

Notice of a meeting of the

Planning and Development Committee
Wednesday 14th March 2018 at 7:30pm
All Saints Room, Civic Hall, Didcot



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 Town Clerk 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 18 - 20 on a matter before the Committee).

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

To find out about participation contact the Deputy Town Clerk.

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 agree the minutes of the meeting held on 21st February 2018 as a true record **(minutes attached)**
4. Questions on the minutes as to the progress of any item
5. To consider planning applications as listed
6. To note applications for certificates of lawful development
7. To note planning applications approved as listed
8. To note planning applications refused as listed
9. To note planning applications referred as listed and consider next steps
10. To note update from the Traffic Advisory Group
11. To consider Oxfordshire County Council's Proposed Cycle Lane Provision on B4493 Wantage Road (Didcot) **(attached)**
12. To consider Oxfordshire County Council's proposal to introduce new or additional parking restrictions within various streets on Southmead Industrial Estate **(attached)**



Julie Perrin,
Town Clerk
8th March 2018

Voting committee members:

Councillors:

Mr A Dearlove (Chairman)

Mr N Hards

Mr S Connel

Ms C Augustine

Mrs D Macdonald

Mr R Milton-Eldridge

Mr B Shaw (Vice-Chairman)

Substitute committee members

Councillors:

Dr S Clarke

Mr T Harbour

Ms P Siggers

Mr D Healy

Mr C Robertson

Mr B Service

Mr A Thompson

Didcot Town Council

Planning and Development Committee

Wednesday 21st February 2018 at 7.30pm
Park Room, Civic Hall



Minutes

Note: These minutes are subject to approval as a true and correct record by the next meeting of this Committee.

PRESENT:

Councillors: Mr A Dearlove (Chairman)
Ms C Augustine
Mr S Connel
Mr N Hards
Mrs D Macdonald
Mr R Milton-Eldridge
Mr B Shaw

Officers: Mr T Hudson (Deputy Town Clerk)

No members of the public were present.

407. Apologies

Ex officio member Councillor Mr B Service passed on a request that his unavailability be conveyed to the Committee.

408. Declarations of interest

Councillor Mr A Dearlove declared an interest in [P18/S0232/HH](#) on the basis that the builder would be supplying parts from his employer.

Councillor Mr N Hards declared a non-pecuniary interest in [P18/S0413/HH](#) on the basis that the site of the proposed application was next to All Saints Church, where he is a Lay Minister.

409. Minutes of the meeting held on 31st January 2018

Proposed by Councillor Mr A Dearlove and seconded by Councillor Mr B Shaw, **RESOLVED** to agree the minutes of 31st January 2018 as a true record of the meeting and that the Chairman should sign them as such.

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

None.

411. Planning applications

South Oxfordshire District Council		
a)	P18/S0232/HH	26 Manor Road¹ Demolition of existing annexe within curtilage. Erection of new ancillary annexe. RESOLVED: to submit comment that the committee had no strong views on the application Proposed: SC Seconded: BS

¹ Owing to his disclosable pecuniary interest, Councillor Mr A Dearlove left the room at the commencement of this item. Councillor Mr B Shaw assumed the role of Chairman.

b)	P18/S0288/FUL	184 Broadway²
		<p>Change of Use from Use Class A1 (Shop) to Use Class A5 (Hot Food Takeaway) with internal and external alterations</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: AD</p> <p>Seconded: BS</p>
c)	P17/S4446/FUL	12 Queensway
	<p>1 Previous DTC comment: Recommended refusal due to absence of Highways information</p>	<p>Proposed formation of a single storey new dwelling.(as amended by drawing received 1 February 2018).</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: SC</p> <p>Seconded: BS</p>
d)	P18/S0345/HH	37 Park Road
		<p>Single storey rear extension and internal alterations</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: BS</p> <p>Seconded: NH</p>

² Councillor Mr A Dearlove returned and resumed as Chairman.

e)	P18/S0340/HH	<p>115 Park Road</p> <p>Demolition of existing outbuilding and construction of new single storey workshop and home gym</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: BS</p> <p>Seconded: NH</p>
f)	P18/S0388/HH	<p>44 Foxhall Road</p> <p>Loft conversion and change from hipped roof to gabled roof</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: BS</p> <p>Seconded: DM</p>
g)	P18/S0413/HH	<p>138A Lydalls Road</p> <p>Retrospective planning application for porch to front aspect. (Built March 2017. Loft conversion, dormer to rear aspect.</p> <p>RESOLVED: to submit comment that the committee recommended refusal on the grounds of overdevelopment and impact on the street scene, due to the narrow frontage and restricted amount of space.</p> <p>Proposed: BS</p> <p>Seconded: NH</p>

