



Minutes of the

Planning and Development Committee

Wednesday 25th January 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot

PRESENT

Councillors:

Cllr A Dearlove (Chair)
Cllr D Macdonald
Cllr D Rouane
Cllr J Moody
Cllr M Khan

Officers:

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

171. To receive apologies

Cllrs E Hards and M Mallows tendered their apologies.

Cllr M Khan substituted for Cllr E Hards, and Cllr J Moody substituted for Cllr A Sandiford.

Cllrs J Durman was absent.

172. To receive declarations of interest

No declarations were made.

173. To approve the draft minutes of the meeting held on 4th January 2023

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

All members agreed.

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

The Planning and Allotments Officer gave an update regarding minute 160 from the previous meeting. The Committee had been informed that the GIS Team Lead had received the previous suggestion of naming new roads using a British mountain theme, however the GIS Team Lead stated that they are currently 'veering away' from using people's names.

It was proposed by Cllr M Khan to continue with the suggestion of naming a street after the late Cllr D Healy.

All members agreed.

The Planning and Allotments Officer gave an update regarding minute 170 from the previous meeting. The Committee was informed that the request for a letter to be sent to the CPE team made at the previous meeting, regarding nuisance and dangerous parking on Wantage Road, had not yet been drafted. The vehicle had not been present for a prolonged period of time.

It was proposed by Cllr M Khan to postpone the drafting of the letter until the issue arises again.

All members agreed.

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

The Committee noted a late item of correspondence had been received after the agenda had been published: withdrawal of application P22/S4139/FUL - Land Adjacent to 55 Broadway Didcot OX11 8AJ - Erection of two semi-detached 1-bed 2 person properties with a parking space each on an unused plot of land (amended car parking plan received 9 January 2023).

No other correspondence had been received.

176. Applications for certificates of Lawful Development and Information only

The Committee noted the Lawful Development Application listed below:

6a)	Application	P23/S0009/PDH	21 St Andrews Road Didcot OX11 8EN
	Proposal	Single storey rear extension. Depth - 5.00m Height - 3.00m Height to Eaves - 3.00m	

177. To receive an update on the 20mph scheme

The Planning and Allotments Officer gave an update on the 20mph scheme rollout. The Committee was reminded of the Full Council Meeting minutes and the outcome of the vote regarding the implementation of the scheme – July 2021.

Committee members were informed about OCC’s misunderstanding of the information provided, and that OCC now fully understood Didcot Town Council’s previous request – the Town Council did not agree with a full 20mph restriction throughout the whole town.

OCC stated that they were unable to carry out a public consultation due to present workloads, and that a feasibility study would not be carried out as the project had already been deemed feasible. The current stage of progress had been explained, outlining that Didcot was currently in Phase 3, with work due to be carried out between 2024-2025.

Cllr M Khan stated that OCC must be made aware that Didcot Town Council had **NOT** agreed to the 20mph scheme being rolled out prior to a consultation and had stated that the 20mph limit should only be implemented in the areas where such limit is needed, as opposed to reducing the limit across the whole town.

Cllr D Rouane explained that OCC usually carries out consultations prior to the implementation of a 20mph speed limit, however Didcot Town Council had also asked for a feasibility study, which the OCC would not be able to do. OCC Officers would continue to engage with local bus providers to mitigate their concerns over bus journey reliability times and proposals being considered.

Didcot Ladygrove was approved by Cabinet Member’s decision in December 2022 and would be delivered by the team in March or April of 2023.

Cllr J Moody had expressed that the Council and Committee members should keep a close eye on the matter arising and include a statement on the Town Council’s website to explain to the residents that this proposal had not been agreed by the Didcot Town Council.

The PAO would liaise with the Events and Communications Officer regarding this.

178. To consider as listed: Planning Applications

8a)	Application	P22/S4567/HH	10 Garth Road Didcot OX11 7JG
	Proposal	Proposed ground floor front extension, first floor side extension and ground floor rear extension.	
	Response date	27 th January 2023	
	Agreed response	It was proposed by Cllr D Macdonald, seconded by Cllr M Khan, and RESOLVED to submit no objection to this application (ref 240499). All members agreed.	

