

## Planning and Development Committee

Wednesday 11<sup>th</sup> December 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: E Hards (Vice-Chair)  
A Thompson  
J Durman  
D Rouane (substitute for P Giesberg)

Officers: G Langton (Planning and Environment Officer)  
C Lordan (Environment and Events Officer)

Two members of the public present.

### Public Participation

A member of the public addressed the committee regarding planning application P19/S4027/RM. He is concerned that 1-80 gradient for foul water and 1-100 gradient for surface water are not high enough. He would like clarification on whether the drains will have sufficient capacity to hold water during heavy rain or as snow thaws.

### **84. Apologies**

Councillor D Macdonald tendered her apologies.

### **85. Declarations of interest**

None

### **86. Minutes of the meeting held on 20<sup>th</sup> November 2019**

Proposed by Councillor A Thompson and seconded by Councillor E Hards, **RESOLVED** to agree the minutes of 20<sup>th</sup> November 2019 as a true record of the meeting and that the Chairman should sign them as such.

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

None

## 88. To note Officers' progress report and consider questions on the minutes as to the progress of any other item

The committee NOTED Officers' progress report.

## 89. Planning applications

South Oxfordshire District Council		
a)	P19/S3028/FUL	<b>HSBC, 186 Broadway Didcot OX11 8RP</b>
	Previous response: No Objection with Comment: The proposal falls short of amenity space. (30.10.2019).	Amendment No. 1 - dated 14th November 2019: Proposed 5 flats above and upon land adjacent to HSBC Bank. (As amended by revised details accompanying email from Agent dated 14 November 2019) and as clarified by PD01 B showing relationship with 188a Broadway)  <b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application  Proposed: Cllr D Rouane  Seconded: Cllr A Thompson
b)	P19/S4027/RM	<b>Land at Willington Down Didcot</b>
	Deferred from meeting 20.11.2019	Amendment: No. 1 - dated 21st November 2019: Reserved Matters application following Outline P15/S2902/O for 4no. dwellings and other associated works. (As per additional information received 21 November 2019).  <b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application but would like to make the following comments:  Concern that whilst the technical report dated 31/10/2019 indicated the drainage works planned would be sufficient, local knowledge indicated a high risk of flood event and that the quality assessment noted the mitigation planned fell below the minimum requirement. Any planned works would have to be undertaken in the knowledge that culverts must be kept clear for any

		<p>drainage plans to be effective.</p> <p>The Committee noted the Officer's comments regarding air quality, considering that the advice contained within the comments must be incorporated in the plans for cycle paths, foot paths and connectivity to existing and planned housing developments locally and to the wider town.</p> <p>Proposed: Cllr E Hards</p> <p>Seconded: Cllr A Thompson</p>
c)	P19/S4028/FUL	<b>Land at Willington Down Didcot</b>
	Deferred from meeting 20.11.2019	<p>Erection of temporary marketing suite/visitors centre building (with associated parking).</p> <p><b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application but would like to make the following comments:</p> <p>The Committee noted that being directly related to the proposal P19/S4027/RM, the same comments would be submitted.</p> <p>Proposed: Cllr E Hards Seconded: Cllr A Thompson</p>
d)	P19/S2731/FUL	<b>Unit A Lower Broadway, Broadway, Didcot OX11 8ET</b>
	Previous response: No Objection. (19.09.2019).	<p>Amendment : No. 1 - dated 22nd November 2019: Variation of condition 2 (approved plans) of application P18/S1475/FUL (Demolition of buildings and erection of a 70 bed care home (within class C2), parking, access, landscaping and other associated works.) in line with amendments submitted and detailed in agents emails dated 18 November 2019 and 22 November 2019.</p> <p><b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application</p> <p>Proposed: Cllr A Thompson</p> <p>Seconded: Cllr J Durman</p>
e)	P19/S3291/LB (Listed Building Consent)	<b>31 Manor Road Didcot Oxon OX11 7JZ</b>
		Replacement of rotten white timber rear door, frame and

		<p>side panel with new white timber door, frame and side panel. Replacement of second white timber internal door and frame to conservatory with white external timber door frame and door to match new door above.</p> <p><b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application Proposed: Cllr D Rouane</p> <p>Seconded: Cllr A Thompson</p>
f)	P19/S4163/HH	<p><b>46 Freeman Road Didcot OX11 7DD</b></p> <p>Single storey side and rear extension</p> <p><b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application Proposed: Cllr J Durman</p> <p>Seconded: Cllr A Thompson</p>
g)	P19/S4116/A	<p><b>The Royal Oak 118 Park Road Didcot OX11 8QR</b></p> <p>Installation of replacement illuminated and non-illuminated signs to the exterior of the building.</p> <p><b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application Proposed: Cllr D Rouane</p> <p>Seconded: Cllr J Durman</p>
h)	P19/S4249/HH	<p><b>35 Loyd Road Didcot OX11 8JZ</b></p> <p>First floor extension over existing ground floor.</p> <p><b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTIONS</b> to the application but would like the following comment to be noted:</p> <p>With the extra bedroom being added will there still be sufficient onsite parking?</p> <p>Proposed: Cllr E Hards</p> <p>Seconded: Cllr D Rouane</p>