Oxfordshire County Council		
h)	MW.0008/18	Appleford Sidings, Portway, Appleford, Abingdon
		Application to continue the development permitted by SUT/APF/616/17 (comprising erection of building to house weighbridge office, laboratory and mess room) without complying with condition 4 to allow the retention and continued use of the existing weighbridge, office, laboratory and mess room. RESOLVED: to submit comment that the committee had no strong views on the application Proposed: AD Seconded: NH

412. Applications for certificates of lawful development as listed

The committee **NOTED** the applications for certificates of lawful development as listed.

413. Planning applications approved as listed

The committee **NOTED** the applications that had been approved as listed.

414. Issues arising from the Traffic Advisory Group

The Committee considered an update on the Traffic Advisory Group following meetings with non-Town Council stakeholders at which a number of issues and suggestions had been made.

Councillors discussed the option put forward by Oxfordshire County Council of not having officer to officer level meetings, but having the Town Council and County Council work together to improve reporting and understanding on traffic issues remotely instead. The time-saving, improved outcomes for residents and fuller understanding garnered was given general approval.

Councillors also considered the suggestion from the County Council that officer-member level meetings should be about County Council officers advising the Town

Council on how it could implement particular projects. Councillors expressed concern that such a situation could imply that primary responsibility for Highways had been transferred from the County Council to the Town Council. The need to involve County Council members as well as officers in delivering high-priority highways projects was also discussed, particularly in light of the resources available to them for discretionary spending.

Proposed by Councillor Mr A Dearlove and seconded by Councillor Mr N Hards,
RESOLVED to

- i) agree to the suggestion of the County Council that Town Council officers support residents ringing Town Council offices with Highways complaints to put the information on fixmystreet.com, and for the Town Council to receive and monitor responses to all fixmystreet.com enquiries.
- ii) write an e mail to Oxfordshire County Council Highways, to clarify that the purpose of the Traffic Advisory Group would not simply be to discuss how the Town Council could resource traffic-related projects on the County Council's behalf, but to raise areas of particular local or strategic priority and identify how they might be delivered or improved.
- iii) ensure County Councillors representing Didcot, as well as those with responsibility for Highways, are also invited to Traffic Advisory Group meetings.

415. Oxfordshire County Council Local List of Information Requirements

The Committee considered an invitation by Oxfordshire County Council to respond to a consultation on the County Council's Local List of Information Requirements.

The Committee noted the absence of any substantive changes.

It was proposed by Councillor Mr A Dearlove and seconded by Councillor Mr S Connel and **RESOLVED** to make no response to the consultation.

The meeting ended at 8:15 pm

Signed: _____ (Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P17/S4198/RM	Land to the north of Partridge Close, Great Western Park
Amendment	1 Previous response: No strong views	Erection of 15 dwellings, landscape, car parking, estate road and other associated infrastructure. (As per amended plans received 23 February 2018)
Application	P18/S0434/HH	11 Crookdale Beck
Amendment		To convert existing integral garage into a habitable room.
Application	P18/S0437/D	14 Wessex Road
Amendment		Demolish outdoor covered BBQ area with a pitched roof (3.7m x 4.6m x 3.3m) to the rear of 14 Wessex Road. Replace with low maintenance courtyard style garden with some raised planting beds and small patio/decking area.
Application	P18/S0551/HH	147 Lydalls Road
Amendment		To demolish existing garage and utility and replace with a single storey extension comprising of two en-suite bedrooms and a utility. To build a detached store. (Re-submission of P17/S3683/HH)
Application	P18/S0557/FUL	18 Venners Water
Amendment		Construct a new 1 Bedroom House at the side of Venners Water, with off-street parking at the front
Application	P18/S0576/HH	25 Cockcroft Road
Amendment		Single storey conservatory with tiled roof to rear of conservatory.