8b)	Application	P22/S4615/HS	Basildon House Hawksworth Harrier Park Didcot OX11 7PL
	Proposal	Application for Hazardous Substances Consent.	
	Response date	31 st January 2023	
	Agreed response	<p>It was proposed by Cllr J Moody, seconded by Cllr M Khan, and RESOLVED to object to this application with the following comment:</p> <p>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 (ref 240500).</p> <p>All members agreed.</p>	
8c)	Application	P22/S4337/FUL	2 Sherwood Road Didcot OX11 0BU
	Amendment	No. 1 - dated 11th January 2023	
	Proposal	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).	
	DTC's previous response	Didcot Town Council has no strong views on this application	
	Response date	26 th January 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Moody and RESOLVED to submit no objection to this application (ref 240501).</p> <p>All members agreed.</p>	
8d)	Application	P22/S4139/FUL	Land Adjacent to 55 Broadway Didcot OX11 8AJ
	Amendment	No. 1 - dated 9th January 2023	
	Proposal	Erection of two semi-detached 1-bed 2 person properties with a parking space each on an unused plot of land (amended car parking plan received 9 January 2023).	
	DTC's previous response	<p>Didcot Town Council objects to this application with the following comment:</p> <p>The Committee object to the application on the grounds of highway safety due to the access to and from the properties from the adjacent highway, across a footpath, being hazardous.</p> <p>The parking proposed is impractical and the area is not wide enough for safe manoeuvring onto the main road. Vehicles should not be reversing out of the properties.</p>	
	Response date	26 th January 2023	
	Agreed response	The Committee noted that the application had been withdrawn, and no response was needed.	

179. To note as listed: Planning Appeals.

The Committee noted that no appeals had been received.

180. 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 objection	P22/S3951/HH	Single storey extension to rear of house. (As clarified by completed Certificate B received 8 December 2022) 49 Norreys Road Didcot OX11 0AW
No objection	P22/S4180/HH	Demolish rear conservatory and rear/side outbuilding and construct new single-storey extension comprising garden room, dry utility room and garden canopy. 21 Buckingham Close Didcot OX11 8TX
Didcot Town Council supports this application	P22/S3190/FUL	Creation of a new splash park and the erection of a plant room building. (As amended and amplified by information received 14 November 2022 and 2 December 2022). Edmonds Park Park Road Didcot OX11 8QE
No objection	P22/S3737/HH	To add a single wooden gate for security and access. Smiths Farm Foxhall Road Didcot OX11 7AG
No objection	P22/S3738/LB	To add a single wooden gate for security and access. Smiths Farm Foxhall Road Didcot OX11 7AG

No strong views	P22/S4183/HH	Dropped kerb. 11 Loyd Road Didcot OX11 8JX
No objection	P22/S4152/FUL	Erection of chalet-style dwelling. (As clarified by SAP calculations received 8 December 2022). 5 Lydalls Close Didcot OX11 7LD
No strong views	P22/S4408/HH	Single story rear extension. 53 Derwent Avenue Didcot OX11 7RF
No objections	P22/S4373/HH	Formation of habitable room in roofspace with front dormer and rooflights. (As amended by drawing received 11 January 2023, demonstrating an obscured glazed rooflight to the rear side facing roof slope) 7 Abbey Brook Didcot OX11 7FY

181. To note as listed: Planning Applications refused.

The Committee noted that no applications had been refused.

182. To note as listed: Planning Applications withdrawn.

The Committee noted the below withdrawn application (received as a late correspondence):

12a)	Application	P22/S4139/FUL	Land Adjacent to 55 Broadway Didcot OX11 8AJ
	Proposal	Erection of two semi-detached 1-bed 2 person properties with a parking space each on an unused plot of land (amended car parking plan received 9 January 2023).	
	DTC's previous response	Didcot Town Council objects to this application with the following comment: The Committee object to the application on the grounds of highway safety due to the access to and from the properties from the adjacent highway, across a footpath, being hazardous.	

		The parking proposed is impractical and the area is not wide enough for safe manoeuvring onto the main road. Vehicles should not be reversing out of the properties.
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183. To note as listed: Planning Applications referred.

The Committee noted that no applications had been referred.

The meeting closed at 7.45pm.

Signed:

Date: