

## Notice of a meeting of the

**Planning and Development Committee**  
Wednesday 13<sup>th</sup> March 2019 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 20<sup>th</sup> February 2019 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 planning applications approved as listed
7. To consider a response to Vale of the White Horse District Council's consultation on modifications to Part 2 of its Local Plan **(attached)**
8. To note the feedback from Town Council speed surveys on Hagbourne Road and to consider any further response **(attached)**



Chris Wayman  
**Town Clerk**  
7<sup>th</sup> March 2019

## **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

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# Planning and Development Committee

Wednesday 20<sup>th</sup> February 2019 at 7.30pm  
Park 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 B Shaw (Vice-Chairman)  
Mr R Milton-Eldridge  
Mr N Hards  
Mr D Healy (as sub for Ms P Siggers)  
Mr A Thompson (as sub for Mr A Dearlove)

Officers: Tom Hudson

No members of the public present.

### 431. Public Participation

None

### 432. Apologies

Councillors Mr A Dearlove, Mrs D Macdonald and Ms P Siggers tendered their apologies.

### 433. Declarations of interest

None

### 434. Minutes of the meeting held on 30<sup>th</sup> January 2019

Proposed by Councillor Mr B Shaw, seconded by Councillor Mr N Hards and  
**RESOLVED** to agree the minutes of 30<sup>th</sup> January 2019 as a true record of the

meeting and that the Chairman should sign them as such subject to the following amendment: 'loos of privacy' to say 'loss of privacy'.

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

None

### 436. Planning applications

South Oxfordshire District Council		
a)	<a href="#">P19/S0065/HH</a>	<b>122 Roebuck Court</b>
		<p>Wheelchair access ramp with additional pedestrian steps.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: RME</p>
b)	<a href="#">P19/S0168/HH</a>	<b>161 Queensway</b>
		<p>To remove attached garage and 2 x single-storey extensions (to rear and side). Erect new part single-storey, part two-storey extension (to rear and side).</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: NH</p>
c)	<a href="#">P19/S0185/HH</a>	<b>59 Church Street</b>
		<p>Replacement roof with rooflights and insertion of new window</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: DH</p>

d)	<a href="#">P19/S0194/A</a>	<b>156 Broadway</b>
		<p>Display of double sided digital advertising panel on bus shelter.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: DH</p>
e)	<a href="#">P19/S0195/A</a>	<b>Street Record, Britwell Road</b>
		<p>Conversion of existing double sided paper advertising panel to double sided digital advertising panel on bus shelter. Illuminated.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: NH</p>
f)	<a href="#">P19/S0226/FUL</a>	<b>25 Sinodun Road</b>
		<p>Construction of a new 2 bedroom house at the side of 25 Sinodun Road. Demolition of existing garage and conservatory, formation of new highway cross-over and parking spaces, along with new fences.</p> <p><b>RESOLVED:</b> to submit comment that the committee objected to the application on the following grounds:</p> <ul style="list-style-type: none"> <li>- Cramped and inappropriate development</li> <li>- Inadequate parking</li> <li>- Insufficient <u>private</u> amenity space</li> </ul> <p>Proposed: NH</p> <p>Seconded: BS</p>

g)	<a href="#">P19/S0229/HH</a>	<b>45 The Oval</b>
		<p>Single storey garden room/home office.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: AT</p>
h)	<a href="#">P19/S0291/HH</a>	<b>26 Icknield Close</b>
		<p>Add a single storey rear extension.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: NH</p>
i)	<a href="#">P19/S0304/FUL</a>	<b>12 Norreys Close</b>
		<p>Proposed erection of a detached dwelling</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application with the additional comment that “the parking is inadequate and the Town Council would appreciate the County Council’s thoughts”</p> <p>Proposed: NH</p> <p>Seconded: BS</p>

j)	<a href="#">P19/S0323/HH</a>	<b>38 Longford Way</b>
		<p>Provide 2nd storey extension over garage for 3rd bedroom with ensuite, to the rear replace existing conservatory with a single storey extension to existing kitchen dining area as open planned area with additional utility room and wc/shower room.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: BS</p> <p>Seconded: NH</p>
k)	<a href="#">P19/S0329/HH</a>	<b>12 Green Close</b>
		<p>The installation of 2 dormer windows to an existing loft conversion to create a third bedroom</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: BS</p>
l)	<a href="#">P19/S0396/FUL</a>	<b>34 Queensway Road</b>
		<p>Proposed single storey detached dwelling.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application provided the County Council are satisfied with the parking arrangements.</p> <p>Proposed: NH</p> <p>Seconded: RME</p>

