

Notice of a meeting of the

Planning and Development Committee
Wednesday 18th July 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 27th June 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 the result of applications at appeal



Julie Perrin,
Town Clerk
12th July 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 27th 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 N Hards
Mr R Milton-Eldridge
Mrs D Macdonald
Ms P Siggers
Mr B Shaw

Officers: Mr T Hudson (Deputy Town Clerk)

One member of the public present.

Public Participation

None

107. Apologies

None

108. Declarations of interest

None

109. Minutes of the meeting held on 6th June 2018 and the extraordinary meeting held on 18th June 2018

Proposed by Councillor Mr A Dearlove and seconded by Councillor Ms P Siggers, **RESOLVED** to agree the minutes of 6th June 2018 and the extraordinary meeting of the 18th June as a true record of the meeting and that the Chairman should sign them as such.

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

None

111. Planning applications

South Oxfordshire District Council		
a)	P18/S1295/FUL	10 Queensway
	Previous response: 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. This application had already been decided at the time of the planning meeting so it was not considered
b)	P18/S1505/HH	63 Meadow Way
		Proposed single storey/part first floor rear extension and loft conversion. RESOLVED: to submit comment that the committee has no objections to the application with the additional comment “subject to Oxfordshire County Council considering the second access to Newlands Avenue and deciding on its adequacy”. Proposed: BS Seconded: DM

c)	P18/S1580/FUL	2 Newlands Avenue
		<p>Single and two storey extension of existing dwelling, and conversion to form 3 No. 1 bedroom residential apartments</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: BS</p>
d)	P18/S1657/HH	24 Calder Way
		<p>Single storey rear extension.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: PS</p>
e)	P18/S1668/HH	33 Tyburn Glen
		<p>Proposed single-storey extension to replace the existing conservatory and garage</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: AD</p>
f)	P18/S1702/A	The Mulberry, 237 Broadway
		<p>Erection of non-illuminated and illuminated advertisement signs.</p> <p>RESOLVED: to submit comment that the committee recommended the application for approval</p> <p>Proposed: BS</p> <p>Seconded: PS</p>

g)	P18/S1780/HH	25 Longford Way
		<p>Erection of conservatory to the rear.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: AD</p>
h)	P18/S1826/HH	91 Lydalls Road
		<p>Erection of new single storey extension over existing garage and new two storey rear/side extension.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: DM</p>
i)	P18/S1840/FUL	59 Bowness Avenue
		<p>Variation to remove condition 6 (demolition of conservatory) of planning permission P17/S2572/FUL. Proposed new one bedroom house attached to 59 Bowness Avenue</p> <p>RESOLVED: Recommendation of refusal on the grounds of insufficient amenity space and overdevelopment</p> <p>Proposed: BS</p> <p>Seconded: DM</p>

j)	P18/S1878/A	Unit 42, Orchard Shopping Centre
		<p>Display of 3 x internally illuminated fascias signs and various window manifestations.</p> <p>RESOLVED: to submit comment that the committee recommended the application for approval</p> <p>Proposed: BS</p> <p>Seconded: DM</p>
k)	P18/S1925/HH	19 Green Road
		<p>Demolition of existing shed, single storey rear extension and conservatory. Erection of new single storey rear and side extension.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: BS</p>
l)	P18/S1926/FUL	19 Richmere Road
		<p>Construct a new 2-Bedroom house at the side of 19 Richmere Road, with off-street parking, new highway crossover and associated fences.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: BS</p>

m)	P18/S1915/HH	36 Foxhall Road
		<p>Conversion and extension of existing garage to form annex.</p> <p>RESOLVED: to submit comment that the committee recommended the application for approval with the comment that 'The suggested annexe must remain ancilliary to the main dwelling</p> <p>Proposed: NH</p> <p>Seconded: BS</p>
n)	P18/S1881/FUL	Parcel DN02B Great Western Park
		<p>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</p> <p>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).</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: DM</p>
o)	P18/S1916/HH	45 Wessex Road
		<p>Demolish entrance extension, two rear bay windows and rear balcony. Single storey front and rear extension</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: NH</p>

Application	P18/S1931/HH	31 Haydon Road
Amendment		To provide access from the dwelling rear to the garden in the form of a timber deck. RESOLVED: to submit comment that the committee had no objections to the application Proposed: BS Seconded: DM

112. Applications for certificates of lawful development as listed

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

113. Planning applications approved as listed

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

114. Parking petition referred from Council

The committee considered a petition regarding parking referred to it from Council, specifically i) whether to give its official support to the return of traffic wardens, 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 to seek an increase in enforcement of traffic rules.

i) Official Support

The Committee considered the growth of the town, the growth of parking issues and the absence of enforcement presently. It was recognised that parking was not simply a Didcot issue, and that the response would have to come from South Oxfordshire District Council. Councillors also discussed the technical differences between traffic wardens and other forms of decriminalised parking enforcement.

