

Planning and Development Committee

Wednesday 19th February 2020 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: D Macdonald (Chairman)
E Hards (Vice-Chair)
P Giesberg
J Durman
A Thompson

Officers: Mr G Langton (Planning and Environment Officer)
Mrs J Wheeler (Town Clerk)

Also present:

District Councillor I Snowdon, ward Councillor for Didcot West
10 members of the public present.

Public Participation

Councillor Snowdon addressed the Committee on planning proposals P20/S0365/FUL and P20/S0369/FUL, noting he considered them to have the same reasons to be objected to. He stated he was speaking as a Didcot resident and as the councillor for the ward in which the land in question was located, not as a member of the District Council's Planning Committee. He reported that he had already requested that, should the District Planning Officer consider approving the proposals, they be put to the District's Planning Committee for consideration.

He expressed his hope that the Town Council's Planning Committee would resolve to object to the proposals, reporting that emotions were running high amongst local residents. He noted the World Health Organisation guidelines on urban green space and the positive impact of such spaces on mental and physical health. The land in question had two grade A trees and a number of grade B trees, which he reported he had brought to the attention of the tree officer. The area could not be considered a traditional leafy suburb, so this land was vital to the health and character of the area.

He noted a number of material objections:

- The loss of amenity space for the area, compounded by the lack of amenity space for the proposed dwellings, which did not meet the District Council's guidelines on amenity space
- The scale, mass and height of the proposed dwellings
- The design of the dwellings, being three storey, rendered and of a non-traditional style for the area
- The change in the character and appearance of the area
- The effect on and loss of outlook for the immediately neighbouring properties
- Highway safety, with a focus on the neighbouring school and associated traffic at the start and end of the school day. There were other existing issues of speeding and parking throughout the day
- The trees on the land, whilst not protected, were of significant amenity value, with a number of Grade A and Grade B trees, which he had brought to the attention of the Tree Officer at the District Council
- Precedence: SODC had not granted permission for the similar development proposal P14/S1433/FUL.

HP addressed the Committee on planning proposals P20/S0365/FUL and P20/S0369/FUL, bringing the question of the land ownership to the Committee's attention. When sold, he understood that the purchaser gained ownership of the topsoil only, with the County Council retaining ownership of the subsoil and therefore the area could not be built upon. He noted that the access proposed for a number of the properties would be via a small cul-de-sac/turning area. This area was already congested in the mornings when parents drop and collect their children from Stephen Freeman primary school. The addition of the cars associated with the proposed dwellings would exacerbate the situation further. Finally, he noted that Thames Water had not adopted the 'pitch fibre' sewer pipes laid in the area.

HM addressed the Committee on planning proposals P20/S0365/FUL and P20/S0369/FUL, bringing the Committee's attention to the dangers posed on the road by the traffic, especially at the start and end of the school day and through the rush hour, with pupils at Didcot Girls School also being dropped off close to the junction of Freeman and Brasenose Roads. She reported that children had suffered from road traffic accidents in the past and that the land in question was a vital safety refuge for pedestrians of all ages crossing the roads.

NS addressed the Committee on planning proposals P20/S0365/FUL and P20/S0369/FUL, bringing the Committee's attention to the particular issues faced by those that did not drive but walked their children to Stephen Freeman school. The increase in traffic, especially through traffic from the south, has resulted in increased safety concerns for these local residents.

The Chairman proposed that the Committee consider its response to the planning proposals at this point in the meeting, this was seconded by Cllr Durman.

129. Planning applications

The Committee considered its response to both applications together, considering them to be similar in their detail and were for the same parcel of land.

South Oxfordshire District Council

a)	Application	P20/S0365/FUL	Land off Brasenose Road and Freeman Road Didcot Oxfordshire OX11 7BP
	Proposal	Proposed construction of four terraced three-storey dwellings and one detached two-storey dwelling.	
	Response	<p>The Committee resolved to object, proposed by Cllr Hards and seconded by Cllr Macdonald. All members were in favour.</p> <p>Traffic and Highway safety: The Council considers the proposal to be detrimental to highway safety. Parking and traffic already cause numerous issues in the immediate vicinity, with the entrance to Stephen Freeman primary school being located opposite the area in question. The Council is concerned that development of the area would result in a reduction of visibility across the whole junction area. This would be compounded by the addition of a property car-parking access on to Freeman Road. Any planting to screen the properties would further reduce visibility.</p> <p>There is significant pedestrian traffic through the connection from Great Western Park, past the primary school, on to the facilities of the town and Didcot Parkway station. These pedestrians require good visibility to cross this road safely and use the land in question as a refuge.</p> <p>Amenity considerations: This land is a well-used and essential amenity space in the area, where there is little roadside green space. The Council notes the land is in private hands and that a section 38 request has been submitted to the County Council. This should not override the needs of local residents for green open space. The addition of any building on this land would result in the over-development of the area.</p> <p>The character of the area would be significantly affected. The buildings closest to the site in question are single storey, some with dormer loft conversions. Four of the proposed buildings are 3 storey in height, over twice the height of the neighbouring homes. They are also of a design that is wholly out of keeping for the area, which is all mature, traditional brick build and tile roofed properties. Being to the south of the immediate neighbours, the height and bulk would result in a significant loss of light to the front of the properties on Brasenose Road that would be immediately behind the proposed dwellings.</p> <p>The proposal requires all but one of the trees on the land in question to be removed. The Council understands that none are covered by protection orders but greatly enhance the amenity value of the area.</p> <p>Green spaces are important to mental and physical health.</p>	

		Didcot Town Council fully expects that the proposal is put to the Planning Committee for consideration.
b)	Application	P20/S0369/FUL Land off Brasenose Road and Freeman Road Didcot Oxfordshire OX11 7BP
	Proposal	Proposed construction of three two-storey detached dwellings.
	Response	<p>The Committee resolved to object, proposed by Cllr Hards and seconded by Cllr Macdonald. All members were in favour.</p> <p>Traffic and Highway safety: The Council considers the proposal to be detrimental to highway safety. Parking and traffic already cause numerous issues in the immediate vicinity, with the entrance to Stephen Freeman primary school being located opposite the area in question. The Council is concerned that development of the area would result in a reduction of visibility across the whole junction area. This would be compounded by the addition of a property car-parking access on to Freeman Road. Any planting to screen the properties would further reduce visibility.</p> <p>There is significant pedestrian traffic through the connection from Great Western Park, past the primary school, on to the facilities of the town and Didcot Parkway station. These pedestrians require good visibility to cross this road safely and use the land in question as a refuge.</p> <p>Amenity considerations: This land is a well-used and essential amenity space in the area, where there is little roadside green space. The Council notes the land is in private hands and that a section 38 request has been submitted to the County Council. This should not override the needs of local residents for green open space. The addition of any building on this land would result in the over-development of the area.</p> <p>The character of the area would be significantly affected. The buildings closest to the site in question are single storey, some with dormer loft conversions. Four of the proposed buildings are 2 storey in height, nearly twice the height of the neighbouring homes. They are also of a design that is wholly out of keeping for the area, which is all mature, traditional brick build and tile roofed properties. Being to the south of the immediate neighbours, the height and bulk would result in a significant loss of light to the front of the properties on Brasenose Road that would be immediately behind the proposed dwellings.</p> <p>The proposal requires all but one of the trees on the land in question to be removed. The Council understands that none are covered by protection orders but greatly enhance the amenity value of the area.</p> <p>Green spaces are important to mental and physical health.</p>

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130. Apologies

No member Councillors tendered their apologies.

131. Declarations of interest

No member declared a pecuniary interest in any item on the agenda.

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

Councillor Hards noted that the statement included in the minutes regarding the link between Stubbings Land and Reed Street was not accurate. Councillor Thompson, to whom it had been attributed agreed and the statement was excised from the minutes. For clarity, the statement excised was:

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.

It was proposed by Councillor Macdonald and seconded by Councillor Durman, and **RESOLVED** that with the above amendment, the minutes of 29th January 2020 were agreed as a true record of the meeting and that the Chairman should sign them as such.

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

Councillor Hards noted that at item 114, Oxfordshire County Council had incorporated the Committee's proposal regarding the extension of the proposed parking restrictions on roads within the Ladygrove estate. The Planning and Environment Officer was asked to provide an update on the outcome of the consultation to a suitable future meeting of the Committee.

