, first floor side extension and ground floor rear extension. 10 Garth Road Didcot OX11 7JG
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194. To note as listed: Planning Applications refused.

The Committee noted that no applications had been refused.

195. To note as listed: Planning Applications withdrawn.

The Committee noted the below withdrawn application:

12a)	Application	P20/S0210/O	Pearith Farm Road Between Woodside Farm Junction and Appleford Long Wittenham OX14 4PS
	Proposal	Outline application for the construction of up to 45 Class C3 dwellings, together with associated works with all matters reserved. (Additional Information received 27 March 2020, 20 May 2020, 2 July 2020, 9 July 2020, 16 December 2020 and 12 January 2021 and as amended by site boundary plan received 12 April 2022).	
	DTC's previous response	Members of Didcot Town Council's Planning and Development Committee are willing to withdraw their previous objection to application P20/S0210/O, which had been raised under the headings mentioned in your correspondence. They do, however, have some concerns regarding the housing mix and need, which wasn't addressed in your email. The Committee request reassurance that this will be looked at.	

196. To note as listed: Planning Applications referred.

The Committee noted that no applications had been referred.

The meeting closed at 8.25pm.

Signed:

Date: