

## Notice of a meeting of the

**Planning and Development Committee**  
Wednesday 17<sup>th</sup> July 2019 at 7:30pm  
Park 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

**\*\*At 7pm A2Dominion will be presenting on the Land to the East of Sandringham Road development. Members of the public are welcome to attend\*\***

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 26<sup>th</sup> June 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 applications for certificates of lawful development
7. To note planning applications approved as listed
8. To consider the petition referred from Council
9. To consider the following motions:

**1. Councillor Mr P Davies: that Didcot Town Council recognise, promote and partake in Cycle to Work Day 8<sup>th</sup> August 2019.**

**"The council notes that:**

1. The council unanimously resolved to declare Climate Emergency on the 24<sup>th</sup> June 2019 and set targets to achieve Carbon Neutrality by 2030 and Carbon Zero by 2050.
2. Cycle to Work Day 8<sup>th</sup> August 2019 is the UK's biggest one-day celebration of cycling to work.
3. Sustrans promote the day #CycleToWorkDay.
4. National Cycle Routes 5 & 544 and a number of other shared cyclepaths exist within Didcot.
5. We, as a council, need to begin progressing towards Carbon Neutrality and onwards to Zero Carbon Emissions and entering into and promoting Cycle to Work Day is a way to demonstrate this process has begun.

**In light of the above, the Council agrees to:**

- A. Recognise, promote and partake in Cycle To Work Day 2019; This year it takes place on Thursday 8<sup>th</sup> August.

B. Continue to participate in annual Cycle to Work Days until Zero Carbon is achieved by the UK.”

**2. Councillor Mr P Davies: that Didcot Town Council recommend to the relevant authority a desire to name the shared cycleways and paths on Ladygrove.**

**“The council notes that:**

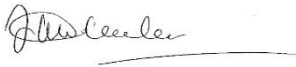
1. Ladygrove currently has around 10 km (6 miles) of shared cycleway and path.
2. Some are immediately adjacent to roads such as Avon Way and Tyne Avenue.
3. Only one section of Shared Cycleway is formally named ‘Bure Lane’.
4. The majority link between parts of other road, each other and the Ladygrove Loop.
5. It is problematic to attempt to accurately describe locations. (for example: ‘dog poo bin corner’ – the point at the far Southwest corner of Didcot Town Football Club enclosed fields and the path that leads from Bowmont Water adjoining the railway.)
6. To further encourage cycling and walking it would be nicer and helpful to be able describe locations better. The current uncertainty could potentially raise issues for any emergency call response.
7. Some 8.5 km (5 miles) of existing shared paths remain un-named on Ladygrove.
8. As further development within the ward to both the North and North East progresses more shared cycleways will come into existence. New paths could be required to be named by the developers as they are installed.
9. Retrospective naming will incur costs, most likely predominately for SODC.
10. The majority of existing Ladygrove roads are named after Rivers as is the existing Bure Lane. However this convention appears not to be followed East of the Abingdon Road and no names appear published yet for the imminent new houses North of the A4130. Perhaps, in recognition of previous public service, it could be proposed that surnames of Former Didcot Town Mayors be used for the paths specific prefix (i.e. Read Lane, Hayward Lane, Hards Lane, Healy Lane, Connel Lane, Billington Lane, Service Lane etc.).

**In light of the above, the Council agrees to:**

- A. Propose to SODC that the un-named shared cycleways and paths be considered for formal naming.

B. Also propose to SODC that in recognition of previous public service that the surnames of former Didcot Town Mayors be used for the prefix of any such shared cycleway and path name.”

10. To note updates from the Traffic Advisory Group and to consider recommendations to the committee



Janet Wheeler  
**Town Clerk**  
11<sup>th</sup> July 2019

**Voting committee members:**

Councillors:

D Macdonald (Chairman)

E Hards (Vice-Chair)

P Giesberg

C Wilson

A Thompson

**Substitute committee members**

Councillors:

P Siggers

D Rouane

A Sandiford

## Didcot Town Council

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### Planning and Development Committee

Wednesday 26<sup>th</sup> June 2019 at 7.30pm\*

Park Room, Civic Hall



\*Meeting deferred from 19<sup>th</sup> June

### 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 (elected Chairman, minute 1 refers)  
Mr P Giesberg  
Mrs E Hards  
Dr A Sandiford (as sub for Councillor Ms C Wilson)

Officers: Mr T Hudson (Deputy Town Clerk)

No members of the public present.

#### 10. Appointment of Chairman

It was proposed by Councillor Mrs E Hards, seconded by Councillor Dr A Sandiford and **RESOLVED** that Councillor Mrs D Macdonald be appointed Chairman.

#### 11. Appointment of vice-Chairman

It was proposed by Councillor Mrs D Macdonald, seconded by Councillor Dr A Sandiford and **RESOLVED** that Councillor Mrs E Hards be appointed vice-Chairman.

It was proposed by Councillor Mrs D Macdonald, seconded by Councillor Dr A Sandiford and **RESOLVED** to suspend standing orders, during which time an e mail from Councillor Mr P Davies was read and following which standing orders were resumed.

## 12. Apologies

Councillors Mr A Thompson and Ms C Wilson tendered their apologies.

## 13. Declarations of interest

Councillor Mrs E Hards declared an interest in [P19/S1633/HH](#) on the basis of being a good friend of the applicant.

Councillor Mrs D Macdonald requested that it be noted that she lived on the same street as application [P19/S1583/HH](#)

Councillor Dr A Sandiford requested that it be noted that she lived on the same street as [P19/S1423/HH](#)

## 14. Minutes of the previous meeting

No minutes to consider

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

None

## 16. Planning applications

| South Oxfordshire District Council |                              |   |
|------------------------------------|------------------------------|---|
| a)                                 | <a href="#">P19/S1423/HH</a> | <b>26 Manor Road</b>  |
|                                    |                              | Erection of new annexe/garage<br><b>RESOLVED:</b> to submit comment that the committee had no objections to the application<br><br>Proposed: DM<br><br>Seconded: EH |

|    |                              |  |
|----|------------------------------|--|
| b) | <a href="#">P19/S1583/HH</a> | <b>47 Campion Hall Drive</b>   |
|    |                              | <p>Proposed two-storey wraparound and loft conversion complete with dormer at 47 Campion Hall Drive</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application with the further comment that “Didcot Town Council has concerns over the change to the street scene due to the bulk of the dormer”</p> <p>Proposed: EH</p> <p>Seconded: DM</p> |
| c) | <a href="#">P19/S1603/HH</a> | <b>153 Kynaston Road</b>   |
|    |                              | <p>Proposed three storey rear extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: PG</p>  |
| d) | <a href="#">P19/S1605/HH</a> | <b>12 St Annes Court</b>   |
|    |                              | <p>Two storey side and single storey rear extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application with the additional comment that “Didcot Town Council has concerns over access due to the irregular shape of the boundary”</p> <p>Proposed: DM</p> <p>Seconded: AS</p>   |

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|----|-------------------------------|---|
| e) | <a href="#">P19/S1620/HH</a>  | <b>33 Lynmouth Road</b>   |
|    |                               | <p>Proposed two storey rear extension and all associated works</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: PG</p>  |
| f) | <a href="#">P19/S1633/HH</a>  | <b>24 Lydalls Close</b>   |
|    |                               | <p>This application was not considered due to the Committee being inquorate without Councillor Mrs E Hards</p>  |
| g) | <a href="#">P19/S1645/HH</a>  | <b>53 Ockley Brook</b>  |
|    |                               | <p>Single storey rear extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: EH</p> <p>Seconded: DM</p>   |
| h) | <a href="#">P19/S1649/FUL</a> | <b>20 Slade Road</b>  |
|    |                               | <p>Variation of Condition 2 of P19/S0392/FUL to allow the dwelling to be construction 600mm further west, to provide better access to the side of the property. Construction of new dwelling on land at 20 Slade Road, Didcot. Demolition of existing garage.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: PG</p> |



|    |                              |  |
|----|------------------------------|--|
| i) | <a href="#">P19/S1680/HH</a> | <b>50 Longford Way</b>   |
|    |                              | <p>Proposed erection of two storey rear extension, single storey extension to kitchen and two storey side extension including insertion of 1No roof lights and internal alterations.</p> <p><b>RESOLVED:</b> to submit comment that the committee recommended refusal of the application on the same grounds as OCC Highways</p> <p>Proposed: EH</p> <p>Seconded: AS</p> |

## 17. To note planning applications approved as listed

The committee **NOTED** the applications that had been approved as listed. It was requested that South Oxfordshire District Council be asked why application P19/S1357/HH had not been referred to the District Council's Planning Committee in light of the Town Council's objection to the application.

