

## Notice of a meeting of the

**Planning and Development Committee**  
Tuesday 15<sup>th</sup> May 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 agree a Chairman
2. To agree a Vice-Chairman
3. To receive apologies
4. 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
5. To agree the minutes of the meeting held on 25<sup>th</sup> April 2018 as a true record  
**(minutes attached)**
6. Questions on the minutes as to the progress of any item
7. To consider planning applications as listed
8. To note applications for certificates of lawful development
9. To note planning applications approved as listed
10. To note planning applications referred
11. To consider a response to the consultation on East Hagbourne Parish Council's Neighbourhood Plan



Julie Perrin,  
**Town Clerk**  
9<sup>th</sup> May 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

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### Planning and Development Committee

Wednesday 25<sup>th</sup> April 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)  
Ms C Augustine  
Mr S Connel  
Mr N Hards  
Mrs D Macdonald  
Mr R Milton-Eldridge  
Mr B Service

Officers: Mr T Hudson (Deputy Town Clerk)

No members of the public were present.

#### 529. Apologies

Councillor Mr B Shaw tendered his apologies.

#### 530. Declarations of interest

None

#### 531. Minutes of the meeting held on 4<sup>th</sup> April 2018

Councillor Mr R Milton-Eldridge stated that he had sent his apologies for the previous meeting and requested that the minutes be amended to reflect this.

Proposed Councillor Mr A Dearlove and seconded by Councillor Mr S Connel, **RESOLVED** to agree the minutes of 4<sup>th</sup> April 2018 as a true record of the meeting subject to the above amendment and that the Chairman should sign them as such.

### 532. Questions on the minutes as to the progress of any item

Councillors sought an update on the responses of County Councillors to the Traffic Advisory Group and were advised that County Councillor Alan Thompson had been the only one to confirm that he could attend.

Councillors also discussed application P17/3808/DIS, in particular the absence of health facilities but also the location of the school. Councillor Mr A Dearlove stated that the application was in the process of being parcelled, that he had no knowledge about health facilities but would speak to South Oxfordshire District Council officers regarding the issue. It was also requested that as a representative on the County Council Health Overview and Scrutiny Committee, Councillor Dr S Clarke be asked if any information was available.

### 533. Planning applications

South Oxfordshire District Council		
a)	<a href="#">P18/S0833/FUL</a>	<b>Premier Bikes 6 Park Road</b>
	<p><b>Previous response:</b></p> <p>Objections due to parking concerns, dangerous addition of traffic, and obstruction of a fire door.</p>	<p>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. 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.</p> <p><b>RESOLVED:</b> to submit comment that the committee recommended refusal of the application on the same grounds as previously.</p> <p>Proposed: AD</p> <p>Seconded: SC</p>

b)	<a href="#">P18/S0972/FUL</a>	<b>Orchard Shopping Centre</b>
		<p>Proposed installation of new paving at The Orchard Shopping Centre</p> <p><b>RESOLVED:</b> to submit comment that the committee fully supported the application</p> <p>Proposed: SC</p> <p>Seconded: DM</p>
c)	<a href="#">P18/S0995/FUL</a>	<b>35 Park Road</b>
		<p>Two new semi-detached houses replacing existing chalet bungalow</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: NH</p>
d)	<a href="#">P18/S1005/HH</a>	<b>7 Lune Close</b>
		<p>Single storey extension at the rear</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: NH</p>

e)	<a href="#">P18/S1026/FUL</a>	<b>70-72 Park Road</b>
		<p>Proposed double garage with utility room and studio (1st floor) accommodation over and associated works.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application but wished the following comment to be taken into account “Didcot Town Council has concerns over the number of wooden buildings in close proximity and would like to see a rigorous fire risk assessment in place”</p> <p>Proposed: AD</p> <p>Seconded: BS</p>
f)	<a href="#">P18/S1038/HH</a>	<b>43 Wessex Road</b>
		<p>Demolition of existing single storey extension and construction of new single storey rear extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: NH</p>
g)	<a href="#">P18/S1150/HH</a>	<b>20 Tavy Close</b>
		<p>Two storey side and single storey rear/side extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: AD</p>

h)	<a href="#">P18/S1178/HH</a>	<b>22 Meadows Way</b>
		<p>Extension to existing porch.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: NH</p>
i)	<a href="#">P18/S1216/HH</a>	<b>6 Ernest Road</b>
		<p>Single storey side extension and front porch.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: SC</p>
j)	<a href="#">P18/S1224/HH</a>	<b>32 Merritt Road</b>
		<p>Single storey extension at the side and rear. Single storey extension at the front</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: RME</p> <p>Seconded: AD</p>

### 534. Applications for certificates of lawful development as listed

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

### 535. Planning applications approved as listed

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

### 536. Street Naming Request

The Committee considered a report detailing a request from Taylor Wimpey to South Oxfordshire District Council to name a street on Great Western Park 'Tom Gaughan

Drive'. Councillors discussed the impact on the family of supporting the application. It was proposed by Councillor Mr A Dearlove, seconded by Councillor Mr R Milton-Eldridge and **RESOLVED** to make a recommendation to the meeting of Council on 4<sup>th</sup> June that the Council support the request to name one of the streets on Great Western Park 'Tom Gaughan Drive'.

### **537. Licensing Application, Berro Lounge**

The Committee considered a report inviting it to comment on a licensing application from Berro Lounge in the Orchard Centre. Councillors discussed their experience of this chain elsewhere and considered its family-friendly ethos to be something that would be welcome in Didcot. It was proposed by Councillor Mr S Connel and seconded by Councillor Mr B Service to respond stating that 'Didcot Town Council supports this application'.

The meeting ended at 8:10 pm

Signed: \_\_\_\_\_(Chairman)      Date: \_\_\_\_\_

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## 7. PLANNING APPLICATIONS

<b>South Oxfordshire District Council</b>		
Application	<a href="#">P18/S1114/A</a>	<b>55 Orchard Street</b>
Amendment		Proposed Signage
Application	<a href="#">P18/S1122/HH</a>	<b>3 Garth Road</b>
Amendment		Removal of single modular garage and brick lean-to. New single storey extension to the rear and 2 storey extension to the side incorporating a garage
Application	<a href="#">P18/S1174/HH</a>	<b>26A Cockcroft Road</b>
Amendment		Two storey side extension
Application	<a href="#">P18/S1193/FUL</a>	<b>100 Freeman Road</b>
Amendment		Removal of condition 7(use) of planning permission P17/S0280/FUL. Self contained Annex as extension
Application	<a href="#">P18/S1217/FUL</a>	<b>Vauxhall Barracks, Foxhall Road</b>
Amendment		Proposed Single storey flat roof extension to Ammunition Store, Building 6 at Vauxhall Barracks.
Application	<a href="#">P18/S1250/HH</a>	<b>14 Green Road</b>
Amendment		Conversion of existing loft area into two bedrooms + bathroom. With the creation of two dormer windows front and back.
Application	<a href="#">P18/S1294/HH</a>	<b>15 Prestwick Burn</b>
Amendment		Single Storey Rear Extension
Application	<a href="#">P18/S1249/HH</a>	<b>34 Mowbray Road</b>
Amendment		Single storey rear extension to create new kitchen/dining area. Single storey front extension to enlarge existing garage/porch areas. Internal remodelling of layout.

Application	<a href="#">P18/S1274/FUL</a>	<b>Aldi, Broadway</b>
Amendment		New external plant and enclosure
Application	<a href="#">P18/S1278/O</a>	<b>Land to the West of Park Road, South of Great Western Park</b>
Amendment		Outline planning permission for a residential development of up to 903 dwellings, a 60 bed retirement home, mixed-use neighbourhood centre, sports pitches, community facilities, open space and extensive green infrastructure, hard and soft landscaping, attenuation areas, pedestrian and vehicular access and associated works. Appearance, Landscaping, Scale and Layout all reserved.
Application	<a href="#">P18/S1295/FUL</a>	<b>10 Queensway</b>
Amendment		Proposed formation of a single storey new dwelling
Application	<a href="#">P18/S1298/HH</a>	<b>7 Hamble Road</b>
Amendment		Proposed ground and first floor rear extension
Application	<a href="#">P18/S1342/HH</a>	<b>8 Wessex Road</b>
Amendment		Removal of existing timber lean too conservatory and re build new rear extension/conservatory
Application	<a href="#">P18/S1390/FUL</a>	<b>102 Norreys Road</b>
Amendment		Proposed erection of a detached dwelling with attached double garage and a double garage for Nos 100 and 102 Norreys Road.

## 8. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

### South Oxfordshire

Planning Application Number	Address
P18/S1410/LDP	28 Penpont Water
P18/S1460/PDH	126 Kynaston Road

## 9. APPLICATIONS APPROVED

### South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No strong views	P18/S0586/HH	20 The Croft
No strong views	P18/S0614/HH	The Chasm, 19 Prestwick Burn
No strong views	P18/S0634/HH	9 Viking Drive
No objections	P18/S0641/FUL	Unit R01
No objections	P18/S0642/A	Unit R01
No strong views	P18/S0665/HH	17 Manor Road
No strong views	P18/S0672/HH	6 Aster Close
No objections	P18/S0700/A	Unit 40, 40 Orchard Centre
No strong views	P18/S0706/HH	37 Broadway
No strong views	P18/S0737/HH	57 Hagbourne Road
No objections	P18/S0781/HH	5 Queensway
Fully supports	P18/S0782/LB	Thorneydowne House, 28 Manor Road
No objections	P18/S0845/HH	2 Sinodun Road
No objections	P18/S0846/HH	6 Wenlock Close
No objections	P18/S0928/HH	23 Mereland Road

## 10. APPLICATIONS REFERRED

### South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
Refusal of ground of: 1) Lack of amenity space 2) Overdevelopment 3) Unneighbourly 4) Only access to gardens is through Council owned parkland and is not satisfactory in terms of access.	<a href="#">P18/S0557/FUL</a>	18 Venners Water	Grant permission
Refusal on grounds of: 1) Loss of green infrastructure 2) Detrimental impact on the street scene	<a href="#">P18/S0619/FUL</a>	47 Newlands Avenue	Grant permission

## Didcot Town Council

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# Planning and Development Committee

## 15<sup>th</sup> May 2018

Report author: Tom Hudson



## Consultation: East Hagbourne Neighbourhood Plan

### Introduction

1. East Hagbourne Parish Council have developed a first draft of their Neighbourhood Plan and have are consulting Didcot Town Council on its contents.
2. This report asks the Committee whether it wishes to respond to the consultation

### Recommendation

3. That the Committee considers the draft Neighbourhood Plan, decides whether it wishes to respond and, if so, formulates a response for submission.

### Background

4. East Hagbourne Parish Council were given permission by South Oxfordshire District Council to begin a Neighbourhood Plan in January 2016.
5. A draft plan was agreed and key stakeholders consulted on by East Hagbourne Parish Council. Due to an oversight by East Hagbourne Parish Council Didcot Town Council was not included in the pre-submission consultation.
6. The first draft of the Neighbourhood Plan has been submitted to South Oxfordshire District Council and has received feedback. However, there remains a window of opportunity for comment before the submission of a revised document.

7. East Hagbourne Parish Council have had one piece of feedback from South Oxfordshire District Council which is pertinent to Didcot Town Council, which is that Millennium Wood be designated as a 'Local Green Space'. This issue has been referred to the Environment Committee and support for the idea given by the Town Council..
8. The draft document can be found online at <http://easthagbourneplan.net/documents/>
9. A hard copy is available by request.
10. The Neighbourhood Plan identifies from local residents comments and concerns and develops a plan for a sustainable future.
11. If successfully adopted it will become part of South Oxfordshire District Council's Local Plan, meaning the plan will have material weight in deciding where, whether and what type of development should take place locally.
12. There is no fixed date for submitting comments, but it is requested by that they be made as soon as possible.

### **Legal Implications**

13. None.

### **Financial Implications**

14. None.

### **Risk Implications**

15. None.