It was proposed by Councillor Mr N Hards, seconded by Councillor D Macdonald and unanimously **RESOLVED** to recommend to Council that it give its official support to instituting decriminalised parking enforcement in Didcot, and that South Oxfordshire District Council should be the body responsible for parking enforcement.

ii) Traffic Advisory Group

On the basis that the recommendations of the Traffic Advisory Group would be next on the agenda, it was proposed by Councillor Mr A

Dearlove, seconded by Councillor Mrs D Macdonald and unanimously **RESOLVED** to support the idea of using the Traffic Advisory Group to seek an increase in parking-rule enforcement and to consider the specifics as part of the following item on the agenda

- iii) Councillors considered other ideas for helping increase parking-rule enforcement. It was proposed by Councillor Mr A Dearlove, seconded by Councillor Ms P Siggers and unanimously **RESOLVED** to make a recommendation to the Finance and General Purposes Committee that they consider at their budget setting meeting:
- a. Employing an additional PCSO for a two year period, solely focused on parking enforcement
 - b. Establishing a road safety budget

Councillors also considered their duty to respond to the sponsor of the petition. It was proposed by Councillor Mr A Dearlove, seconded by Councillor Mr B Shaw and unanimously **RESOLVED** that the following letter be sent out to the sponsor of the petition and to those who signed it.

“Dear Petitioner

Recently you signed a petition which was submitted to Didcot Town Council regarding parking enforcement. We would like to take this opportunity to update you on the actions that had already been taken when the petition was submitted, the actions taken in light of the petition and to inform you on next steps and how you can stay involved and up to date on progress.

Actions taken prior to the petition

Councillors have become aware of the increasingly acute parking problems faced on a regular basis by Didcot residents and had already begun investigating solutions. Currently, parking in Didcot and the rest of South Oxfordshire is enforced as a criminal matter by the Police. However, relative to the other types of work the Police have to deal with – preventing burglary, drugs and child exploitation – parking enforcement is a low priority. As such, the leaders of the Conservative and Labour groups on Didcot Town Council agreed to work together to address the issue on a cross-party basis. Councillors Steve Connel and Mocky Khan had begun to talk to South Oxfordshire District Council about the viability of decriminalising parking enforcement, which met with a positive response. This would enable parking wardens, not police officers, to enforce parking and consequently mean tickets would be issued more regularly.

For South Oxfordshire District Council to be given legal authority to take on decriminalised parking, Oxfordshire County Council must give its permission. Two of Didcot’s three County Councillors - Dr S Clarke and Mr A Thompson - have verbally agreed to push for this to happen at County Council level, and the Town Council

have agreed to write officially to all three Didcot-representing County Councillors asking them for written confirmation of their support.

Didcot Town Council's response to the petition

[List of agreed actions relating to the petition with explanations]

Next Steps and Staying Involved

The process for establishing decriminalised parking enforcement is likely to be lengthy and complex, with a lot of the decisions being made by organisations other than the Town Council. If you would like to keep up with developments, please e mail traffic@didcot.gov.uk and we will add you to our mailing list which will keep you up to date.

One of the things we will include in the mailing list will be to highlight meetings at which traffic-related decisions will be made. Members of the public are able to attend these meetings and may speak on any issues on the agenda, and you are encouraged to do so.”

115. Traffic Advisory Group recommendations

The committee considered a report detailing the recommendations referred to it by the Traffic Advisory Group. The success and positive tone of the Traffic Advisory Group meeting was commended. In discussing the recommendations, Councillors noted that Great Western Park Residents Association had already begun a ‘20s Plenty’ campaign.