## 18. To consider a speed survey request

The committee considered a report asking it to consider a request for a speed survey on Avon Way, between Brunstock Beck and Prestwick Burn. In considering the application Councillors discussed the costs, practicalities and the particular risk factors of the site in question. It was proposed by Councillor Mr P Giesberg, seconded by Councillor Mrs D Macdonald and **RESOLVED** to recommend to the Finance and General Purposes Committee that it agree to pay £120 for a week long speed survey on Avon Way between Brunstock Beck and Prestwick Burn, and further that it vire an additional £720 into 104 - 1272 Speed Surveys budget.

The meeting ended at 8:35 pm

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

## 5. PLANNING APPLICATIONS

| <b>South Oxfordshire District Council</b> |                               |   |
|---|-------------------------------|---|
| Application                               | <a href="#">P19/S1500/HH</a>  | <b>73 Edwin Road</b>  |
| Amendment                                 |                               | Replacement of existing flat roof to rear of property upstairs with new roof to improve insulation. New roof will be 75mm above existing roof height  |
| Application                               | <a href="#">P19/S1538/HH</a>  | <b>22 Portway</b>   |
| Amendment                                 |                               | Single storey extension to the front and conversion of garage (storage).  |
| Application                               | <a href="#">P19/S1680/HH</a>  | <b>50 Longford Way</b>  |
| Amendment                                 | 1                             | Proposed erection of two storey rear extension, single storey extension to kitchen and two storey side extension including insertion of 1No roof lights and internal alterations.(as amended by parking drawing K121-005-B received 27 June 2019) |
| Application                               | <a href="#">P19/S1779/O</a>   | <b>25 Colborne Road</b>   |
| Amendment                                 |                               | Erection of detached, two-storey three bedroom dwelling with access, parking and amenity space.   |
| Application                               | <a href="#">P19/S1787/N1A</a> | <b>136-144 (even) The Broadway, 3 &amp; 5 Station Road &amp; 1 and 2 Market Place</b>   |
| Amendment                                 |                               | Conversion and change of use from lettable offices (B1a) to 6 x 1 bed and 3 x 2 bed and 2 studios (C3)  |
| Application                               | <a href="#">P19/S1792/FUL</a> | <b>Site of Former Great Western PH, Station Road</b>  |
| Amendment                                 |                               | Change of use of land for car parking for a temporary period of 2 years   |

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|-------------|-------------------------------|--|
| Application | <a href="#">P19/S1798/FUL</a> | <b>27 Queensway</b>  |
| Amendment   |                               | Single and double storey rear extensions; division of existing 3-bed property into one 2-bed and one 1-bed flat  |
| Application | <a href="#">P19/S1843/HH</a>  | <b>106 Oxford Crescent</b>   |
| Amendment   |                               | Replacement single storey extension to rear and second storey side extension above garage.   |
| Application | <a href="#">P19/S1855/HH</a>  | <b>42 St Hildas Close</b>  |
| Amendment   |                               | Extension to the rear.   |
| Application | <a href="#">P19/S1955/FUL</a> | <b>Mersey Way</b>  |
| Amendment   |                               | Construction of a pipe bridge and associated works to existing road bridge structure   |
| Application | <a href="#">P19/S1957/HH</a>  | <b>29 Blenheim Close</b>   |
| Amendment   |                               | Proposed 1st floor rear extension  |
| Application | <a href="#">P19/S1964/FUL</a> | <b>Tesco Warehouse, Exel Logistics Ltd, Collett Road</b>   |
| Amendment   |                               | The installation of a biofuel generator and associated infrastructure.   |
| Application | <a href="#">P19/S1967/FUL</a> | <b>Land at former Didcot A Power Station, Purchas Road</b>   |
| Amendment   |                               | Variation of condition 4 of application P15/S1880/O to substitute approved Parameters Plan (213042_PL02 Rev E) with amended plan(9063 F0011 Rev A). Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m2 of Class B1 units, 13,000m2 Class A1 units (includes 1,500m2 convenience food store), 150 bed Class C1 hotel and 500m2 of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Cross boundary application Vale of White Horse and South Oxfordshire. As amended by Updated EA and Master Plan213042-PL-03 Rev G |

