

## Notice of a meeting of the

**Planning and Development Committee**  
Wednesday 27<sup>th</sup> 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 6<sup>th</sup> June 2018 and of the extraordinary meeting held on 18<sup>th</sup> June 2018 as a true record (**attached**)
4. Questions on the minutes as to the progress of any item
5. To consider planning applications as listed (**attached**)
6. To note applications for certificates of lawful development (**attached**)
7. To note planning applications approved as listed (**attached**)
8. To consider a response to the petition referred from Council regarding civil parking enforcement and other issues (**attached**)
9. To note updates from the Traffic Advisory Group and to consider recommendations to the committee (**attached**)
10. To consider a response to Oxfordshire County Council's consultation on removing the disabled parking bay on Ruskin Close, Didcot (**attached**)



Julie Perrin,  
**Town Clerk**  
21<sup>st</sup> June 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:

Mr S Clarke  
Mr T Bedford  
Mr A Thompson

Mr S Connel  
Mr B Cooper  
Mr D Healy

## Didcot Town Council

---

# Planning and Development Committee

Wednesday 6<sup>th</sup> June 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 (as sub for Councillor Mr R Milton-Eldridge)  
Mrs D Macdonald  
Ms P Siggers  
Mr B Shaw

Officers: Mr T Hudson (Deputy Town Clerk)

Three members of the public present.

### 65. Public Participation

Anna Gillings and Paul Abson of Gillings Planning and 376 Estates addressed the Committee in relation to planning application P18/S1475/FUL. The Committee was thanked for its previous input into the design via previous meetings and support with consultation. The results of the public consultation were reported to be primarily about the noise from the railway and its impact on the residents of the care home. The adequacy of parking had been raised; the number of spaces available had been increased from by approximately 40%. Councillors asked questions concerning prevention of Aldi users taking up spaces and were informed that a barrier could be put in if necessary, but that the design was such that it would be a relatively long walk with shopping bags for Aldi users anyway. The staff travel plan was also discussed, with the reasons for the applicant's view that few staff would drive to the site being the availability of showers, cycle parking, cycle to work schemes, a minibus, the likelihood of locals being employed in the care home and the availability of good public transport links.

## 66. Apologies

Councillors Mr N Hards, Mr J Hart and Mr R Milton-Eldridge tendered their apologies.

## 67. Declarations of interest

None

## 68. Minutes of the meeting held on 15<sup>th</sup> May 2018

Proposed by Councillor Mr A Dearlove and seconded by Councillor Mr B Shaw, **RESOLVED** to agree the minutes of 15<sup>th</sup> May 2018 as a true record of the meeting and that the Chairman should sign them as such.

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

None

## 70. Planning applications

South Oxfordshire District Council		
a)	<a href="#">P18/S1193/FUL</a>	<b>100 Freeman Road</b>
	<b>Previous response:</b> 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.	Removal of condition 7(use) of planning permission P17/S0280/FUL.  Self contained Annex as extension  <b>RESOLVED:</b> to submit comment that the committee had no objections to the application  Proposed: AD  Seconded: BSh

b)	<a href="#">P18/S1475/FUL</a>	<b>Unit A, Lower Broadway</b>
		<p>Demolition of buildings and erection of a 70-bed care home (within Class C2), parking, access, landscaping and other associated works</p> <p><b>RESOLVED:</b> to submit comment that the committee recommended the application be approved.</p> <p>Proposed: BSh</p> <p>Seconded: PS</p>
c)	<a href="#">P18/S1482/HH</a>	<b>2 Torridge Drive</b>
		<p>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.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: BSh</p>

d)	<a href="#">P18/S1491/RM</a>	<b>Area X Southern Neighbourhood, Great Western Park</b>
		<p>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 &amp; services, leisure, open space &amp; community facilities &amp; transport, drainage &amp; utility infrastructure. As amended by: Letter from RPS Planning dated 5 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> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BSh</p> <p>Seconded:SC</p>

e)	<a href="#">P18/S1576/HH</a>	<b>7 Wessex Road</b>
		<p>Amendment to planning No P17/S3292/HH conservatory changed to orangery</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: DM</p>
f)	<a href="#">P18/S1297/A</a>	<b>63 Orchard Street, Didcot<sup>1</sup></b>
		<p>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</p> <p><b>RESOLVED:</b> to submit comment that the committee recommended the application be approved.</p> <p>Proposed: Bsh</p> <p>Seconded: SC</p>
g)	<a href="#">P18/S1631/HH</a>	<b>114 Freeman Road</b>
		<p>Single storey side extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: BSh</p>

<sup>1</sup> Incorrectly added to the agenda as 3 Ridgeway Havant PO9 1QJ

h)	<a href="#">P18/S1642/HH</a>	<b>24 Lydalls Close</b>
		Proposed extension and loft conversion <b>RESOLVED:</b> to submit comment that the committee had no objections to the application  Proposed: AD  Seconded: BSh

### **71. Applications for certificates of lawful development as listed**

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

### **72. Planning applications approved as listed**

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

### **73. Planning applications refused as listed**

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

The meeting ended at 8:00 pm

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



## Didcot Town Council

---

# Extraordinary meeting of the Planning and Development Committee

Wednesday 18<sup>th</sup> June 2018 at 7.10pm

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 N Hards  
Mrs D Macdonald  
Ms P Siggers  
Mr A Thompson (as sub for Councillor Mr R Milton-Eldridge)

Officers: Mr T Hudson (Deputy Town Clerk)

### 74. Public Participation

Mr Reeve addressed the Committee in favour of application [P18/S0833/FUL](#). In doing so, Mr Reeve highlighted the withdrawal of the County Council Highways department's objection following the amendment of the plans and the sustainable nature of non-car residential developments. Councillors questioned Mr Reeve regarding disability access, particularly parking. Mr Reeve did not know the specifics, but noted that those with greater familiarity with the issues had not put forward an objection, and that there would likely be more space for disabled users in addition to the parking spaces for the commercial units.

### 75. Apologies

None

### 76. Declarations of interest

None

## 77. 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>Refusal on grounds of</p> <ul style="list-style-type: none"> <li>• Failure of parking spaces to meet dimensional standards</li> <li>• Parking allocation not suited to regular use</li> <li>• Lack of visitor parking</li> <li>• More vehicle movements due to proximity to a busy roundabout</li> <li>• Obstruction of a fire door</li> </ul>	<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 (Sui Generis) Motorbike showroom to (C3) Dwellinghouse on the First Floor; which is expected to fall under Permitted Development. (as supported by additional ground conamination report received 14 May 2018, and amended plans received on 11 May 2018)</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>

The meeting ended at 7:25 pm

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

## 5. PLANNING APPLICATIONS

<b>South Oxfordshire District Council</b>		
Application	<a href="#">P18/S1295/FUL</a>	<b>10 Queensway</b>
Amendment	<b>1</b> <b>Previous response:</b> No objections	Proposed formation of a single storey new dwelling. As amended by drawing nos 2055.G.1.V2, 2055.G.2.V2 and 2055.G.3. 2055.G.V2 received 5 June 2018.
Application	<a href="#">P18/S1505/HH</a>	<b>63 Meadow Way</b>
Amendment		Proposed single storey/part first floor rear extension and loft conversion.
Application	<a href="#">P18/S1580/FUL</a>	<b>2 Newlands Avenue</b>
Amendment		Single and two storey extension of existing dwelling, and conversion to form 3 No. 1 bedroom residential apartments
Application	<a href="#">P18/S1657/HH</a>	<b>24 Calder Way</b>
Amendment		Single storey rear extension.
Application	<a href="#">P18/S1668/HH</a>	<b>33 Tyburn Glen</b>
Amendment		Proposed single-storey extension to replace the existing conservatory and garage
Application	<a href="#">P18/S1702/A</a>	<b>The Mulberry, 237 Broadway</b>
Amendment		Erection of non-illuminated and illuminated advertisement signs.
Application	<a href="#">P18/S1780/HH</a>	<b>25 Longford Way</b>
Amendment		Erection of conservatory to the rear.
Application	<a href="#">P18/S1826/HH</a>	<b>91 Lydalls Road</b>
Amendment		Erection of new single storey extension over existing garage and new two storey rear/side extension.

Application	<a href="#">P18/S1840/FUL</a>	<b>59 Bowness Avenue</b>
Amendment		Variation to remove condition 6 (demolition of conservatory) of planning permission P17/S2572/FUL. Proposed new one bedroom house attached to 59 Bowness Avenue
Application	<a href="#">P18/S1878/A</a>	<b>Unit 42, Orchard Shopping Centre</b>
Amendment		Display of 3 x internally illuminated fascias signs and various window manifestations.
Application	<a href="#">P18/S1925/HH</a>	<b>19 Green Road</b>
Amendment		Demolition of existing shed, single storey rear extension and conservatory. Erection of new single storey rear and side extension.
Application	<a href="#">P18/S1926/FUL</a>	<b>19 Richmere Road</b>
Amendment		Construct a new 2-Bedroom house at the side of 19 Richmere Road, with off-street parking, new highway crossover and associated fences.
Application	<a href="#">P18/S1915/HH</a>	<b>36 Foxhall Road</b>
Amendment		Conversion and extension of existing garage to form annex.
Application	<a href="#">P18/S1881/FUL</a>	<b>Parcel DN02B Great Western Park</b>
Amendment		Variation of condition 2 of Planning Permission P16/S0154/FUL To remove rear garages plot 1 & 2 to make them single as plots 3 & 4 and also to alter the PA410 house type to Taylor Wimpeys updated version of the PA410 Erection of 4 dwellings, access, public open space (Pill Pond), landscaping and associated infrastructure (as altered by amended plans received by the agent on 13 June 2016).
Application	<a href="#">P18/S1916/HH</a>	<b>45 Wessex Road</b>
Amendment		Demolish entrance extension, two rear bay windows and rear balcony. Single storey front and rear extension

<b>Application</b>	<a href="#">P18/S1931/HH</a>	<b>31 Haydon Road</b>
<b>Amendment</b>		To provide access from the dwelling rear to the garden in the form of a timber deck.

## 6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

<b>Planning Application Number</b>	<b>Address</b>
P18/S1942/LDP	The Chasm, 19 Prestwick Burn

## 7. APPLICATIONS APPROVED

### South Oxfordshire

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Address</b>
No strong views	P17/S4198/RM	Land to the north of Partridge Close, Great Western Park
No objections	P18/S1150/HH	20 Tavy Close
No objections	P18/S1174/HH	26A Cockcroft Road
No objections	P18/S1216/HH	6 Ernest Road
No objections	P18/S1224/HH	32 Merritt Road
No objections	P18/S1249/HH	34 Mowbray Road
No objections	P18/S1250/HH	14 Green Road
No objections	P18/S1294/HH	15 Prestwick Burn
No objections	P18/S1298/HH	7 Hamble Road
No objections	P18/S1342/HH	8 Wessex Road
No objections	P18/S1390/FUL	102 Norreys Road
No objections	P18/S1482/HH	2 Torridge Drive
No objections	P18/S1122/HH	3 Garth Road
No strong views with comment about the necessity of ditch work for drainage	P17/S3859/RM	Land to the north east of Didcot

This page is intentionally blank

## Planning and Development Committee 27<sup>th</sup> June 2018

Report author: Tom Hudson



## Parking Petition Referred from Council

### Introduction

1. This report asks the Committee to consider its response to a petition referred to it by Council regarding parking in Didcot.

### Recommendation

2. That the Committee considers the report and decides its response with regards to:
  - i) Whether it gives its official support to the return of traffic wardens in Didcot, and to make a recommendation to Council as such
  - ii) Whether to use the Town Council's Traffic Advisory Group to seek an increase in enforcement of traffic rules, and
  - iii) Whether to use any other means at its disposal to seek an increase in enforcement of traffic rules, and to make the necessary recommendations to Council or Committees as required

### Background

3. At its meeting of 4<sup>th</sup> June 2018 Council was presented with the following petition:

"We, the undersigned are unhappy with the persistent violation of the 30 minute parking restriction, the parking on double yellow lines, and misuse of parking bays on the Broadway and around, and ask that the Town Council use its Traffic Advisory Group and any other means at its disposal to seek an increase in enforcement of traffic rules.

In addition, we ask that the Town Council discuss whether it would give its official support to the return of traffic wardens for Didcot. This would help resolve the violations for the good of us all, enabling us to park safely and legally, and to enable us to access the local shops."

4. Under Standing Order 23c the petition was referred to the Planning and Development Committee.
5. Councillors are being asked to make a recommendation to Council with regards to whether they support the principle of traffic wardens or, based on discussions to date, other forms of decriminalised parking enforcement
6. Regarding use of the Traffic Advisory Group to increase enforcement of traffic rules, the Committee is being asked to consider the recommendations of the Traffic Advisory Group on the next item on the agenda so may wish not to duplicate by considering this item.
7. Councillors are asked to suggest and consider any alternative means of using the Traffic Advisory Group in addition to the recommendations to seek an increase in enforcement.
8. Councillors are also asked to consider whether, and if so, how it may use other means to seek an increase in enforcement of traffic rules and to make recommendations accordingly.

### **Financial Implications**

9. The decision will have no financial implications for this Council at present; recommendations which do involve a financial implication must be sent on to a committee or to Council as budget holders.

### **Legal Implications**

10. Standing Order 25 requires that “when [a] petition is referred to a committee of the Council the Town Clerk shall inform the petitioner, within 10 working days of the committee’s consideration what action will be, or has been taken, in respect of the petition”

### **Risk Implications**

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



## Planning and Development Committee 27<sup>th</sup> June 2018

Report author: Tom Hudson



## Traffic Advisory Group Recommendations

### Introduction

1. The Committee is asked to note the feedback report from the Traffic Advisory Group, and to decide its response to the recommendations.