134. Planning applications

South Oxfordshire District Council			
c)	Application	P20/S0210/O	Pearith Farm Road Between Woodside Farm Junction And Appleford, Long Wittenham OX14 4PS
	Proposal	Outline application for the construction of up to 45 Class C3 dwellings, together with associated works with all matters reserved.	
	Response	<p>The Committee resolved to object, proposed by Cllr Macdonald and seconded by Cllr Thompson. All members were in favour.</p> <p>Traffic generation: The Council was aware that this land had been identified in the SODC Local Plan 2034 but had not formed part of the Willington Down proposals submitted by Legal and General. This creates issues with</p>	

		<p>access for vehicular traffic, as identified in the proposer’s Planning Statement, in section 5.3 (p17), which states</p> <p>“Oxfordshire County Council ("OCC") as Local Highway Authority ("LHA") advises through the pre-application process that it does not wish to see vehicular access onto A4016 Appleford Road but preferably to the south, through adjacent land owned by a third party.”</p> <p>L&G would be required to permit vehicular access to the proposed site. This must be in place before any development, outline or otherwise, is permitted to progress.</p> <p>Site surveys: At p7, section 2.4.5 of the Flood Risk & Drainage Assessment reports that “no site investigation has been undertaken at the proposed development site”. The Council fully expects that a survey and full soakaway test be completed, should the Planning Officer be minded to recommend the proposal for approval. The SUDS suggested cannot therefore be considered as acceptable solutions to site drainage. At p22 of the same document, table 6 notes that the options given are either “unlikely to be appropriate” or “may be appropriate”. The land is currently drained by a ditch system running roughly east/west across the plot. There are no clear recommendations for how this drainage may be maintained should development commence as indicated on the outline plans.</p> <p>Similarly, no archaeological survey has been submitted. The Council fully expects this survey to be undertaken before the outline scheme is determined.</p> <p>Housing mix and need: There is no affordable housing mentioned. In the pre-application advice, the Officer clearly indicates that affordable properties of all sizes should be considered in any future application. The scheme was presented with no individual properties or numbers included. It would be considered appropriate for a 45 dwelling scheme to include 18 affordable dwellings.</p>	
d)	Application	P20/S0279/A	Land at Willington Down North East of Didcot
	Proposal	Various signage.	
	Response	The Committee resolved to submit no objection , proposed by Cllr Macdonald and seconded by Cllr Hards. All members were in favour.	
e)	Application	P20/S0359/HH	3 Cherwell Close Didcot OX11 7UF

	Proposal	Erection of single storey extension to rear and two storey extension to side of existing dwelling.	
	Response	<p>The Committee resolved to submit no objection, proposed by Cllr Macdonald and seconded by Cllr Hards. All members were in favour.</p> <p>The Committee commented that it was concerned at the proposal to increase the number of bedrooms to 5, which would likely result in additional cars being associated with the property. This would further affect the parking issues on an already congested residential cul-de-sac.</p>	
f)	Application	P20/S0232/FUL	Former Julian's Garage Station Road Didcot OX11 7NN
	Proposal	Change of use of land for car parking for a temporary period of 2 years	
	Response	The Committee resolved to submit no objection , proposed by Cllr Thompson and seconded by Cllr Macdonald. All members were in favour.	
g)	Application	P20/S0391/HH	60 Pebble Drive Didcot Oxfordshire OX11 9RE
	Proposal	Single storey side & rear extension	
	Response	The Committee resolved to submit no objection , proposed by Cllr Macdonald and seconded by Cllr Giesberg. All members were in favour.	
h)	Application	P20/S0412/FUL	Land adjacent to 105 Queensway Didcot OX11 8SN
	Proposal	Erection of one additional dwelling	
	Response	<p>The Committee resolved to object, proposed by Cllr Macdonald and seconded by Cllr Hards. All members were in favour.</p> <p>The Committee noted concern that the proposal would significantly disrupt the building line. This would affect the visibility splay for traffic exiting the adjacent Abbott Road, thus having a detrimental effect of road safety.</p> <p>The proposal was for a two-bedroom property. The District Council requires two 3.5mx5m parking spaces for such a property. It was not clear from the documents presented that the property has more than one space, and this is only 2.5m wide. The proposal did not meet the requirements. Further, the entrance to this parking space was close to the junction of Abbott Road and Queensway, which would affect traffic safety in the immediate area.</p>	