|             |                               |  |
|-------------|-------------------------------|--|
| Application | <a href="#">P19/S1977/HH</a>  | <b>155 Green Close</b>   |
| Amendment   |                               | Alterations include new front and rear roof extensions; relocation of the existing front door to the side elevation; removal of existing conservatory and replacement of windows/ doors.   |
| Application | <a href="#">P19/S2015/N5D</a> | <b>6 Cockcroft Road</b>  |
| Amendment   |                               | Prior notification to change the use class from A1 to A3(Coffee Shop).   |
| Application | <a href="#">P19/S2056/FUL</a> | <b>Ladybird Pre-School Limited, Manor School Grounds</b>   |
| Amendment   |                               | Renewal of consent for prefabricated building for use by Ladybird Pre-School for a period of 5 years.  |
| Application | <a href="#">P19/S2065/FUL</a> | <b>48 Abbott Road</b>  |
| Amendment   |                               | The scheme proposes 2 new dwellings to the side of no.48 Abbott Road, an existing semi-detached property. The new houses will each be two storey two bedroom dwellings. The proposals include demolition of the existing side extension to dwelling at 48 Abbott Road. The proposed dwelling's eaves and roof ridge heights will match with the existing house. The entrance and front gardens will continue the pattern of the existing houses. |
| Application | <a href="#">P19/S2073/HH</a>  | <b>141 Lydalls Road</b>  |
| Amendment   |                               | First floor roof extension, new roof light and a dormer to the existing roof   |
| Application | <a href="#">P19/S2093/HH</a>  | <b>40 Portway</b>  |
| Amendment   |                               | Alterations to existing rear single storey extension to extend to be inline with house (North West wall). Erect first floor extension above (3.1m wide) Bedroom 2. Divide existing bedroom 2 to create upstairs bathroom. Divide existing ground floor bathroom to create utility room and separate W/C.   |

|             |                              |  |
|-------------|------------------------------|--|
| Application | <a href="#">P19/S2135/HH</a> | <b>41 Haydon Road</b>                          |
| Amendment   |                              | Single and two-storey side and rear extension. |

**Vale of White Horse District Council**

|             |                               |  |
|-------------|-------------------------------|--|
| Application | <a href="#">P19/V1472/FUL</a> | <b>Land at former Didcot A Power Station, Purchas Road</b>   |
| Amendment   |                               | Variation of condition 4 of application P15/V1304/O to substitute approved Parameters Plan (213042_PL02 Rev E) with amended plan(9063 F0011 Rev A). Mixed use redevelopment comprising up to 400 dwellings (C3), 110,000ms of Class B2/B8 units, 25,000m2 of Class B1 units, 13,000m2 Class A1 units (includes 1,500m2 convenience food store), 150 bed Class C1 hotel and 500m2 of Class A3/A4 pub/restaurant, including link road, related open space, landscaping and drainage infrastructure, together with reservation of land for link road and Science Bridge. Cross boundary application Vale of White Horse and South Oxfordshire |

## 6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

| Planning Application Number | Address         |
|-----------------------------|-----------------|
| P19/S2016/LDP               | 10 Orwell Drive |

## 7. APPLICATIONS APPROVED

### South Oxfordshire

| Didcot Town Council's recommendation   | Planning Application Number | Address   |
|--|-----------------------------|---|
| No objections with comment that DTC has concerns over access due to the irregular shape of the boundary  | P19/S1605/HH                | 12 St Annes Court                                   |
| No objections but does seek to raise comment over the number of trees being removed, and wishes to suggest that consideration be given to changing the sequencing of work to delay the tree removal to enable greater clarity over whether the removal of such a high proportion of trees is required by subsequent use. | P19/S1187/FUL               | Land at former Didcot A Power Station, Purchas Road |

### Oxfordshire County Council

| Didcot Town Council's recommendation         | Planning Application Number | Address                                     |
|--|-----------------------------|---|
| N/A  | MW.0097/18                  | Hanson Aggregates, Appleford Road, Abingdon |
| Didcot Town Council supports the application | R3.0047/19                  | Lydalls Nursery School, Lydalls Road        |

