

Planning and Development Committee

Wednesday 29th January 2020 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: D Macdonald (Chairman)
E Hards (Vice-Chair)
J Durman
A Thompson

Officers: Mr G Langton (Planning and Environment Officer)

One member of the public was present.

Public Participation

AG addressed the committee regarding the state of the land at the join of the path leading from Bluebell Lane on the Great Western Park development to Stubbings Land and beyond to the town's facilities. He had provided pictures of the land, which had become very muddy over the winter. He had lived in the area for two years and had seen it become progressively worse, with people becoming stuck in the mud and falling and he was concerned that with the population at Great Western Park increasing, the path would become impassable if no work was undertaken.

It was noted by the Officer that AG had been advised to attend the Committee as it would be considering proposal P20/S4643/FUL, to approve the planting and landscaping at this and another location at Great Western Park.

Cllr Thompson noted that the proposed fence between the two green spaces, the one adjacent to Bluebell Lane and Stubbings Land had been left open at Didcot Town Council's request to allow access for residents to the west, rather than continuing across the whole length of the boundary.

The Committee requested that the Planning and Environment Officer add the matter as an item for consideration at the next Environment Committee

115. Apologies

Councillor P Giesberg tendered his apologies.

116. Declarations of interest

No member declared an interest in any item on the agenda.

117. Minutes of the meeting held on 31st October 2018

Cllr Hards noted two typographical errors in the minutes, which were annotated on the signed copy by the Chairman and amended on the saved copy by the Officer. The amendments approved were:

Minute 103: Correct the name 'Hart' to 'Hards'.

Minute 105 (h): Amend 'would sufficient' to 'would be sufficient' in the second line of the comment to be submitted.

It was Proposed by Councillor D Macdonald, seconded by Cllr A Thompson and **RESOLVED** to agree the minutes of 8th January 2020 with the above amendments as a true record of the meeting and that the Chairman should sign them as such.

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

No member had any questions.

119. Planning applications

The Council noted the below listed applications.

South Oxfordshire District Council			
i)	Application	P19/S4658/LDP	34 Churchill Road DIDCOT Oxon OX11 7BT
	Proposal	Residential loft conversion in accordance with P.D rights.	
ii)	Application	P19/S4593/N1A	136-144 (even) The Broadway, 3+5 Station Road, 1+2 Market Place, Didcot, OX11 8RJ
	Proposal	Part change of use from lettable offices to 2x flats & 2x lobbied office units. Flats to be 1x 1 bed unit and 1x 2 bed unit.	
iii)	Application	P19/S4632/T28	Outdoor Services Depot Edmonds Park Park Road Didcot OX11 8QX
	Proposal	Under Regulation 5 of the above Electronic Communications Code, Openreach gives 28 days' notice of intention to install 4 x 9m wooden pole (7.2m above ground).	

The Council considered the below listed applications and resolved to respond as minuted.

South Oxfordshire District Council		
a)	P19/S4087/HH	33A Hagbourne Road Didcot OX11 8DP
	Single storey extensions (as revised by drawing received 9 January 2020, which reduces the size of the proposed extension removing the second	

	bedroom).	
	DTC previous response: No objection.	
	RESOLVED: No objection.	
	Proposed: Cllr D Macdonald, Seconded: Cllr A Thompson. All members agreed.	
b)	P19/S4622/FUL	34 Abbott Road Didcot OX11 8HU
	Two new one bedroom flats to the side of the existing house.	
	RESOLVED: No objection.	
	Proposed: Cllr A Thompson, Seconded: Cllr J Durman. All members agreed.	
c)	P19/S4608/HH	67 Meadow Way Didcot OX11 0AX
	Single storey front extension to form WC & Porch.	
	RESOLVED: No objection.	
	Proposed: Cllr D Macdonald, Seconded: Cllr J Durman. All members agreed.	
d)	P19/S4550/FUL	136-144 The Broadway and 3-5 Station Road Didcot OX11 8RJ
	Roof Extension to form 1 x 1-bed and 1 x 2-bed flats and a lobbied office space. Also includes infilling of small passageway at 1F and widening of one window at 1F.	
	RESOLVED: No objection, with comments to be submitted.	
	The Council is concerned though that this proposal would result in increased parking requirements for the properties, exacerbating an already difficult situation locally, where existing parking controls remain unenforced.	
	Proposed: Cllr D Macdonald, Seconded: Cllr J Durman. All members agreed.	
e)	P19/S4664/HH	9 East Street, Didcot, OX11 8EJ
	Partial demolition of existing single and two storey extensions and replaced with new single and two storey extension including the replacement front windows and roof lights.	
	RESOLVED: No objection, with comments to be submitted.	
	The Council is concerned though that this proposal would result in increased parking requirements for the properties, exacerbating an already difficult situation locally, where existing parking controls remain unenforced.	

	Proposed: Cllr E Hards, Seconded: Cllr A Thompson. All members agreed.	
f)	P19/S4700/FUL	81-83 Towergate House, Broadway, Didcot, OX11 8AJ
	Erection of a single storey glazed extension to provide shared communal facilities, and some minor alterations to the approved residential development under the prior approval application ref: P19/S0483/N1A .	
	RESOLVED: No objection.	
	Proposed: Cllr D Macdonald, Seconded: Cllr E Hards. All members agreed.	
g)	P19/S4698/FUL	Land to r/o 26 Haydon Road Didcot OX11 7JF
	Erection of new storey-and-half dwelling to the rear of 26 Haydon Road, accessed via Garth Road.	
	RESOLVED: No objection.	
	Proposed: Cllr A Thompson, Seconded: Cllr D Macdonald. All members agreed.	
h)	P20/S0003/D	48 - 50 Hagbourne Road DIDCOT Oxon OX11 8DS
	Demolish 8 existing bungalows subject to vandalism and dereliction to slab level with minimal machinery.	
	RESOLVED: No objection.	
	Proposed: Cllr J Durman, Seconded: Cllr D Macdonald. All members agreed.	
i)	P20/S0034/HH	36 Sovereign Close DIDCOT Oxon OX11 8TR
	Proposed first floor/rear side extension.	
	RESOLVED: No objection, with comments to be submitted.	
	The Council is concerned that the proposal to increase the number of bedrooms at the property would result in additional cars being associated with the property, further affecting the parking issues on an already congested end of cul-de-sac location.	
	Proposed: Cllr J Durman, Seconded: CllrD Macdonald. All members agreed.	
j)	P19/S4643/FUL	Areas R and U Great Western Park Didcot.
	Public Open Space (Areas R and U).	
	RESOLVED: No objection.	
	Proposed: Cllr D Macdonald, Seconded: Cllr A Thompson. All members	

	agreed.	
k)	P20/0066/D	Former Didcot A Power Station Purchas Road Didcot
	Demolition of Foul Pumping Station. RESOLVED: No objection. Proposed: Cllr E Hards, Seconded: Cllr A Thompson. All members agreed.	
l)	P20/S0147/HH	38 North Road, Didcot, OX11 7EQ
	Two storey side extension, one storey rear lean-to kitchen extension & front porch. RESOLVED: No objection, with comments to be submitted. The Council is concerned that the proposal to increase the number of bedrooms would result in additional cars being associated with the property, further affecting the parking issues on an already congested residential road. Proposed: Cllr E Hards, Seconded: Cllr A Thompson. All members agreed.	
m)	P20/S0138/FUL	North East Premises Richs Sidings DIDCOT Oxon OX11 8AG
	Change of use from class D2 to B2 (a printing workshop/granite workshop). RESOLVED: No objection. Proposed: Cllr A Thompson, Seconded: Cllr D Macdonald. All members agreed.	
n)	P20/S0190/HH	6 Rookery Court Didcot OX11 6AU
	Single storey rear conservatory RESOLVED: No objection. Proposed: Cllr A Thompson, Seconded: Cllr D Macdonald. All members agreed.	
o)	P20/S0178/HH	65 and 67 Edinburgh Drive Didcot OX11 7HT
	Two storey rear extensions to 65 and 67 Edinburgh drive and form large dining/living areas to the ground floor, and to add extra bedrooms to the first floor. RESOLVED: Objection. The Council is concerned that the proposal to increase the number of bedrooms, to 7 (with en-suite facilities) across the two properties, with only 2 spaces identified for each. This would result in additional cars being	

	<p>associated with the property, further affecting the parking issues on an already congested residential road, with the site being on a bend leading up to a mini-roundabout.</p> <p>Proposed: Cllr E Hards, Seconded: Cllr A Thompson. All members agreed.</p>
--	--

120. To note certificates of lawful development as listed

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

Proposer	None.
Proposal	

121. To note planning applications approved as listed

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

Didcot Town Council's recommendation	Planning Application Number	Address
No objection	P19/S3291/LB	31 Manor Road Didcot Oxon OX11 7JZ
No objection	P19/S4163/HH	46 Freeman Road Didcot OX11 7DD
No objection	P19/S4262/HH	37 Wheatfields Didcot OX11 0BQ
No objection	P19/S4116/A	The Royal Oak 118 Park Road Didcot OX11 8QR
No objection	P19/S4251/HH	16 Wandle Beck Didcot OX11 7XB
No objection	P19/S4276/HH	57 Abbey Brook, Didcot. OX11 7FY
No objection	P19/S4276/HH	35 Loyd Road, Didcot, OX11 8JZ
No objection	P19/S4325/HH	21 Colborne Road, Didcot OX11 0AB
No objection	P19/S4342/HH	69 Edwin Road Didcot OX11 8LQ
No objection "The Council had no objection to the proposal identified above. The Council noted concern that in the future, the annexe could be identified as a separate dwelling.	P19/S4446/HH	31 Kynaston Road, Didcot, OX11 8HE

<p>The Council noted that in the PLANNING, DESIGN AND ACCESS STATEMENT (dated November 2019, ref 398/OWIHUS), at p7 (quoted below) the applicant was willing to accept a condition stating that the proposed building could only be used as an annexe to the main dwelling:</p> <p>‘The applicant is happy to accept the below condition, taken from model condition 47 from Circular 11/95: “The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling”.</p> <p>The Council fully expects this condition to be added should permission be granted.</p>		
--	--	--

122. To note planning applications refused as listed

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

Didcot Town Council’s recommendation	Planning Application Number	Address
None		

123. To note planning applications withdrawn as listed

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

Didcot Town Council’s recommendation	Planning Application Number	Address
None		

124. To note planning applications referred as listed

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

Didcot Town Council’s recommendation	Planning Application Number	Address

None		
------	--	--

125. FOOTPATH MODIFICATION ORDER

Didcot Footpaths 31, 41 & 43 and Harwell Footpaths 21 & 25

The Committee noted the modifications.

126. TO CONSIDER STREET NAMING AT WILLOWBROOK (ITEM A)

The Committee **resolved** to submit names of the eminent female scientists as listed below to the District Council Officer.

Mary Anning
Elizabeth Garrett Anderson
Hertha Ayrton
Kathleen Lonsdale
Dorothy Hodgkin
Dame Anne McLaren
Elsie Widdowson

127. TO CONSIDER DIDCOT ROAD (LONG WITTENHAM) PROPOSED ZEBRA CROSSING AND TRAFFIC CALMING

The Committee noted the modifications.

128. TO CONSIDER THE MOTION DEFERRED BY FULL COUNCIL ON 13TH JANUARY 2020 REGARDING JUBILEE WAY ROUNDABOUT

The Committee considered the motion in detail and in totality, and **resolved** to refer it back to Full Council with the modifications as detailed below in red, proposer Cllr J Durman, seconder Cllr A Thompson.

Motion referred to Full Council 2nd March 2020.

Proposer: Councillor James Durman

Secunder: Councillor Alan Thompson.

Seeking urgent improvements and a re-design of the Jubilee Way Roundabout.

Council notes that:

- The roundabout as it is now causing major traffic congestion in all directions especially Hitchcock Way towards Didcot Parkway and Lower Broadway in the direction of Tesco. Congestion at peak times can tailback **on all roads that meet at the roundabout.**
- The roundabout is not suitable for Didcot's population as it is now, and with more housing on the way, congestion will only get worse without urgent improvements.
- The junction into Aldi increases the traffic furthermore with cars travelling westwards towards Didcot turning right into Aldi and backing up traffic.

This leads to:

- Increased journey times
- Idle cars increase air pollution, notably on Lower Broadway where Marsh Rec is located.

The Council therefore requests that:

- The Council writes to the relevant County Councillors **for divisions in Didcot.**
- The Council writes to the leader of Oxfordshire County Council, Ian Hudspeth **and Councillor Yvonne Constance, the County Council Cabinet Member for Environment.**
- To take urgent action to prioritise improvements to the Jubilee Way roundabout.
- To confirm the **County** Council's position on the roundabout and the funding.
- To explore what can be done to prevent traffic turning right coming in and out of the Aldi junction.
- **To contact District Councillor Sue Cooper, the Leader of South Oxfordshire District Council and Cabinet Member for Didcot Garden Town and Cllr David Rouane, the Cabinet Member for Housing and Environment requesting that the District Council undertake an air quality survey at the roundabout and in the immediate vicinity.**

The meeting ended at 8:55 pm

Signed: _____ (Chairman) Date: _____