		The proposal is unneighbourly with regard to the property at 71 Abbott Road, Didcot. The occupiers of this property will suffer some loss of amenity from the widened hard standing to accommodate both property's parking areas and from the scale and bulk of the proposed property.	
i)	Application	P20/S0414/HH	33 Park Road Didcot OX11 8QL
	Proposal	Extension to existing garage	
	Response	The Committee resolved to submit no objection , proposed by Cllr Macdonald and seconded by Cllr Hards. All members were in favour.	
j)	Application	P20/S0320/HH	28 Cromwell Drive DIDCOT Oxon OX11 9RB
	Proposal	Demolition of existing conservatory; erection single storey rear extension.	
	Response	The Committee resolved to submit no objection , proposed by Cllr Durman and seconded by Cllr Macdonald. All members were in favour.	
k)	Application	P19/S4087/HH	33A Hagbourne Road Didcot OX11 8DP
	AMENDED Proposal	Single storey extensions (as revised by drawing received 9 January 2020, which reduces the size of the proposed extension removing the second bedroom). (As per amended plan received 7 February 2020)	
	Response	The Committee resolved to submit no objection , proposed by Cllr Thompson and seconded by Cllr Hards. All members were in favour.	

	Oxfordshire County Council		
A)	Application	P18/V2171/CM (Item A)	Bridge Farm Quarry, Sutton Courtenay, Abingdon, OX14 4PP
	Proposal	Section 73 application to continue the development of the extraction of sand and gravel and restoration using in situ and imported clay materials to create a wet woodland habitat as permitted by MW.0094/18 (P18/V2171/CM) without complying with condition 16, in order to remove the remaining stockpile of sand and gravel by road rather than conveyor.	
	Response	The Committee was concerned that the route the spoil would take was not clear. A number of local roads in Didcot had already suffered significant damage from heavy vehicles associated with construction and other projects locally. The Committee was concerned that the route to be taken should be clearly defined and that the number and times of	

		lorry movements should be kept to a minimum and be in social hours so as not to disrupt residents further.
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135. To note certificates of lawful development as listed

The committee **NOTED** that no (zero) certificates of lawful development had been submitted.

136. To note planning applications approved as listed

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

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objection.	P20/S0066/D	Demolition of Foul Pumping Station at Former Didcot A Power Station Purchas Road Didcot.
Objection. (submitted comment: "The Council objects to the proposal identified above. The Council cannot see that there would sufficient car parking for the dwelling should it be extended as described in the proposal. This lack of parking facility would inevitably result in car parking at the roadside. Such an increase in highway parking would affect public safety.")	P19/S4509/HH	First floor side extensions and ground floor rear extension (as amended by plans received 3 February 2020) at 58 Edwin Road Didcot OX11 8LE
No objection	P19/S4484/HH	Proposed ground floor rear extension 114 Oxford Crescent Didcot OX11 7AX
No objection. (submitted comment: "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.")	P19/S4550/FUL	Roof Extension to form 1 x 1-bed and 1 x 2-bed flats and a lobbied office space. 36-144 The Broadway and 3-5 Station Road Didcot OX11 8RJ
No objections	P19/S4463/HH	Single and two storey front extensions. (As

		amended by drawing received 7th February 2020, removing a car parking space out of highways owned land) 35 Foxhall Road Didcot OX11 7AG
No objections	P19/S4608/HH	Single storey front extension to form WC & porch. 67 Meadow Way Didcot OX11 0AX

137. To note planning applications refused as listed

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

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections	P19/S4359/HH	32 King Alfred Drive Didcot OX11 7NT

138. To note planning applications withdrawn as listed

The committee **NOTED** that no (zero) applications had been withdrawn.

139. To note planning applications referred as listed

The committee **NOTED** that no (zero) applications had been referred.

140. To note numbering for the erection of new apartments at Park Close.

The numbering was noted as **1 to 8 Bertram House, 2D Park Close, Didcot. OX11 0AA**, following the demolition of 88, Park Road, Didcot. OX11 8QP

141. To note numbering for the erection of new houses at Park Road.

The numbering was noted as **35 and 35a Park Road, Didcot. OX11 8QL**, following the demolition of 35, Park Road, Didcot. OX11 8QL

The meeting ended at 8:45 pm

Signed: _____(Chairman) Date:_____