## Planning and Development Committee 17<sup>th</sup> July 2019

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, in particular with regards to:
  - i) Whether it gives its official support to the specified method of Civil Parking Enforcement, through the use of residents' permits.
  - ii) How, within its own powers, Didcot Town Council can support the delivery of a Civil Parking Enforcement scheme
  - iii) Consider what in its view the characteristics of a successful Civil Parking Enforcement scheme would be and state whether that adheres to the view put forward in the petition
  - iv) Either note the request for consultation or give consideration to exactly how Didcot Town Council will seek to involve residents in adequate consultation before the finalisation of the scheme.

### Background

3. At its meeting of 1<sup>st</sup> July 2019 Council was presented with the following petition:

"We, the undersigned residents of Orchard and All Saints Wards, support the introduction of a Civil Parking Enforcement scheme, preferably in the form of residents' permits.

- We thank Didcot Town Council for passing a motion supporting a Civil Parking Enforcement scheme in Didcot and recognise the efforts made by certain Town Councillors in this regard.
  - We urge the new Didcot Town Council to build on this agreement by achieving a successful and workable scheme as quickly as possible.
  - The scheme should respect the needs of residents and their visitors, is reasonable in cost (if any), should allow for flexible short-term parking in the town and make illegal parking into a civil rather than a criminal matter.
  - We ask for adequate consultation with all Didcot residents **BEFORE** the scheme is finalised.”
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 under Standing Order 101 c)
  6. Councillors should be aware that the Town Council does not hold direct responsibility for implementing Civil Parking Enforcement so is not in a position to agree directly with the request of the petition to achieve a successful and workable scheme as quickly as possible.

## Financial Implications

7. The decision will have no financial implications for this Council at present.

## Legal Implications

8. 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

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



## Planning and Development Committee 17<sup>th</sup> July 2019

Report author: Tom Hudson



## Traffic Issues Referred to Planning

### Introduction

1. The Committee is asked to decide its response to the recommendations from the Traffic Advisory Group

### Recommendation

2. That the Committee decides its response to the recommendations.

### Background:

3. The Traffic Advisory Group met on 4<sup>th</sup> July. Approximately 20 members of the public attended.
4. Seven Didcot Town Councillors attended: Councillors Mr P Davies, Mr P Giesberg, Dr P Siggers, Ms C Wilson, Dr A Sandiford, Mr M Khan and Ms M Walsh.
5. The minutes of the meeting are still being written and will be circulated to councillors when complete.

### Recommendations from the Traffic Advisory Group

7. The following recommendations have been received from the Traffic Advisory Group. Included are recommendations from the previous Traffic Advisory Group which were not previously considered due to the proximity to elections.

It is recommended that Didcot Town Council's Planning Committee

- a) Make a recommendation to the Finance and General Purposes Committee that funds be made available to the Oxfordshire County Council Traffic Officer for repainting lines on roads and refreshing road signs. (Councillors are asked to be specific as to where and what signs, in order for a costed quote to be recommended to the Finance and General Purposes Committee).
- b) Write to Sainsbury's and Hammersons to seek to facilitate discussion over whether it is possible to allocate parking for staff at Sainsbury's in the Orchard Centre car park.
- c) Identify preferred sights for speed surveys in Didcot. Details of recorded traffic accidents (as opposed to near misses) can be found using <https://www.tvphampshiretraffweb.co.uk/>
- d) Write to the owner of Station Road car park to ask them to consider changing the exit route of the car park to reduce the danger on Station Road
- e) Write to Hammersons regarding the fact that cars going to the back of INterpart are caught on the automatic numberplate recognition, and to encourage better signage to make people parking aware that the 'no return' policy at the Orchard Centre car park also applies to the Lower Broadway car park.
- f) Consider whether Didcot Town Council should write up notices for residents to display on the windscreens of vehicles which are parked illegally or irresponsibly

## **Financial Implications**

6. As the Planning Committee does not have any budgetary authority if the Committee wishes to incur expenditure on any item it must make a recommendation to the Finance and General Purposes Committee.

## **Legal Implications**

7. None at present.

## **Risk Implications**

8. None at present.