

Notice of a meeting of the

Planning and Development Committee
Wednesday 4th April 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 14th March 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 referred
9. To note updates from the Traffic Advisory Group and to consider recommendations to the committee



Julie Perrin,
Town Clerk
28th 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

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Didcot Town Council

Planning and Development Committee

Wednesday 14th March 2018 at 7.30pm

All Saints 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)
Mr S Connel
Mr N Hards
Mrs D Macdonald
Mr R Milton-Eldridge
Mr B Service
Mr B Shaw

Officers: Mr T Hudson (Deputy Town Clerk)

No members of the public were present.

451. Apologies

Ms C Augustine tendered her apologies.

452. Declarations of interest

Councillor Mr R Milton-Eldridge declared an interest in [P17/S4198/RM due to the proximity of his own house to the site of the application.](#)

453. Minutes of the meeting held on 21st February 2018

Proposed Councillor Mr A Dearlove and seconded by Councillor Mr B Shaw, **RESOLVED** to agree the minutes of 21st February 2018 as a true record of the meeting and that the Chairman should sign them as such.

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

None.

455. Planning applications

South Oxfordshire District Council		
a)	P17/S4198/RM	Land to the north of Partridge Close, Great Western Park¹
	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) RESOLVED: to submit comment that the committee had no strong views on the application Proposed: NH Seconded: SC
b)	P18/S0434/HH	11 Crookdale Beck
		To convert existing integral garage into a habitable room. RESOLVED: to submit comment that the committee had no strong views on the application Proposed: SC Seconded: BSh

¹Due to his non-pecuniary interest Councillor Mr R Milton-Eldridge left the room for the discussion and vote on this item

c)	P18/S0437/D	14 Wessex Road
		<p>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 w/ raised planting beds and small patio/decking area.</p> <p>No planning permission was required and the item was NOTED.</p>
d)	P18/S0551/HH	147 Lydalls Road
		<p>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)</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: AD</p> <p>Seconded: NH</p>

e)	P18/S0557/FUL	18 Venners Water
		<p>Construct a new 1 Bedroom House at the side of Venners Water, with off-street parking at the front</p> <p>RESOLVED: to submit comment that the committee recommended refusal on the grounds of:</p> <ul style="list-style-type: none"> - Lack of amenity space - Overdevelopment - Unneighbourly - Only access to the garden is through Town Council owned parkland, which is unsatisfactory <p>Proposed: BSer</p> <p>Seconded: NH</p>
f)	P18/S0576/HH	25 Cockcroft Road
		<p>Single storey conservatory with tiled roof to rear of conservatory.</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: BSh</p> <p>Seconded: DM</p>
g)	P18/S0586/HH	20 The Croft
		<p>Home office outbuilding to rear garden.</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: AD</p> <p>Seconded: Bsh</p>

h)	P18/S0588/HH	17 South Park Avenue
		<p>Replacement single storey extension</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: BSh</p> <p>Seconded: AD</p>
i)	P18/S0614/HH	The Chasm, 19 Prestwick Burn
		<p>Single storey front extension, detached garage side extension and loft conversion.</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application but that the Town Council has reservations over the use of the property.</p> <p>Proposed: AD</p> <p>Seconded: SC</p>
j)	P18/S0619/FUL	47 Newlands Avenue
		<p>Proposed new two bedroom house at the side of 47 Newlands Avenue, with garage at rear for the new and existing house.</p> <p>RESOLVED: to submit comment that the committee recommended refusal on the grounds of:</p> <ul style="list-style-type: none"> - Loss of green infrastructure - Detrimental to the street scene <p>Proposed: AD</p> <p>Seconded: RME</p>

k)	P18/S0634/HH	9 Viking Drive
		<p>Two storey rear extension, front porch and replacement of front windows.</p> <p>RESOLVED: to submit comment that the committee had no strong views on the application</p> <p>Proposed: BSh</p> <p>Seconded: AD</p>
Oxfordshire County Council		
l)	MW.0014/18	Hanson Aggregates, Appleford Road, Abingdon, Oxfordshire, OX14 4PW
		<p>Details Pursuant to Condition 6 (Lighting Scheme) and Condition 8 (Dust Scheme) of planning permission P17/V1899/CM (MW.0054/17)</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: BSh</p>