### 437. To note planning applications approved as listed

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

**438. To consider a response to Oxfordshire County Council's  
consultation on relocating and adjusting the width restriction on  
B4493 Wantage Road.**

It was proposed by Councillor Mr B Shaw, seconded by Councillor Mr R Milton-  
Eldridge and **RESOLVED** that the Committee make no response to the consultation.

The meeting ended at 7:55 pm

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

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## 5. PLANNING APPLICATIONS

<b>South Oxfordshire District Council</b>		
Application	<a href="#">P19/S0665/HH</a>	<b>36 Brasenose Road</b>
Amendment		Single storey side and rear extensions
Application	<a href="#">P19/S0257/FUL</a>	<b>Land at Didcot Town Football Club</b>
Amendment		Development of 25 apartments, replacement car parking spaces, and new sports pitches
Application	<a href="#">P19/S0396/FUL</a>	<b>34 Queensway Road</b>
Amendment		Proposed single storey detached dwelling.
Application	<a href="#">P19/S0424/FUL</a>	<b>Boundary Park, Greenwood Way</b>
Amendment		Installation of 3 x 15 meter columns and lighting to rugby training pitch.
Application	<a href="#">P19/S0536/HH</a>	<b>5 Kew Win</b>
Amendment		Single storey rear extension to replace existing conservatory.
Application	<a href="#">P19/S0557/HH</a>	<b>3 Short Furlong</b>
Amendment		Conversion of loft.
Application	<a href="#">P19/S0576/FUL</a>	<b>Land to the rear of 32-34 Wantage Road</b>
Amendment		Proposals for 7 no. cabins for serviced accommodation (C1 use) at the rear and associated works.
Application	<a href="#">P19/S0392/FUL</a>	<b>20 Slade Road</b>
Amendment		Construction of new dwelling on land at 20 Slade Road, Didcot. Demolition of existing garage.
Application	<a href="#">P19/S0651/HH</a>	<b>33 Broadway</b>
Amendment		To drop the kerb at the front of the property to gain access to the parking space at the front of the house.

Application	<a href="#">P19/S0483/N1A</a>	<b>Richards House, 81 – 83 Broadway</b>
Amendment		Change of use (Class O - GDPO) of existing B1A (office) to C3 (residential) comprising 11 apartments.
Application	<a href="#">P19/S0696/HH</a>	<b>11 Exe Close</b>
Amendment		Single storey lean-to extension to rear.

**Vale of White Horse District Council**

Application	<a href="#">P19/V0386/O</a>	<b>Land at Alma Barn, Didcot Road</b>
Amendment		Construction of a care home (Use Class C2) of up to 20 beds
Application	<a href="#">P19/V0403/FUL</a>	<b>Land at Alma Barn, Didcot Road</b>
Amendment		Construction of an 85-bed care home (Use Class C2) with associated car parking, access and landscaping

## 6. APPLICATIONS APPROVED

### South Oxfordshire

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Address</b>
See <a href="#">P15/V1304/0</a> (below)	P15/S1880/O	Land at former Didcot A Power Station, Purchas Road
No objections with the comment that the applicant should speak to the Great Western Society to ensure there is no impact on filming	P18/S4318/A	Former Asda distribution Centre
No objections with the comment that the National Grid comments are taken into account	P19/S0073/FUL	Former Truck & Bus Centre, Hawksworth
No objections	P19/S0086/FUL	168 Broadway
No objections	P19/S0123/FUL	87 Sinodun Road
No objections	P19/S0194/A	156 Broadway
No objections	P19/S0195/A	Bus shelter to south of Civic Hall, Britwell Road
No objections	P18/S3758/FUL	New Haven, Church Street
No objections	P18/S4087/FUL	Unit 5, Hawksworth
No objections with the comment that this is a dangerous section of road and this should be taken into consideration during construction	P18/S4268/HH	The Jaam Jar, 188 Abingdon Road

**Vale of White Horse**

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Address</b>
<p>Recommend refusal:</p> <ol style="list-style-type: none"><li>1. Pedestrian facilities to cross town are insufficient</li><li>2. Concern exists about contamination and lack of clean up</li><li>3. There is a lack of allotment provision and a contribution towards allotments is requested</li><li>4. Science Bridge is essential to bring site forward</li><li>5. Thames Valley Police's ability to maintain policing levels within Didcot would be stretched as a result of this development and DTC seeks a developer contribution towards measures to minimise this effect.</li></ol>	P15/V1304/O	Land at former Didcot A Power Station, Purchas Road

## Didcot Town Council

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### **Planning and Development Committee** 13<sup>th</sup> March 2019

Report author: Tom Hudson



## Consultation on Vale of the White Horse District Council's Consultation on Modifications to Part 2 of its Local Plan: Detailed Policies and Additional Sites

### **Introduction**

1. Vale of the White Horse District Council is consulting on the main modifications to Part 2 of its Local Plan.
2. This report asks the Committee whether it wishes to respond to the consultation

### **Recommendation**

3. That the Committee considers the questions proposed and decides whether it wishes to respond to the consultation and, if so, to agree a response to submit within the timeframe.

### **Background**

4. Vale of the White Horse District Council has been in the process of consulting on its local plan, which was agreed in December 2016.
5. Part 2 of the Local Plan sets out policies and locations for Vale of the White Horse District's proportion of Oxford's housing need which cannot be included within its boundary. It contains policies for the part of Didcot Garden Town that lies within the Vale of White Horse District, and detailed development management policies to complement the Local Plan 2031 Part 1, which replace the saved policies of the Local Plan 2011. It also allocates additional development sites for housing.

6. Part 2 of the Local Plan was submitted to the Secretary of State for approval in February 2018 and a number of modifications were suggested. A list of the modifications can be found at:

[http://www.whitehorsedc.gov.uk/sites/default/files/2019-02-13%20Schedule%20of%20Proposed%20Draft%20Main%20Modifications\\_FINAL.PDF](http://www.whitehorsedc.gov.uk/sites/default/files/2019-02-13%20Schedule%20of%20Proposed%20Draft%20Main%20Modifications_FINAL.PDF)

A list of minor alterations made by the Vale of the White Horse District Council are also to be found here:

[http://www.whitehorsedc.gov.uk/sites/default/files/Schedule%20of%20Additional%20Modifications\\_FINAL.pdf](http://www.whitehorsedc.gov.uk/sites/default/files/Schedule%20of%20Additional%20Modifications_FINAL.pdf)

7. Vale of the White Horse District Council is seeking comments on the modifications.
8. Further information regarding the plan and documents relating to it can be found at: <http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-plan-2031-part-2>
9. Hard copies of either document are available by request.
10. The deadline for response is 1<sup>st</sup> April 2019.

## Legal Implications

11. None.

## Financial Implications

12. None.

## Risk Implications

13. None.

## Didcot Town Council

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# Planning and Development Committee

