

Didcot Town Council

Minutes of the

Planning and Development Committee Wednesday 1st June 2022 All Saints Room, Civic Hall



PRESENT: **Councillors:**

E Hards (Chair)
A Dearlove (Vice Chair)
D Rouane
D Macdonald
P Siggers

Officers:

L Blake (Planning and Environment Officer - PEO)

18. To receive apologies

Cllrs J Durman and A Sandiford tendered their apologies.
Cllr P Siggers substituted for Cllr A Sandiford.

19. To receive declarations of interests

No declarations of interests were received.

20. To approve the minutes of the meeting held on 18th May 2022

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

All members agreed.

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

There were no questions on the minutes.

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

Item	Date received	Received from	Sent to Members	Details
5a)	12 th May 2022	SODC & VOWH	17 th May 2022	To invite DTC to comment on the new Joint Local Plan from SODC and VWHDC. Comments to be submitted by 23 rd June 2022. Agenda item 6.
5b)	17 th May 2022	SODC	17 th May 2022	To inform DTC that Tree Preservation orders (TPO) have been considered for trees at Washford Glen, Wensum Drive and Tamar Way, Didcot. DTC can object, express support, or make other representations to the order. Comments must be received by writing by 14 th June 2022. Agenda item 8.
5c)	25 th May 2022	SODC	26 th May 2022	To inform DTC that application P21/S0666/FUL – 70-72 Park Road, Didcot, will be considered by SODC's Planning Committee on 8 th June 2022. Registering to speak must be received by noon on 7 th June 2022.

The Committee noted the items of correspondence.

It was **AGREED** the PEO would register Cllr E Hards to speak on behalf of the Planning and Development Committee on application P21/S0666/FUL at SODC's Planning meeting on 8th June 2022, basing the comments on the previous responses.

23. To consider the new Joint Local Plan from South Oxfordshire and Vale of White Horse District Councils and submit any comments by 23rd June 2022

The Committee discussed the Joint Local Plan in detail.

It was **AGREED** the PEO would draft comments, based on the discussions, and would forward these to members for approval, before submitting them to South Oxfordshire and Vale of White Horse District Councils (appendix 1).

24. To note the erection of four new dwellings and conversion of existing property to form two new flats to be known as 43A Broadway, Didcot, OX11 8AQ and 1B to 1F Hagbourne Road, Didcot, OX11 8DP

The Committee noted the creation and numbering of the six new dwellings.

25. To consider the formal notice of a Tree Preservation Order (no. 22S12 – took effect, on a provisional basis on 17th May 2022) for trees at Washford Glen, Wensum Drive and Tamar Way in Didcot and submit any comments to SODC by 14th June 2022

It was proposed by Cllr E Hards, seconded by Cllr P Siggers and **RESOLVED** to express support for the Tree Preservation Order, no. 22S12.

26. To consider the email request to recommend that one of the new roads in Didcot be named after a Specialist Paramedic

The Committee considered the request.

It was agreed that if Didcot Town Council were asked to name a new specific road or footpath in the future, that the requested name would be submitted for consideration.

27. Applications for certificates of Lawful Development and Information only

10a)	Application	P22/S1118/LDP	Didcot Hospital Wantage Road Didcot OX11 0AG
	Proposal	Installation of new external awnings to three windows	
10b)	Application	P22/S1888/PDH	86 Brunstock Beck Didcot OX11 7YG
	Proposal	Proposed Orangery Depth:3.50m Height 3m Height to eaves:3m	

28. To consider as listed: Planning Applications

11a)	Application	P22/S1572/HH	15 Reed Street Didcot OX11 6FL
	Amendment	No. 1 – dated 9 th May 2022	
	Proposal	Loft conversion to habitable room (Amended Plans received 09 th May altering Dormer and Rooflight arrangement).	
	Response date	7 th June 2022 (extended from 26 th May 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr D Macdonald and RESOLVED to maintain the previous response submitted on 19 th May 2022. All members agreed.	
11b)	Application	P22/S1771/HH	31 Mowbray Road Didcot OX11 8ST
	Proposal	Proposed ground floor rear extension and first floor side extension.	
	Response date	9 th June 2022 (extended from 5 th June 2022)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	
11c)	Application	P22/S1797/HH	51 Edwin Road Didcot OX11 8LQ
	Proposal	Single storey rear extension	
	Response date	9 th June 2022	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonald and RESOLVED to submit no objection to the application. All members agreed.	
11d)	Application	P22/S0188/HH	1 Lydalls Close Didcot OX11 7LD
	Amendment	No. 1 - dated 9 th May 2022	
	Proposal	Demolition of existing conservatory. Erection of new side and rear single storey extension. Erection of new single storey first floor extension above existing annexe. Internal reconfigurations as necessary (as amended by drwgnos PL101A, PL102A, PL103A, PL104A, PL105A, PL106A and PL107A received on 9 May 2022 to reduce the ridge and eaves height of the first-floor extension)	
	Response date	9 th June 2022 (extended from 1 st June 2022)	
	Agreed response	It was proposed by Cllr E Hards, seconded by Cllr P Siggers and RESOLVED to submit no objection to the application. All members agreed.	

11e)	Application	P22/V1053/RM	Phase A3 & A4 Signia Park Didcot
	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.	
	Response date	18 th June 2022	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonald, and RESOLVED to object to this application with the following comments:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Members expressed the need for the HIF roads and the previously proposed upgrade to the roundabouts which need addressing as a matter of urgency.</p> <p>All members agreed.</p>	

29. To note as listed: Planning Appeals.

The Committee noted no planning appeals had been received.

30. Applications Approved.

The Committee noted the below listed approvals.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
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No objection	P22/S1041/HH	Proposed garage replacement, front garage extension, front porch, floor plan redesign and all associated works. 9 Abbott Road Didcot OX11 8JB
No objection	P22/S1224/FUL	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). 1-3 Hagbourne Road Didcot OX11 8DP

31. Applications refused.

The Committee noted no applications had been refused.

32. Applications withdrawn.

The Committee noted no planning applications had been withdrawn.

33. Applications referred.

The Committee noted no planning applications had been referred.

The meeting closed at 8.35pm.

Signed:

Date:

Joint Local Plan

Didcot Town Council's Planning and Development Committee discussed South Oxfordshire and Vale of White Horse District Council's Joint Local Plan consultation at their meeting on 1st June 2022 and commented that while the document itself was well presented, very visual and easy to read, it hadn't produced anything new and didn't specify what tools or mechanisms would be needed to facilitate the plan.

The plan gave the Committee the impression that there would be further development within Didcot.

The Committee would like to submit the following comments:

- **Section Three – How things are right now**

The Committee would like to ensure that the Climate Emergency is taken seriously and that the District Councils enforce Climate related policies.

Settlements that are not “historic villages and market towns” also have value and “distinctive identity”.

It is essential that the necessary infrastructure is delivered.

Communities who have had a lot of recent development require a bit of ‘breathing space’.

The Committee ask that the Council consider outside factors in the deliverance of the Climate Emergency.

- **Section Four – Vision**

The Committee expressed positive views on the vision but felt it is far from current reality and wondered how it will be brought to fruition. It is important to get members of the public to become involved.

- **Section Six – Reducing Carbon Emissions**

The Committee support the transition to renewables but heard how difficult it is currently to get supplies of e.g. solar panels and air source heat pumps.

Members raised concerns over the limited parking at new developments. With the number of users of electric vehicles potentially on the rise, due to being seen as a ‘greener’ alternative, the number of vehicles on the roads will inevitably increase. This will also mean that Didcot will require more electric vehicle charge points in the town.

Public transport needs addressing as public bus routes are being 'axed' and some residents rely on these services.

The Committee support the higher standards of energy efficiency for new buildings (requiring them to have EV charge points etc) and ask that all buildings are made to be energy efficient. Members also believe that developments with high greenhouse emissions should be limited.

- **Section Seven – Nature Recovery and Landscape**

The Committee would like to ensure that biodiversity is taken seriously within towns.

Members are concerned that due to the number of new developments, wildlife is being displaced throughout the town and ask that the onus be placed on the developers to look at a solution to the displacing of the larger wildlife (e.g. deer) in Didcot.

The Committee support the protection of trees.

- **Section Eight – Protecting and Enhancing Local Heritage**

The Committee support retaining and reusing historic buildings and believe people in Didcot care about the visual aspect, as much as residents of the villages.

Members suggested that the District Councils could be slightly more lenient with older buildings (listed and heritage) when it comes to applications for restoration, rather than keeping to strict rules which could prevent this and mean the buildings remain empty and unusable.

- **Section Nine – Thriving Inclusive Communities**

The Committee thoroughly support the need for affordable, social housing and are happy that the plans include considering the needs of Gypsies and Travellers. Members support retaining some homes that will be affordable forever but question how this can be achieved.

- **Section Ten – Transport and Facilities**

The Committee support 20-minute neighbourhoods.

Members believe public transport needs to be more efficient and reliable and also believe that the new station at Grove would impact Didcot a lot, in a positive way. Transport links in towns and between towns/villages, need to be improved.

The Committee believe it is important to safeguard shops, services, and community facilities.

- **Section Eleven – Healthy Lifestyles and Safe Communities**

The Committee has concerns over the delay in the delivery of promised facilities, such as allotments, GP surgeries and Leisure Centre/Swimming Pool.

The need for cycle paths and walking paths on new developments is a must.

Light pollution will inevitably increase with large developments.

There is a huge need for more medical facilities of all kinds, which should be planned for.

- **Section Twelve – Jobs and Opportunities for Innovation**

The Committee support the circular economy and investment in small businesses and innovation.

- **Section Thirteen – Any other thoughts?**

The Committee are hugely concerned that there are no provisions for cemeteries in any of the new developments in - or around Didcot.