Application	P18/S0586/HH	20 The Croft
Amendment		Home office outbuilding to rear garden.
Application	P18/S0588/HH	17 South Park Avenue
Amendment		Replacement single storey extension
Application	P18/S0614/HH	The Chasm, 19 Prestwick Burn
Amendment		Single storey front extension, detached garage side extension and loft conversion.
Application	P18/S0619/FUL	47 Newlands Avenue
Amendment		Proposed new two bedroom house at the side of 47 Newlands Avenue, with garage at rear for the new and existing house.
Application	P18/S0634/HH	9 Viking Drive
Amendment		Two storey rear extension, front porch and replacement of front windows.
Oxfordshire County Council		
Application	MW.0014/18	Hanson Aggregates, Appleford Road, Abingdon, Oxfordshire, OX14 4PW
Amendment		Details Pursuant to Condition 6 (Lighting Scheme) and Condition 8 (Dust Scheme) of planning permission P17/V1899/CM (MW.0054/17)

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P18/S0730/PDH	91 Norreys Road

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No strong views	P17/S4446/FUL	12 Queensway
No strong views	P18/S0103/FUL	111-113 Park Road
No strong views	P18/S0080/HH	13 Freeman Road

Oxfordshire County Council

Didcot Town Council's recommendation	Planning Application Number	Address
No strong views	MW.0005/16	Hanson Aggregates, Sutton Courtenay

8. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No strong views	P17/S4077/HH	3 Short Furlong

9. APPLICATIONS REFERRED TO DISTRICT COUNCIL PLANNING COMMITTEE

South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
Refusal on the grounds of noise and odour	P17/S3925/FUL	32-34 Wantage Road	Approve

10. UPDATE FROM THE TRAFFIC ADVISORY GROUP

An e mail from the Town Council has been sent to Oxfordshire County Council Highways as per the agreement of the Committee at the last meeting. No response has been received at present, but a verbal update will be provided if available.

Town Council officers have been briefed to offer to upload complaints coming from the public onto fixmystreet.com on their behalf and have begun doing so.

Subject to an update being provided, the Committee is asked to advise on next steps.

Planning and Development Committee 14th March 2018

Report author: Tom Hudson



Consultation on Oxfordshire County Council's proposal to introduce new or additional parking restrictions within various streets on Southmead Industrial Estate, Didcot.

Introduction

1. This report asks the Committee to consider its response to a consultation by Oxfordshire County Council on the proposals to introduce new or additional lengths of 'No Waiting at Any Time' (double-yellow lines) parking restrictions within various streets on Southmead Industrial Estate, Didcot.

Recommendation

2. That the Committee considers the report, decides whether to make a response to the consultation and, if so, formulates a response to the consultation for submission by the closing date.

Background

3. Oxfordshire County Council is proposing to introduce new or additional lengths of 'No Waiting at Any Time' (double-yellow lines) parking restrictions on Hawksworth – throughout its junction with and covering all sides of the junction with Collett, and into the first estate access road on the north side west of Collett; Also at the west end of Hawksworth throughout the junctions to the east of the access road to the A4130 (adjacent to Harrier Park).
4. The County Council states that proposals are being put forward due to the development of adjacent land, concerns over traffic movement due to current on-street waiting, the need to remove obstructions to vehicles, and also for road safety reasons.
5. The County Council is consulting with Didcot Town Council on the proposals and seeks any objections or other representations on them.
6. Responses must be made by 16th March 2018.

7. A copy of the plans is available as an appendix to this report.

Financial Implications

8. The decision will have no financial implications for this Council.

Legal Implications

9. The decision will have no legal implications for this Council.

Risk Implications

10. The decision will have no risk implications for this Council.

Planning and Development Committee

14th March 2018

Report author: Tom Hudson



Consultation on Oxfordshire County Council's Proposed Cycle Lane Provision on B4493 Wantage Road (Didcot)

Introduction

1. This report asks the Committee to consider its response to a consultation by Oxfordshire County Council on the proposal to amend previous proposals to cycle lane provision on B4493 Wantage Road (Didcot).

Recommendation

2. That the Committee considers the report, decides whether to make a response to the consultation and, if so, formulates a response to the consultation for submission by the closing date.

Background

3. Oxfordshire County Council is proposing to introduce cycle lanes on both sides of the B4493 Wantage Road, which will be separated from the main carriageway by an over-runnable kerb. To accommodate the proposed cycle lanes, the verge on the north side of the road will be removed or narrowed, and there will also be in places some narrowing of the verge on the south side of the road. In the vicinity of Abingdon Crescent part of the existing verge on both sides of the road will become cycle track.
4. Unlike the previous proposals, the existing footways will continue to be for pedestrian use only, rather than becoming shared-use.
5. The County Council states that proposals are being put forward to improve pedestrian safety.
6. The County Council is consulting with Didcot Town Council on the proposals and seeks any objections or other representations on them.

7. Responses must be made by 6th April 2018.
8. A copy of the plans is available as an appendix to this report.

Financial Implications

9. The decision will have no financial implications for this Council.

Legal Implications

10. The decision will have no legal implications for this Council.

Risk Implications

11. The decision will have no risk implications for this Council.