

Notice of a meeting of the

Planning and Development Committee
Wednesday 3rd April 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 13th March 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 note planning applications referred as listed
8. To note planning applications withdrawn as listed
9. To note applications for information only



Chris Wayman
Town Clerk
28th 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

Planning and Development Committee

Wednesday 13th March 2019 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: Mrs D Macdonald
Mr N Hards
Ms P Siggers
Mr S Connel (as sub for Mr A Dearlove)

Officers: Tom Hudson, Deputy Town Clerk
Beth Gillham, Information Centre Manager

Three members of the public present.

In the absence of the Chairman or vice-Chairman it was proposed by Councillor Mr N Hards, seconded by Councillor Mrs D Macdonald and **RESOLVED** that Councillor Mr S Connel should act as Chairman.

476. Apologies

Councillor Mr A Dearlove tendered his apologies.

477. Declarations of interest

None

478. Minutes of the meeting held on 20th February 2019

Proposed by Councillor Mr N Hards, seconded by Councillor Mr S Connel and **RESOLVED** to agree the minutes of 20th February 2019 as a true record of the meeting and that the Chairman should sign them as such.

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

None

480. Planning applications

South Oxfordshire District Council		
a)	P19/S0665/HH	<p>36 Brasenose Road</p> <p>Single storey side and rear extensions</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: PS</p>
b)	P19/S0257/FUL	<p>Land at Didcot Town Football Club</p> <p>Development of 25 apartments, replacement car parking spaces, and new sports pitches</p> <p>RESOLVED: to submit comment that the committee recommended refusal on the grounds that:</p> <p>“Block 1 has 51 bedrooms (5x1 and 23x2) and 25 non disabled only parking spaces. (Plus 2 disabled only).</p> <p>This seems to be based on the assumption that out of all of those flats only a handful will have 2 cars. We would therefore suggest that it is not be unrealistic to believe that the number of cars parking on nearby roads will increase by at least a dozen. Possibly double that if you take into consideration that they may have visitors. This would also relate to policy D5 as it will impact the surrounding road infrastructure, which is already at its limits.</p> <p>It is not the development of the land that we object to, it is the unneighbourly and inappropriate nature and scale of the</p>

		<p>development being proposed. This is in direct opposition to policy G6 of the local plan. In its current form it would negatively impact the surrounding area to such an extent that we have struggled to find any of the surrounding community who wasn't vehemently opposed.</p> <p>Additionally policies C1 and D1 appear to have been breached as it would be very difficult to argue it would integrate into the landscape character of the area or respect its character. There are is no precedent for a residential building of that size in that area and its size appears to be based on monetary return not good design.</p> <p>Finally Didcot has a number of large developments on its outskirts at various stages of their lifecycle. While Didcot is able to expand outwards there is no need to meet the housing need by infilling it's green spaces."</p> <p>Proposed: SC</p> <p>Seconded: PS</p>
c)	<p>P19/S0396/FUL</p>	<p>34 Queensway Road</p> <p>Proposed single storey detached dwelling.</p> <p>RESOLVED: to submit comment that the committee recommended refusal on the grounds of Oxfordshire County Council Highways' objection.</p> <p>Proposed: NH</p> <p>Seconded: SC</p>

d)	P19/S0424/FUL	Boundary Park, Greenwood Way
		<p>Installation of 3 x 15 meter columns and lighting to rugby training pitch.</p> <p>RESOLVED: to submit comment that the committee had no objections provided that the lighting installed is as a replacement for the existing lighting. If the lighting installed is in addition to the existing it would increase the usage of the site and would increase pressure on already inadequate parking.</p> <p>Proposed: NH</p> <p>Seconded: SC</p>
e)	P19/S0536/HH	5 Kew Win
		<p>Single storey rear extension to replace existing conservatory.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: PS</p> <p>Seconded: DM</p>
f)	P19/S0557/HH	3 Short Furlong
		<p>Conversion of loft.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: NH</p>

g)	P19/S0576/FUL	Land to the rear of 32-34 Wantage Road
		<p>Proposals for 7 no. cabins for serviced accommodation (C1 use) at the rear and associated works.</p> <p>RESOLVED: to submit comment that the committee recommended refusal on the grounds that:</p> <ul style="list-style-type: none"> - No parking details have been demonstrated - No parking restrictions are in operation within the vicinity of the site so as to prevent obstruction and indiscriminate parking from occurring - No pedestrian awareness visibility splays have been demonstrated - No cycle parking has been demonstrated for consideration - Unneighbourly – particularly given use as serviced cabins which may create noise late at night - Fire safety – no direct access for a fire engine <p>Proposed: DM</p> <p>Seconded: PS</p>
h)	P19/S0392/FUL	20 Slade Road
		<p>Construction of new dwelling on land at 20 Slade Road, Didcot. Demolition of existing garage.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application subject to the views of the County Council Highways.</p> <p>Proposed: SC</p> <p>Seconded: PS</p>

i)	P19/S0651/HH	33 Broadway
		<p>To drop the kerb at the front of the property to gain access to the parking space at the front of the house.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: DM</p>
j)	P19/S0483/N1A	Richards House, 81 – 83 Broadway
		<p>Change of use (Class O - GDPO) of existing B1A (office) to C3 (residential) comprising 11 apartments.</p> <p>Application for information only – no comment made.</p>
k)	P19/S0696/HH	11 Exe Close
		<p>Single story lean-to extension to rear.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: SC</p> <p>Seconded: PS</p>

Vale of White Horse District Council

l)	P19/V0386/O	Land at Alma Barn, Didcot Road
		<p>Construction of a care home (Use Class C2) of up to 20 beds</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but that the Town Council shares the concerns of Oxfordshire Clinical Commissioning Group as to how the medical needs arising from this facility will be serviced.</p>

		Proposed: NH Seconded: PS
m)	P19/V0403/FUL	Land at Alma Barn, Didcot Road Construction of an 85-bed care home (Use Class C2) with associated car parking, access and landscaping RESOLVED: to submit comment that the committee had no objections to the application Proposed: NH Seconded: SC

481. To note planning applications approved as listed

The committee **NOTED** the applications that had been approved as listed but expressed disappointment that Vale of the White Horse District Council had not followed the Town Council's recommendation.

482. To consider a response to Vale of the White Horse District Council's consultation on modifications to Part 2 of its Local Plan

Councillors discussed whether to make a response to the Vale of the White Horse District Council consultation on modifications to Part 2 of its Local Plan. The report was **NOTED** but no response made.

483. To note the feedback from Town Council speed surveys on Hagbourne Road and to consider any further response

The Committee considered a report updating it on the speed surveys undertaken on Hagbourne Road. Amongst other things Councillors noted the high proportion of drivers speeding at one of the points (roughly a quarter), expressing surprise that it was possible for driver to reach the speeds recorded, and the particular danger of speeds reached at school start and end times. This confirmed the information passed on by the public at the Traffic Advisory Group.

It was proposed by Councillor Mr N Hards, seconded by Councillor Ms P Siggers and **RESOLVED** that the information should be fed back to the Traffic Advisory Group and that the police be asked for comment and a plan of action as to the steps they would be taking to rectify the situation.

The meeting ended at 8:20 pm

Signed: _____ (Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P19/S0663/HH	69 Merritt Road
Amendment		Demolition of existing garage/store and replacement with single storey side link extension.
Application	P19/S0720/O	Land at Ladygrove East
Amendment		Outline planning application for a residential development comprising up to 750 dwellings (with up to 40% affordable housing provision), public open space comprising green infrastructure, community use, allotments and play areas, pedestrian and cycle links, landscaping and associated supporting infrastructure. Means of access to be determined via Hadden Hill (A4130). Access to NPR3 reserved for later consideration along with all other matters
Application	P19/S0771/HH	38 Blackwater Way
Amendment		Remove existing conservatory, replace with single storey brick-block structure.
Application	P19/S0802/HH	7 Abbey Brook
Amendment		Single storey rear extension

6. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections	P18/S3622/HH	91 Norreys Road
No objections	P18/S4123/FUL	Land to south of Hadden Hill
No objections with the comment that the Forestry Officer and Highways Officer's comments should be taken into account	P18/S4237/FUL	Parcel SN02EF (Phase 26) Great Western Park
No objections	P19/S0087/FUL	130B Broadway
No objections	P19/S0168/HH	161 Queensway
No objections	P19/S0185/HH	59 Church Street
No objections	P19/S0229/HH	45 The Oval
No objections	P19/S0329/HH	12 Green Close
No objections	P19/S0065/FUL	122 Roebuck Court
No objections provided the County Council highways have no objections	P19/S0323/HH	38 Longford Way

7. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
Objects due to: <ul style="list-style-type: none"> - Cramped and inappropriate development - Inadequate parking - Insufficient private amenity space 	P19/S0226/FUL	25 Sinodun Road

8. APPLICATIONS WITHDRAWN

South Oxfordshire

Planning Application Number	Address
P19/S0093/FUL	5 Fairacres Road
P19/S0557/HH	3 Short Furlong
P19/S0710/LDP	38 Blackwater Way

9. APPLICATIONS FOR INFORMATION ONLY

South Oxfordshire District Council		
Application	P19/S0396/FUL	34 Queensway Road
Amendment	1	Proposed single storey detached dwelling (as amended by plan ref 18/1109/02 B addressing highway concerns).