It was proposed by Councillor Mrs D Macdonald, seconded by Councillor Mr B Shaw and **RESOLVED** to accept the following recommendations:

For the Planning Committee to

- 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 letter to Great a 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.
- 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, and for the Planning Committee to consider which areas to include at future Planning Committee meetings.
- 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. 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.

116. Oxfordshire County Council consultation on introducing a disabled parking bay on Ruskin Close

The committee considered a report asking it to consider its response to a consultation by Oxfordshire County Council on introducing a disabled parking space bay on Ruskin Close. In discussing the issue Councillors considered alternative parking arrangements, alternative ideas for disabled parking and whether the space would remain in place even if the intended user moved.

It was proposed by Councillor Mr B Shaw, seconded by Councillor Ms P Siggers and **RESOLVED** to submit comment that 'Didcot Town Council supports the introduction of a parking bay on Ruskin Close but asks that the necessity of the space is reviewed in line with current policy'.

The meeting ended at 8:35 pm

Signed: _____(Chairman) Date:_____

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5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P18/S0719/RM	Land to the South of A4130
Amendment	<p>1</p> <p>Previous response:</p> <p>No objections (comment of surprise that reference to Carterton is relevant to Didcot)</p>	Reserved Matters application following Outline approval P16/S3609/O for up to 166 dwellings, associated open space and infrastructure (as amplified by updated Ground Investigation received 12 April 2018 and amended by plans received on 27 June 2018).
Application	P18/S1836/A	Orchard Shopping Centre
Amendment		New signage within Zones B and C
Application	P18/S1982/HH	1 Juniper Way
Amendment		Single storey rear extension with terrace above. Addition of a front porch with balcony and double doors above to match adjacent properties. Conversion of garage into home office and gym with additional rear window. Alteration to rear fenestration to include two double doors opening onto new rear terrace at 1st floor level, and two Juliet balconies and doors on 2nd floor to replace existing rear windows. Alterations to the existing boundary fence.
Application	P18/S2054/HH	33 Freeman Road
Amendment		Single storey front extension forming a bay window and wrap around pitched roof to marry with existing structure.

Application	P18/S2062/FUL	Unit 42, 84 Broadway, Orchard Shopping Centre
Amendment		Internal fit-out, with new roof mounted compressors and ducts. Building class is D2
Application	P18/S2086/RM	Land to the south of Wantage Road
Amendment		Erection of the Southern Neighbourhood Community Building, car parking, access, landscaping and associated infrastructure.
Application	P18/S2101/FUL	Marlborough Club, 227 Broadway
Amendment		For 'Change of Use' from the existing Car Parking to a Hand-Operated Car Wash facility alongside Marlborough Club
Application	P18/S2110/HH	39 Bishops Orchard, East Hagbourne
Amendment		Conversion of existing detached double garage into office and storage space.
Application	P18/S2126/A	Abivale Hadden Hill Surgery, Hadden Hill near North Moreton
Amendment		New signage
Application	P18/S2131/HH	24 Collingwood Avenue
Amendment		Extension within existing garage for downstairs toilet, wash basin and shower.
Application	P18/S2192/HH	7 Drake Avenue
Amendment		Erection of new single storey rear extension.
Oxfordshire County Council		
Application	R3.0084/18	Chalk Hill Primary School, 37 Clover Fields
Amendment		Section 73 application to vary condition 5 of planning permission P17/50075/CC to allow school to open prior to the bringing the playing fields into use at Chalk Hill Primary School.

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P18/S2078/LDP	61 Dart Drive
P18/S2221/PDH	25 The Avenue

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No strong views	P15/S3987/RM	Parcel SN02EF, Great Western Park
No objections	P18/S0833/FUL	Premier Bikes, 6 Park Road
No objections	P18/S1295/FUL	10 Queensway
Fully supports	P18/S1297/A	63 Orchard Street
No objections	P18/S1576/HH	7 Wessex Road
No objections	P18/S1631/HH	114 Freeman Road
No objections	P18/S1657/HH	24 Calder Way
Fully supports	P18/S1702/A	The Mulberry, 237 Broadway
No objections	P18/S1657/HH	24 Calder Way

8. APPLICATIONS AT APPEAL

Dismissed:

Didcot Town Council's recommendation	Planning Application Number	Address
Refusal	P17/S1965/O	Land East of Park Road