i)	P19/S4276/HH	<b>57 Abbey Brook Didcot OX11 7FY</b>
		Single storey rear extension <b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTION</b> to the application  Proposed: Cllr J Durman  Seconded: Cllr E Hards
i)	P19/S4262/HH	<b>37 Wheatfields Didcot OX11 0BQ</b>
		Single extensions to front and rear, two storey side extension <b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTIONS</b> to the application  Proposed: Cllr J Durman  Seconded: Cllr A Thompson
i)	P19/S4251/HH	<b>16 Wandle Beck Didcot OX11 7XB</b>
		Garage Extension <b>RESOLVED:</b> to submit comment that the committee had <b>NO OBJECTIONS</b> to the application  Proposed: Cllr D Rouane  Seconded: Cllr A Thompson

<b>Application</b>	<a href="#">P19/S4161/PDH</a>	77 Dart Drive DIDCOT Oxon OX11 7XS
<b>Permitted Development Proposal</b>	To note only: Single storey rear extension to create kitchen/family room, utility room and study. Proposed under recently increased permitted development rights for householders who are seeking to add single storey rear extensions. <i>DTC is unable to comment but adjoining properties may.</i>	

## 90. To Note Objections Withdrawn by the Council

The committee **NOTED** the Council's objections that had been withdrawn as listed below:

<b>Application</b>	<b>Address</b>	<b>Date of withdrawal of objection</b>
P19/S2263/FUL	32 Cockcroft Road Didcot OX11 8LH	19/11/2019

P19/S3003/FUL	Unit A Lower Broadway Broadway Didcot OX11 8ET	10/10/2019
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### 91. To note certificates of lawful development as listed

The committee **NOTED** that no certificates of lawful development had been applied for.

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

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

Didcot Town Council's recommendation	Planning Application Number	Address
No Objection	P19/S2263/FUL	32 Cockcroft Road Didcot OX11 8LH
No Objection	P19/S2825/FUL	19 Wantage Road Didcot OX11 0BS
No Objection	P19/S3042/HH	19 Edinburgh Drive Didcot OX11 7HS
No Objection	P19/S2939/HH	62 & 64 Queensway Didcot OX11 8LU
No Objection with Comment: Potential parking issues caused by extra bedroom.	P19/S3017/HH	11 Yealm Close Didcot OX11 7XD
No Objection	P19/S2912/A	130b Broadway DIDCOT Oxon OX11 8RG
No Objection	P19/S3060/HH	24 Wessex Road Didcot OX11 8BT
No Objection with Comment: Too little amenity space for the number of residences.	P19/S3028/FUL	HSBC Bank, Broadway, Didcot.
No Objection with Comment: Concerned about the increase in parking possibly required as the property's bedrooms increase.	P19/S3090/HH	22, Wessex Road, Didcot. OX11 8BT
No Objection.	P19/S3168/HH	1 Richmere Road Didcot OX11 8HT
No Objection.	P19/S3295/FUL	130B Broadway Didcot OX11 8RG

### 93. To note planning applications refused as listed

The committee **NOTED** that no applications had been refused..

**94. To note planning applications WITHDRAWN as listed**

**95.** The committee **NOTED** the applications that had been withdrawn as listed below.

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Address</b>
Objection The offices would remain in use during the conversion and there would be noise disruption from The Broadway.	P19/S3023/FUL	136-144 (even) The Broadway Didcot OX11 8RJ

**96. To note planning applications referred as listed**

The committee **NOTED** that no applications had been referred.

**97. To consider installation of commemorative artwork at Didcot Civic Hall**

It was proposed by Cllr D Rouane and seconded by Cllr A Thompson and **RESOLVED** that the installation of commemorative artwork at Didcot Civic Hall should go ahead and there was not a need to apply for a Certificate of Lawful Development.

**98. To note road naming at Ladygrove north**

The committee **NOTED** the road naming at Ladygrove north, which named the 6 roads for Manor Class steam locomotives operated by Great Western Railways as follows: Bradley Row, Cookham Grove, Erlestoke Avenue, Hinton Crescent, Dinmore Way and Foxcote Crescent.

**99. To consider 20mph speed limits at Great Western Park (south) (Item A)**

It was proposed by Cllr A Thompson and seconded by Cllr E Hards and **RESOLVED** to welcome the 20mph speed limits at Great Western Park (south).

**100. To note full report from GWPRA traffic survey (Abingdon Road) (Item B)**

The committee **NOTED** the full report from GWPRA traffic survey.

The meeting ended at 8:35 pm

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