### Recommendation

2. That the Committee notes the update reports and decides its response to the recommendations.

### Background:

3. The Traffic Advisory Group met on 7<sup>th</sup> June 2018. Approximately 30 members of the public attended.
4. Five Didcot Town Councillors attended: Councillors Mr D Healy, B Service, N Hards, S Connel and M Khan. In addition, Didcot Town Councillor Mr A Thompson also attended in his role as County Councillor.
5. County Councillor Yvonne Constance, portfolio holder for Highways was also present, which was commented on positively.
6. The minutes of the meeting are not currently complete, but are expected to be available to the Committee at the next Planning and Development Committee meeting on 18<sup>th</sup> July 2018.

## Recommendations from the Traffic Advisory Group

The following recommendations have been received from the Traffic Advisory Group. In light of the absence of the minutes of the meeting, Councillors are advised to defer consideration of any item on which they do not feel sufficiently informed to make a decision.

For Didcot Town Council's Planning Committee

- a. To write to South Oxfordshire District Council and Vale of the White Horse District Council regarding the absence of suitable lorry parking spaces in Didcot, the rise in dangerous parking and the concern that the problem will become more acute as Didcot grows, asking for their support in approaching Oxfordshire County Council to develop a lorry park, and also to enquire of South Oxfordshire District Council when the lorry parking lost to Phase 2 of the Orchard Centre will be replaced.
- b. To write a letter to Great Western Park Residents Association, offering the Town Council's official support to a letter being written to Taylor Wimpey regarding the speed of lorries on the estate, and encouraging a campaign to encourage motorists to stick to the speed limit.
- c. To write to Aureus School feeding back the actions taken, and to encourage them to write to their Oxfordshire County Council, Vale of the White Horse District Council and local parish council representatives for support with funding for traffic calming measures.
- d. To write to Thames Valley Police requesting one week-long parking blitz every three months focusing on illegal parking hotspots in Didcot.
- e. To write to all Didcot-representing Oxfordshire County Councillors, asking them for their commitment in favour of granting South Oxfordshire District Council the power to implement decriminalised parking enforcement, and to ensure that the County Council considers the matter.
- f. To write to Oxfordshire County Council asking for a quote for the erection of bollards on the pavement on Lower Broadway, to recommend to the Finance and General Purposes Committee that, subject the final quote being suitable, the Town Council release funds to pay for the erection of bollards on Lower Broadway.

- g. To write a letter to the resident who started the Lower Broadway petition, updating her on actions taken.
- h. To write a letter to the Oxfordshire County Council member for Ladygrove, requesting that he consider using a portion of his £15,000 allowance as Country Councillor to fund single yellow lines with one-hour daytime time restrictions on the junction of Tyne Avenue and Cow Lane to improve the visibility and safety of the junction.
- i. To recommend that a report be presented to the Finance and General Purposes Committee on the options for speed surveying and monitoring with a view considering whether and potentially how best the Town Council might support its residents to identify speeding problem areas and to reduce speeding in those areas.
- j. To give the Town Council's official support to the concerns raised over road safety by residents of Cavendish Park and to ask the Northbourne Ward members to liaise with Oxfordshire County Council regarding implementation of agreed actions.
- k. To recommend to the Finance and General Purposes Committee that £300 be made available for speed surveys to take place on two sections of Hagbourne Road.

## **Financial Implications**

- 7. None at present, but a number of these recommendations do have budgetary implications which will need to be considered if adopted.

## **Legal Implications**

- 8. None at present.

## **Risk Implications**

- 9. None at present.

This page is intentionally blank

## Planning and Development Committee

27<sup>th</sup> June 2018

Report author: Tom Hudson



## Consultation on Oxfordshire County Council's proposal to introduce a new disabled parking bay outside 16 Ruskin Close

### Introduction

1. This report asks the Committee to consider its response to a consultation by Oxfordshire County Council on the proposals to introduce a new disabled parking bay outside 16 Ruskin Close.

### 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 a new disabled parking bay on the north side of Ruskin Close, from a point 1m west of the common boundary of numbers 16 and 18, eastwards for a distance of 6.6m outside number 16.
4. A picture of the proposed site is at the end of this report. The proposed placement of the disabled bay would be directly behind the blue car, parallel to but following the line of the kerb towards the bottom right corner.
5. The County Council states that proposals are being put forward due to the need to ensure residential parking for disabled people.
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 13<sup>th</sup> July 2018.

## 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.

Photo of proposed site:

