

Notice of a meeting of the

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



Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 15th February 2023 at 7.30pm.

Admission of the public and media

The Council welcomes members of the public to its meetings in accordance with the Public Bodies (Admission to Meeting) Act 1960.

Reports and minutes

We add reports and minutes to our website.

Recording, photographs, and filming

The press or public may audio-record, photograph or film meetings, or report from the meeting using social media. As such members of the public may be recorded or photographed during the meeting.

We ask that anyone wishing to record or photograph the meeting notifies the Chair before the start of the meeting.

Public participation

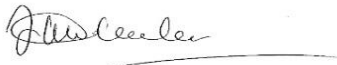
The Council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 30 - 32 on a matter before the Council).

At the relevant time during the meeting, the Chair will invite members of the public to present their questions, statements, or petitions.

To find out about participation, please email the Planning and Allotments Officer at aguzinski@didcot.gov.uk.

AGENDA

1. To receive apologies
2. To receive declarations of interest
Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct
3. To approve the draft minutes of the meeting held on 25th January 2023 (attached)
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. 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.
7. To consider as listed: applications for certificates of lawful development and information only
8. To consider as listed: planning applications
9. To note as listed: planning appeals
10. To note as listed: planning applications approved
11. To note as listed: planning applications refused
12. To note as listed: planning applications withdrawn
13. To note as listed: planning applications referred



Janet Wheeler
Town Clerk
9th February 2023

Voting committee members

Cllr Eleanor Hards (Chair)
Cllr Anthony Dearlove (Vice Chair)
Cllr Denise Macdonald
Cllr Amanda Sandiford
Cllr David Rouane
Cllr James Durman
Cllr Melissa Mallows

Substitute committee members

Cllr John Moody
Cllr Pam Siggers
Cllr Mocky Khan
Cllr Dave Chandran



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:

DRAFT

Agenda continued.

1. To receive apologies

2. To receive declarations of interest

Members should declare any interests they may have on any item on this agenda in accordance with Didcot Town Council's Code of Conduct

3. To approve the draft minutes of the meeting held on 25th January 2023 (attached)

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

5. 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 have since been removed.

6. 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.

7. Applications for certificates of Lawful Development and Information only

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	

8. To consider as listed: Planning Applications

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		
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		
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		

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		
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 16 th June 2022	<p>Objection with 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. 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		
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		

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 Agents email dated 3 February 2023)	
	DTC's previous response – sent 26 th January 2023	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.	
	Response date	20 th February 2023	
	Agreed response		

9. To note as listed: Planning Appeals

None received.

10. To note as listed: Planning Applications approved.

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

11. To note as listed: Planning Applications refused

None received.

12. To note as listed: Planning Applications withdrawn

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.	

13. To note as listed: Planning Applications referred

None received.