## 13<sup>th</sup> March 2019

Report author: Tom Hudson



## Speed Survey Results on Hagbourne Road

### Introduction

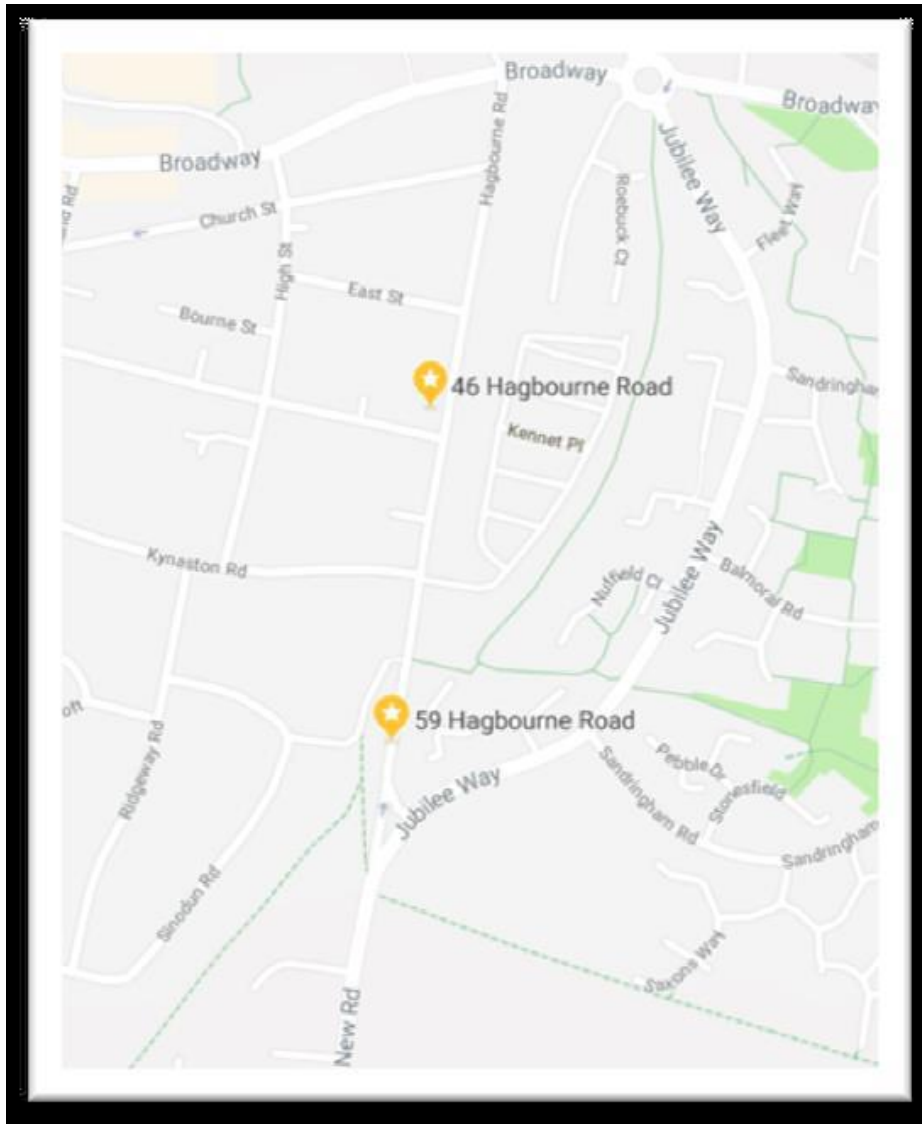
1. This report asks the Committee to note the results of speed surveys undertaken on Hagbourne Road, and to consider any action it wishes to take.

### Recommendation

2. That the Committee notes the results of the speed surveys undertaken on Hagbourne Road and considers any action it wishes to take.

### Background

3. On 27<sup>th</sup> June 2018 the Planning Committee recommended to the Finance and General Purposes Committee that it release funds to pay for two speed surveys on Hagbourne Road.
4. The surveys were undertaken using the equipment from the Great Western Park Residents Association between, the first from 12<sup>th</sup> November 2018 to 18<sup>th</sup> November 2018, and the second from 19<sup>th</sup> November 2018 to 28<sup>th</sup> November 2018.
5. The two points chosen are identified on the map below; this gives an idea of the speeds at the end of the road, and in the middle point.



