

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 27th April 2022 All Saints Room, Civic Hall



PRESENT:
Councillors:

E Hards (Chair)
A Dearlove (Vice Chair)
M Mallows
J Durman
J Moody

Officers:

L Blake (Planning and Environment Officer)

225. To receive apologies.

Cllr P Siggers and Cllr D Chandran tendered their apologies.

Cllr J Moody substituted for Cllr P Siggers.

226. To receive declarations of interest.

Cllr A Dearlove declared an interest in item 7h (application P22/S1224/FUL 1-3 Hagbourne Road, Didcot) and would therefore leave the meeting when this item was discussed.

Cllr J Moody declared an interest in item 7b (application P22/S1195/HH 60 & 62 Norreys Road, Didcot) although not pecuniary and would therefore not need to leave the meeting for the discussion on the application.

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

It was proposed by Cllr E Hards, seconded by Cllr J Moody, and **RESOLVED** to approve the minutes of the meeting on 6th April 2022 as a true and accurate record of the meeting and note it as such.

All members agreed.

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

There were no questions on the minutes.

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

Item	Date received	Received from	Sent to Members	Details
5a)	5 th April 2022	SODC	5 th April 2022	Response to DTC's query on applications P22/S0383/HH and P21/S3691/HH - Confirmation of thresholds for referral of planning applications to the Planning Committee.

The Committee noted the items of correspondence.

230.Applications for certificates of Lawful Development and Information only.

The Committee noted no applications for certificates of Lawful Development had been received.

Cllr J Durman joined the meeting.

231.To consider as listed: Planning Applications.

7a)	Application	P22/S1248/HH	14 Haydon Road Didcot OX11 7JD
	Proposal	s78 application to remove condition 8 (family occupation) of planning application P21/S2573/HH. (Two storey side extensions and single storey rear extension, associated hardstanding and creation of a dropped kerb).	
	Response date	28 th April 2022 (extended from 25 th April 2022)	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr E Hards and RESOLVED to object to the application with the following comments:</p> <p>The Committee object to the removal of the condition and are concerned that the applicant is still pursuing an HMO with a significant number of rooms via a different route. This condition was put there to specifically prevent an HMO.</p> <p>All members agreed.</p>	
7b)	Application	P22/S1195/HH	60 & 62 Norreys Road, Didcot, Oxon, OX11 0AN
	Proposal	Two storey rear extension to both adjoining properties.	
	Response date	28 th April 2022	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Durman and RESOLVED to submit no objection to this application with the following comments:</p> <p>The Committee noticed a neighbouring resident has some concerns over the loss of light, particularly at number 64, and ask that this be taken into consideration.</p> <p>All members agreed.</p>	
7c)	Application	P22/V0604/RM	Phase 1a Valley Park Land to the West of Great Western Park
	Proposal	Reserved matters application for access, appearance, landscaping, layout and scale following consent granted under reference P14/V2873/O relating solely to Phase 1a of the overall allocation regarding infrastructure elements to enable works for Phase 1 and 2. An EIA was submitted as part of the approved outline permission.	
	Response date	29 th April 2022	
	Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr A Dearlove, and RESOLVED to submit no objection to this application with the following comments:</p> <p>The Committee were unable to scrutinise the plans thoroughly due to the quantity of detail and the fact that DTC were not a consultee on a</p>	

		current application linked to this one (P22/V0539/RM). The Committee ask that DTC are consulted on every application for this development in future. All members agreed.	
7d)	Application	P22/S0659/FUL	40 Queensway Didcot OX11 8LU
	Proposal	Extension to house containing two one-bedroom apartments.	
	Response date	29 th April 2022	
	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: The Committee object to this application due to substandard parking, insufficient amenity space, and over development of the site. All members agreed.	
7e)	Application	P21/S5385/FUL	Hadden Hill Golf Club Hadden Hill North Moreton OX11 9BJ
	Amendment	No. 1 - dated 6th April 2022	
	Previous response submitted 3 rd February 2022	Object with comments: Didcot Town Council would like to object to downgrading the BREEAM level to 'pass' due to declaring a Climate Emergency and suggest the application should at least 'good' (more than 45%).	
	Proposal	Variation of conditions 8 (BREEAM pre-assessment report) & 9 (BREEAM - final certificate) on application P21/S1036/FUL (amended BREEAM report received 06 April 2022).	
	Response date	30 th April 2022	
	Agreed response	The Committee RESOLVED to submit the following comments: Didcot Town Council will withdraw their previous objection provided that SODC are satisfied that the report justifies a good rating. All members agreed.	
7f)	Application	P22/S1304/HH	38 Park Road Didcot OX11 8QW
	Proposal	Proposed ground floor rear extension and internal alterations	
	Response date	1 st May 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr M Mallows, and RESOLVED to submit no objection to the application. All members agreed.	