456. Applications for certificates of lawful development as listed

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

457. Planning applications approved as listed

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

458. Planning applications refused as listed

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

459. Planning applications approved on appeal as listed

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

460. Traffic Advisory Group update

The Committee considered an update on the Traffic Advisory Group. A verbal update was provided by the Deputy Town Clerk, which passed on that Oxfordshire County Council were unable as previously thought to copy Didcot Town Council into fixmystreet.com responses. It was advised by the Committee that Didcot Town Council officers monitor responses manually as a trial, but to be mindful of existing workloads. The willingness of the County Council Area Steward to attend following the contact from the Deputy Town Clerk was acknowledged and it was advised that a provisional date be explored on a suitable day in the week commencing 4th June and for Oxfordshire County Councillors, and the Area Steward be invited, and further invitations to be considered at a later point.

461. Oxfordshire County Council consultation on proposed cycle lane provision on B4493 Wantage Road

The committee considered a report detailing a consultation by Oxfordshire County Council on proposals to make cycle lane provision on the B4493 Wantage Road.

It was proposed by Councillor Mr A Dearlove and seconded by Councillor Mr B Shaw and **RESOLVED** to make the following response to the consultation:

“Didcot Town Council supports the provision of dedicated cycling paths on the B4493 Wantage Road as it will help to provide better cycling infrastructure for Didcot’s residents. However, it does have concerns over the potential impact on parking for local residents and visitors to the hospital and requests that parking capacity is retained.”

462. Oxfordshire County Council consultation on proposed parking restrictions within Southmead Industrial Estate

The committee considered a report detailing a consultation by Oxfordshire County Council on proposals to implement parking restrictions within Southmead Industrial Estate.

It was proposed by Councillor Mr A Dearlove and seconded by Councillor Mr B Shaw and **RESOLVED** to make the following response to the consultation:

“Didcot Town Council supports the proposed parking restrictions but feels that they do not go far enough to address the parking issues on Southmead Industrial Estate. The Town Council also questions the enforcement capabilities relating to these proposals.

The Town Council would also like to see measures taken to address parking on nearby roads, such as Collett. Unfortunately, the parking of lorries in unsuitable locations is becoming a problem for the whole town and specific HGV parking should be considered as an aspiration for the future.”

The meeting ended at 8:25 pm

Signed: _____ (Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	<u>P17/S3808/DIS</u>	Land to the north east of Didcot
Amendment	<p>2</p> <p>Previous response - Recommended refusal on grounds of traffic generation & safety</p>	<p>Discharge of conditions 11 - phasing plan, 12 - Masterplan, Development Brief Areas and Delivery Strategy, 15 - design code, 21 - archaeology and 22 - staged programme of archaeological mitigation (part) P15/S2902/O (as amended by revised information dated 2 March 2018) Outline planning application with details of the means of access only to be considered for a new and integrated neighbourhood to the northeast of Didcot of up to 1880 homes (with up to 40% being Affordable Housing) and comprising:</p> <ul style="list-style-type: none"> (i) two new primary schools; (ii) a new secondary school; (iii) a new leisure/sports facility and sports pitches, including a pavillion; (iv) a neighbourhood centre comprising: a 1500 sqm Class A1 (shop) use; up to 5 units, each up to 200 sqm, of small flexible units within Classes A1, A2, A3, A4 or A5; a Class A4 or A3 or mixed use Public House/restaurant; a Class C1 hotel; and a Class D1 non-residential institutional use (for example a creche or childrens day nursery); (v) a new community hall; (vi) a Class C3 residential Extra Care Housing facility; (vii) (new areas of green infrastructure including amenity green space, allotments and children's play areas; and (viii) a comprehensive suite of other supporting town-wide and site-specific associated infrastructure.

Application	P17/S3859/RM	Land to the north east of Didcot
Amendment	1 Previous response – No strong views	Reserved matters application in respect of the primary infrastructure phase including access roads, suds ponds, foul and surface water drainage and associated landscaping (as amended by amended drawings and supporting documents dated 2 March 2018)
Application	P18/S0641/FUL	Unit R01 DIDCOT
Amendment		Shopfront alterations, details of external seating area, addition of two bike racks and planting.
Application	P18/S0642/A	Unit R01 DIDCOT
Amendment		Installation of signage.
Application	P18/S0665/HH	17 Manor Road
Amendment		Conversion of existing storage space into habitable accommodation.
Application	P18/S0672/HH	6 Aster Close
Amendment		Single storey rear extension.
Application	P18/S0700/A	Unit 40, 40 Orchard Centre
Amendment		Two fascia signs and four other type signs
Application	P18/S0706/HH	37 Broadway
Amendment		Remove existing single storey outbuilding. Replace with single and two storey extension to rear aspect.
Application	P18/S0707/A	184 Broadway
Amendment		Erection of 1 x illuminated fascia sign and 1 x illuminated other sign.

Application	P18/S0719/RM	Land to the South of A4130 Didcot
Amendment		Reserved Matters application following Outline approval P16/S3609/O for up to 166 dwellings, associated open space and infrastructure (as altered by amended plans received on 14 Feb 2017)
Application	P18/S0737/HH	57 Hagbourne Road
Amendment		Front and rear single storey extension re-submission of P17/52661/HH
Application	P18/S0781/HH	5 Queensway
Amendment		Single storey rear extension.
Application	P18/S0782/LB	Thorneydowne House 28 Manor Road
Amendment		Replacement of 33 Non historical windows, 1 No. Back door and 1 No. porch, 3 No. windows on ground floor front elevation, 2 No. windows on First floor right hand and rear elevation.
Application	P18/S0833/FUL	Premier Bikes 6 Park Road
Amendment		The application is for a detached commercial warehouse unit. The proposal is for a 'mixed-use' development with A1 use on the Ground Floor and C3 on the First Floor. The plan is to retain the ground floor for commercial use with two Office Spaces and a Laundrette. On the First Floor two new residential units will be created. In order to facilitate this change of use, a number of openings are to be re-instated or newly formed. This will require a Partial Change of Use from (A1) Motorbike showroom to (C3) Dwellinghouse on the First Floor; which is expected to fall under Permitted Development.
Application	P18/S0845/HH	2 Sinodun Road
Amendment		Single and two storey extension revised application P17/S3030/HH

Application	P18/S0846/HH	6 Wenlock Close
Amendment		Add a fourth ensuite bedroom above an existing single storey extension
Application	P18/S0903/HH	10 Sherwood Road
Amendment		Proposed two storey side extension
Application	P18/S0877/FUL	64 Wantage Road
Amendment		Conversion of outbuilding to single dwelling.
Application	P18/S0928/HH	23 Mereland Road
Amendment		Single storey rear extension
Application	P18/S0945/HH	37 Blackthorn Road
Amendment		Single storey extension at the rear

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P18/S0822/PDH	68 Queensway

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No strong views	P18/S0288/FUL	184 Broadway
No strong views	P18/S0083/HH	2 Osprey Place
Refusal on grounds of insufficient information to allay concerns regarding traffic safety	P16/S3101/HH	1 Sherwood Road
No strong views	P18/S0232/HH	26 Manor Road
Refusal on grounds of overdevelopment and impact on the street scene due to the narrow frontage and restricted amount of space	P18/S0413/HH	138A Lydalls Road

8. APPLICATIONS REFERRED TO DISTRICT COUNCIL PLANNING

South Oxfordshire District Council

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

9. TRAFFIC ADVISORY GROUP UPDATE

A date of 7th June at 2:00pm has been arranged with Town Council representatives and Didcot-representing County Councillors invited. It is suggested that the Committee advises on who else they wish to invite to the meeting.

Despite prompting, the County Council have gone quiet on responding to requests for copies of the briefings on the planned roadworks sent out to County Councillors covering each of their areas.