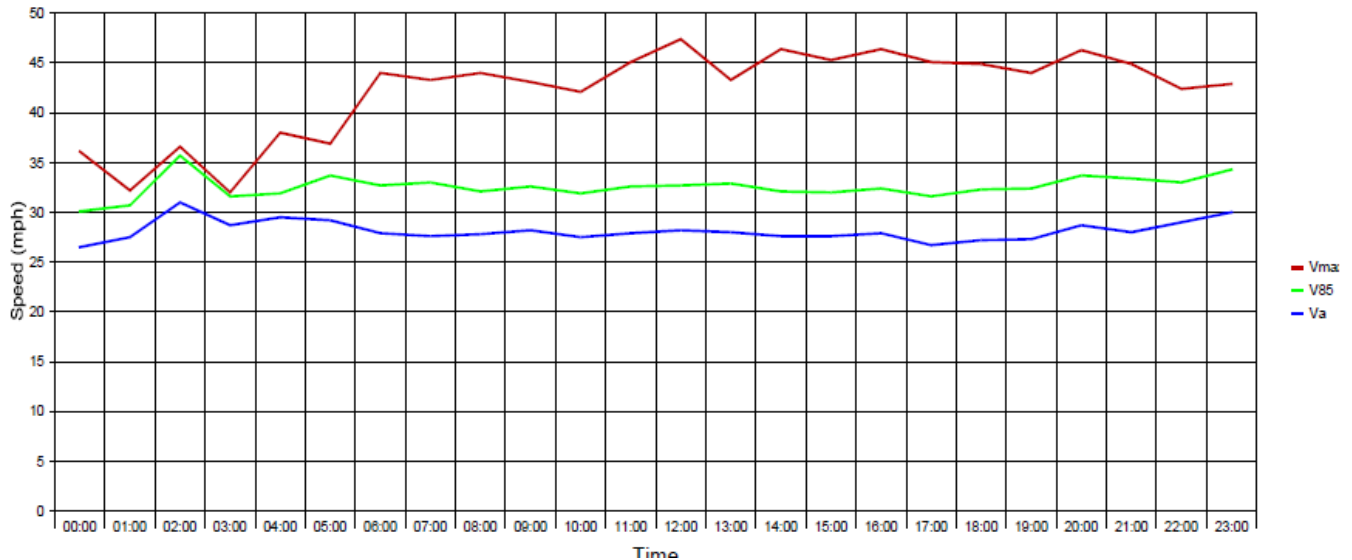
6. The basic data is attached below:

Point	Road	+ Direction	Date Commenced	Days	%violations	ADT	Vmax	Vav.	V85	%column 15 sec	%truck	Total vehicles
1	Hagbourne Road - Point 1 (south)	N	12/11/2018	7	26%	3,672	61	28	33	48%	1%	25,681
2	Hagbourne Road - Point 2 (north)	N	19/11/2018	10	4%	1,589	78	22	27	29%	1%	16,139
				<b>17</b>								<b>41,820</b>



7. As can be seen from the data, traffic at point 2, away from the junction and within the heavier portions of roadside parking is significantly slower than at point 1, nearer to the junction. The average and speed of the 85<sup>th</sup> percentile of drivers are both under the speed limit, with 4% exceeding it at that point. It is suggested that due to the timing of the max speed on point 2 (early morning) that it is likely that the 78mph max speed was probably an emergency vehicle.

8. Below is further information regarding point 1.



From this and the general information a number of pertinent considerations can be drawn:

- On average 900 vehicles sped past the recording point per day, a quarter of the daily volume
- The average speed lies below the speed limit
- The maximum speeds driven down the road are faster during the day (6am to 8pm) than at night.
- The maximum speeds at school times (7am to 9am and 3pm to 5pm) are both in excess of 40mph
- Whilst the speed of the driver in the 85<sup>th</sup> percentile is above the speed limit, it is not significantly above. The big discrepancy between the speed of the 85<sup>th</sup> percentile and maximum speed indicates that there is a relatively small number of drivers who drive significantly in excess of the speed limit.

9. Full data sets are available to any councillors wishing to look at them on request.

## **Legal Implications**

10. None.

## **Financial Implications**

11. None.

## **Risk Implications**

12. None.