7g)	Application	P22/S1332/HH	73 Meadow Way Didcot OX11 0AX
	Proposal	Single storey rear extension.	
	Response date	3 rd May 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr A Dearlove and RESOLVED to submit no objection to the application. All members agreed.	
Cllr A Dearlove left the meeting at this point.			
7h)	Application	P22/S1224/FUL	1-3 Hagbourne Road Didcot OX11 8DP
	Proposal	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)	
	Response date	3 rd May 2022	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr J Durman and RESOLVED to submit no objection to the application. All members agreed.	
Cllr A Dearlove returned to the meeting.			
7i)	Application	P22/S1366/HH	29 Longford Way Didcot OX11 7TN
	Proposal	Single storey rear extension	
	Response date	8 th May 2022	
	Agreed response	It was proposed by Cllr J Durman, seconded by Cllr E Hards and RESOLVED to submit no objection to the application. All members agreed.	
7j)	Application	P21/S3283/RM	Phase 2 & 4 Willington Down Land at North East Didcot Didcot
	Amendment	No. 2 - dated 14th April 2022	
	Proposal	Reserved matters for Phase 2 and 4 of North East Didcot development pursuant to outline planning permission P15/S2902/O. (as amended by plans and information received 14 April 2022) The development comprises 288 residential units of a mix of property types and sizes; car parking and garages, internal access roads, footpaths, parking and circulation areas; hard and soft landscaping and other associated infrastructure and engineering works.	
	Previous Response	Objection: The Committee support the objection from OCC as Lead Local Flood Authority.	
	Response date	30th April 2022	

Agreed response	<p>It was proposed by Cllr E Hards, seconded by Cllr M Mallows, and RESOLVED to submit no objection to the application with the following comment:</p> <p>The Committee noted that OCC previously requested the attenuation pond be moved from the school site and ask whether this has been done.</p> <p>All members agreed.</p>
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232.To note as listed: Planning Appeals.

The Committee noted that no planning appeals had been received.

233. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection	P22/S0701/FUL	Change of use to permit flexible use as restaurant or hot food take away. Unit 42 Orchard Centre Didcot.
No objection	P22/S0575/HH	Single storey front & rear extensions. 2 Tavistock Avenue Didcot OX11 8NA
No objection	P22/S0559/HH	Demolition of existing side & rear conservatories and erection of 2 storey side extension and single storey rear extension. Conversion of part of the garage to utility room. 18 Bosleys Orchard Didcot OX11 7NY
No objection	P22/S0428/FUL	Change of use from office use Class E to Sui Generis. 5-6 Unit 1a Market Place Didcot OX11 7LE
No objection	P22/S0536/FUL	Addition of roof mounted equipment and handrails to 2 generators and

		installation of integrally bunded ad-blue storage tank within compound. PeakGen Power Ltd Compound - Booker Distribution Centre Basil Hill Road Didcot OX11 7HJ
No objection with comments: The Committee are concerned that the garden may not be of adequate size once the extension has been built.	P22/S0811/HH	Single storey rear extension. 27 Larch Drive Didcot OX11 6DX
No objection	P22/S0649/HH	Create single-storey rear extension approx. 6.4m deep x 7.6m wide featuring kitchen/diner and garden room. Demolish one chimney and relocate first floor WC. Convert flat roof of existing garage to pitched roof with end gables. 61 Park Road Didcot OX11 8QT
No Objection	P22/S0647/HH	Proposed ground floor rear extension 37 Queensway Didcot OX11 8LY

234. Applications refused.

The Committee noted the applications refused, listed below.

10a)	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.	
	Date refusal confirmation received	9 th April 2022	
	DTC's response	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.	

235.Applications withdrawn.

The Committee noted no planning applications had been withdrawn.

236. Applications referred.

The Committee noted no planning applications had been referred.

The meeting closed at 8.25pm.

Signed:

Date: