

Notice of a meeting of the

Planning and Development Committee
Wednesday 6th June 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 15th May 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



Julie Perrin,
Town Clerk
31st May 2018

Voting committee members:

Councillors:

Mr A Dearlove (Chairman)
Mr R Milton-Eldridge
Mr J Hart
Mrs D Macdonald

Mr N Hards
Ms P Siggers
Mr B Shaw (Vice-Chairman)

Substitute committee members

Councillors:

Dr S Clarke
Mr T Bedford
Mr S Connel
Mr A Thompson

Mr B Cooper
Mr D Healy
Mr M Khan

Didcot Town Council

Planning and Development Committee

Tuesday 15th May 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 (Elected Chairman – minute 19 refers)
Mr N Hards
Mr J Hart
Mrs D Macdonald
Mr R Milton-Eldridge
Ms P Siggers

Officers: Mr T Hudson (Deputy Town Clerk)

No members of the public were present.

19. Appointment of Chairman for 2018/19

It was proposed by Councillor Mr J Hart, seconded by Councillor Mr R Milton-Eldridge and **RESOLVED** to elect Councillor Mr A Dearlove as Chairman for 2018/19. Councillor Dearlove assumed the role of Chairman at this point.

20. Appointment of vice-Chairman for 2018/19

It was proposed by Councillor Mr A Dearlove, seconded by Councillor Mr J Hart and **RESOLVED** to elect Councillor Mr B Shaw as vice-Chairman for 2018/19.

21. Apologies

Councillor Mr B Shaw tendered his apologies.

22. Declarations of interest

None

23. Minutes of the meeting held on 25th April 2018

Proposed by Councillor Mr A Dearlove and seconded by Councillor Mr R Milton-Eldridge, it was **RESOLVED** to agree the minutes of 25th April 2018 as a true record of the meeting subject to the above amendment and that the Chairman should sign them as such subject to P17/S1178/HH being amended from 'Meadows Way' to 'Meadow Way'.

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

Councillor Mr A Dearlove provided an update from the Major Projects Officer at South Oxfordshire District Council regarding healthcare facilities:

"The outline planning permission for Great Western Park (and the accompanying s. 106 agreement) require the provision of a healthcare site within the district neighbourhood centre. A condition on the outline application requires the submission of a reserved matters application or the healthcare site by 18th July 2018. Planning and the Didcot Garden Town team have been liaising with the Oxfordshire Clinical Commissioning Group (OCCG) on this matter and I can advise that the OCCG have confirmed they will submit a reserved matters application by this date. This will include a GP surgery. They have appointed planning consultants (Archus) who are currently preparing the planning application.

With regard to the Didcot North East site, a dedicated healthcare facility with GP practice is not to be provided. However, the site will provide a community centre and it is anticipated that this could provide space for some form of health care related use. The s. 106 agreement that accompanies the outline permission for the Didcot North East site requires the agreement for the specification for the community centre."

The communication was **NOTED** by the committee.

25. Planning applications

South Oxfordshire District Council		
a)	P18/S1114/A	55 Orchard Street
		Proposed Signage RESOLVED: to submit comment that the committee had no objections to the application Proposed: AD Seconded: NH
b)	P18/S1122/HH	3 Garth Road
		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 RESOLVED: to submit comment that the committee had no objections to the application Proposed: JH Seconded: AD
c)	P18/S1174/HH	26A Cockcroft Road
		Two storey side extension RESOLVED: to submit comment that the committee had no objections to the application Proposed: AD Seconded: RME

d)	P18/S1193/FUL	100 Freeman Road
		<p>Removal of condition 7(use) of planning permission P17/S0280/FUL. Self contained Annex as extension</p> <p>RESOLVED: to submit comment that the committee recommended refusal of the application with the following comment “If the applicant wishes for the annex to become a separate dwelling, Didcot Town Council considers that amenity space and parking be taken into consideration”</p> <p>Proposed: AD</p> <p>Seconded: JH</p>
e)	P18/S1217/FUL	Vauxhall Barracks, Foxhall Road
		<p>Proposed Single storey flat roof extension to Ammunition Store, Building 6 at Vauxhall Barracks.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: RME</p>
f)	P18/S1250/HH	14 Green Road
		<p>Conversion of existing loft area into two bedrooms + bathroom. With the creation of two dormer windows front and back.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: JH</p>

g)	P18/S1294/HH	15 Prestwick Burn
		<p>Single Storey Rear Extension</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: JH</p> <p>Seconded: RME</p>
h)	P18/S1249/HH	34 Mowbray Road
		<p>Single storey rear extension to create new kitchen/dining area. Single storey front extension to enlarge existing garage/porch areas. Internal remodelling of layout.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: JH</p>
i)	P18/S1274/FUL	Aldi, Broadway
		<p>New external plant and enclosure</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: JH</p> <p>Seconded: DM</p>

j)	P18/S1278/O	Land to the West of Park Road, South of Great Western Park
		<p>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.</p> <p>RESOLVED: to submit comment that the committee recommended refusal with the following comment:</p> <p>“Didcot Town Council recommends that this application be refused on the following grounds:</p> <ol style="list-style-type: none"> 1) Its impact on the green gap between Didcot and West Hagbourne, particularly in light of the precedent set by the refusal of the Secretary of State for P15/S3228/0 – Land to the East of New Road. 2) The highways are inadequate for the development 3) Its impact on the North Wessex Downs, an Area of Outstanding Natural Beauty” <p>Proposed: NH</p> <p>Seconded: DM</p>
k)	P18/S1295/FUL	10 Queensway
		<p>Proposed formation of a single storey new dwelling</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: NH</p>

l)	P18/S1298/HH	7 Hamble Road
		<p>Proposed ground and first floor rear extension</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: PS</p>
m)	P18/S1342/HH	8 Wessex Road
		<p>Removal of existing timber lean too conservatory and re build new rear extension/conservatory</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: JH</p>
n)	P18/S1390/FUL	102 Norreys Road
		<p>Proposed erection of a detached dwelling with attached double garage and a double garage for Nos 100 and 102 Norreys Road.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: JH</p>

26. Applications for certificates of lawful development as listed

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

27. Planning applications approved as listed

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

28. Planning applications referred as listed

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

29. Response to consultation on East Hagbourne Parish Council's Neighbourhood Plan

The committee considered a report inviting it to respond to a consultation on East Hagbourne Parish Council's Neighbourhood Plan. Councillors noted the comments made by the Town Council's Environment Committee supporting the designation of Millennium Wood as a 'Local Green Space' with approval, and commented on the hard work undertaken in the production of the Neighbourhood Plan.

It was proposed by Councillor Mr A Dearlove, seconded by Councillor Ms P Siggers and **RESOLVED** to respond with the following comment:

"Didcot Town Council congratulates East Hagbourne Parish Council on the completion of its Neighbourhood Plan first draft. It is evident that significant amounts of work, time and resources have gone into its creation. Didcot Town Council supports East Hagbourne Parish Council at this stage of its development."

The meeting ended at 8:05 pm

Signed: _____(Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P18/S1193/FUL ¹	100 Freeman Road
Amendment	<p>Previous response:</p> <p>Objection to application on grounds that the proposal would have insufficient amenity space and parking provision for both the “host” dwelling and the proposed new dwelling.</p>	<p>Removal of condition 7(use) of planning permission P17/S0280/FUL.</p> <p>Self contained Annex as extension</p>
Application	P18/S1475/FUL	Unit A, Lower Broadway
Amendment		Demolition of buildings and erection of a 70-bed care home (within Class C2), parking, access, landscaping and other associated works
Application	P18/S1482/HH	2 Torridge Drive
Amendment	1	Amendment to planning application P16/S3919/HH for two storey side extension partial wrap to front and single storey extension to rear. With changes to position of window in the first floor front elevation and ground floor window in south elevation and provision of internal second staircase.
Application	P18/S1491/RM	Area X Southern Neighbourhood, Great Western Park
Amendment		Reserved Matters application following Outline approval P02/W0848/O for A mixed-use urban extension of 3,300 new dwellings together with associated local shops & services, leisure, open space & community facilities & transport, drainage & utility infrastructure. As amended by: Letter from RPS Planning dated 5

¹ Due to new ma

		<p>December 2005, Supporting Statement November 2005, Environmental Statement and Appendices November 2005, Energy, Conservation and Resource Management Strategy Nov 2005, Transport Assessment November 2005, Design Statement Drainage Strategy dated May 2006, Site plan: 95107/2004/JD/0004/Rev H, Drawings (Junctions): 95017/2005/LDE/001/P3; 95017/2005/LDE/002A Rev P2. 95017/2006/LDE/003 Rev P1, 95017/2005/LDE/004 Rev P3 Drawings (Masterplan): A2933/OPA/01 Rev H; 02/Rev G; 03/Rev H, Supplementary Statement on environmental matters received 6 July 2006, Environmental Management Brief version 3, and Travel Plan dated October 2007. Application for approval of reserved matters: Public Open Space and Allotments (Area X)</p>
Application	P18/S1576/HH	7 Wessex Road
Amendment	1	Amendment to planning No P17/S3292/HH conservatory changed to orangery
Application	P18/S1297/A	3 Ridgeway Havant PO9 1QJ
Amendment		One projecting sign: Internally LED illuminated lightbox which will be an aluminium box with the FATFACE logo fret cut into the metal fascia. 1no fascia sign: Internally LED illuminated individual letters fixed to steel bar. Sign will be fixed to shop front fascia One fascia sign: Internally LED illuminated lightbox which will be an aluminium box with the FATFACE logo fret cut into the metal fascia
Application	P18/S1631/HH	114 Freeman Road
Amendment		Single storey side extension
Application	P18/S1642/HH	24 Lydalls Close
Amendment		Proposed extension and loft conversion

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Application Number	Address
P18/S1695/PDH	13 Collingwood Avenue

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections with comment that consideration to be given to moving the proposed protruding sign to the left in order to fit with the rest of the street better	P18/S0707/A	184 Broadway
No objections	P18/S0903/HH	10 Sherwood Road
No objections	P18/S0945/HH	37 Blackthorn Road
Fully supports	P18/S0972/FUL	Orchard Shopping Centre
No objections	P18/S1005/HH	7 Lune Close
No objections with comment that DTC has concerns over the number of wooden buildings in close proximity and would like to see a rigorous fire risk assessment in place	P18/S1026/FUL	70-72 Park Road
No objections	P18/S1038/HH	43 Wessex Road
No objections	P18/S1114/A	55 Orchard Street
No objections	P18/S1217/FUL	Vauxhall Barracks
No objections	P18/S1274/FUL	Aldi Broadway
No objections	P18/S1178/HH	22 Meadow Way

8. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections with comment that there are vehicular access concerns	P18/S0877/FUL	64 Wantage Road
Refusal over loss of green infrastructure and impact on the street scene	P18/S0619/FUL	47 Newlands Ave
Refusal on the grounds of lack of amenity space, unneighbourliness, overdevelopment and issues around access	P18/S0557/FUL	18 Venners Water