

Notice of a meeting of the

Planning and Development Committee
Wednesday 9th October 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

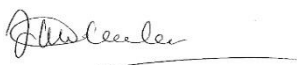
The council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18 - 20 on a matter before the Committee).

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 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 18th September 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 note planning applications referred



Janet Wheeler
Town Clerk
3rd October 2019

Voting committee members:

Councillors:
D Macdonald (Chairman)
E Hards (Vice-Chair)
P Giesberg
C Wilson
A Thompson
J Durman

Substitute committee members

Councillors:
P Siggers
D Rouane
A Sandiford

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Didcot Town Council

Planning and Development Committee

Wednesday 18th September 2019 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
E Hards (Vice-Chair)
P Giesberg
C Wilson
A Thompson
J Durman

Officers: Mrs J Wheeler (Town Clerk)

Twenty members of the public.

41. Apologies

None.

42. Declarations of interest

Cllr C Wilson declared a disclosable pecuniary interest in P19 – Sandringham Road application because she is a member of the SODC Planning Committee. Cllr Wilson was allowed to remain in the room to listen but would not speak or vote on this application.

43. To appoint Cllr James Durman on to the Planning Committee

It was proposed by Cllr D Macdonald; seconded by Cllr A Thompson to appoint Cllr James Durman as a member of the Planning Committee.

Standing orders were suspended to allow the public to speak.

Public Participation

Katie Whitehead read a statement on behalf of the resident group known as Save Fleet Meadow. She outlined their strong objections to the outline planning application

P19/S2502/O Land East of Sandringham Road. The statement included many existing and emerging planning policies which would be contravened if this proposal is approved. The proposal is not allocated for development in the Didcot Garden Town plan or within the emerging Local Plan. The proposal will have a severe impact on the already saturated roads around Jubilee Way roundabout; Broadway roundabout and roads through East Hagbourne. The site conflicts with Policy EP1 within the Local Plan for Air Quality. The site is also partially within the North Wessex Downs Area of Outstanding Natural Beauty. If this proposal is successful it will have a significant impact on views towards and from the area – not only from existing houses on Fleet Meadow but also from the public footpath. The land is good quality agricultural land and there will be residents who will lose their homes caused by the proposed demolition of 11 – 55 Mansfield Gardens.

Standing Orders were re-instated. The Planning Committee brought forward the consideration of P19/S2502/O Land East of Sandringham Road to allow the audience to listen.

South Oxfordshire District Council		
a)	P19/S2502/O	Land East of Sandringham Road
		<p>Outline planning application with all matters reserved (other than access into the site) for the proposed development of up to 325 residential dwellings, open space, vehicular and pedestrian accesses, landscaping, drainage measures and all other associated works including the demolition of 11 - 55 Mansfield Gardens.</p> <p>RESOLVED: to REFUSE for the following reasons.</p> <ol style="list-style-type: none"> 1. The proposal will lead to an unacceptable increase in traffic for the Sandringham Road and the neighbouring area including the Jubilee Way roundabout with further impact all along the Broadway. 2. The proposal will impact on the neighbouring AONB land. 3. The site is not in the Local Plan. 4. The current Local Plan shows 7.6 years of land supply – therefore no immediate need to use this site. 5. The proposal will lose a significant amount of good quality affordable flats currently at 11 – 55 Mansfield Gardens.

		<p>6. The application occupies an area of high grade agricultural land.</p> <p>7. The viability of the proposed access must be questioned considering the proposed numbers of new housing.</p> <p>Proposed: EH</p> <p>Seconded: AT</p> <p>Cllr C Wilson leaves the meeting.</p>
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44. Minutes of the meeting held on 28th August 2019

Proposed by Councillor E Hards and seconded by Councillor A Thompson **RESOLVED** to agree the Minutes of 28th August 2019 as a true record of the meeting and that the Chairman should sign them as such.

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

None

46. Planning applications

South Oxfordshire District Council		
b)	P19/S1088/FUL	25 Sinodun Road
		<p>Demolition of existing garage and construction of a new one-bedroom house at the rear of 25 Sinodun Road. Form new highway cross-overs to provide off-street parking for the new and existing house. (as amended by plans and supporting information received on 20 August 2019)</p> <p>RESOLVED: No objections</p> <p>Proposed: DM</p> <p>Seconded: AT</p>
c)	P19/S1370/FUL	88 Park Road
		<p>Demolition of the existing dwelling and the erection of a two-storey building comprising eight apartments (four 1-bedroom and four 2-bedroom) together with access, parking and amenity space. (As amended by drawings</p>

		<p>moving the position of the building and altering the roof design and amplified by tree report accompanying email from agent received 30 August 2019)</p> <p>RESOLVED: No objections but previous comments have not been addressed.</p> <p>Proposed: DM</p> <p>Seconded: EH</p>
d)	P19/S2263/FUL	<p>32 Cockcroft Road</p> <p>Erection of a new dwelling.(as amended by plan ref A1 1007 B altering visibility and parking).</p> <p>RESOLVED to REFUSE for the following reasons: the previously stated highway reasons and un-neighbourly lack of amenity space.</p> <p>Proposed: DM</p> <p>Seconded: AT</p> <p>Cllr P Giesberg enters the meeting.</p>
e)	P19/S2268/A	<p>36 Orchard Centre</p> <p>Display of two illuminated fascia signs and two non-illuminated hanging signs.</p> <p>RESOLVED: No objections</p> <p>Proposed: DM</p> <p>Seconded: JD</p>
f)	P19/S2674/HH	<p>86 Norreys Road</p> <p>Single-storey timber outbuilding for use as a garden room.</p> <p>RESOLVED: No objections</p> <p>Proposed: DM</p> <p>Seconded: AT</p>

g)	P19/S2682/HH	<p>20 East Street</p> <p>Proposed demolition of conservatory, construction of two-storey extension and ancillary works.</p> <p>RESOLVED: No objections but concerned about the parking for a four bed house.</p> <p>Proposed: DM</p> <p>Seconded: JD</p>
h)	P19/S2369/FUL	<p>15 Park Close</p> <p>Demolition of the existing garage and outbuilding. Construction of a new two bedroom detached dwelling. (As amended by plan LGD.507-PL07 altering parking space dimensions and visibility splay)</p> <p>RESOLVED: No objections</p> <p>Proposed: EH</p> <p>Seconded: DM</p>
i)	P19/S2463/HH	<p>138 Park Road</p> <p>Alteration to rear half of roof to increase ridge height by 315mm.</p> <p>RESOLVED: No objections</p> <p>Proposed: DM</p> <p>Seconded: JD</p>
j)	P19/S2500/HH	<p>128 Oxford Crescent</p> <p>Amendment to planning application P18/S3303HH, to widen garage and first floor extension above. (Single storey extension to rear aspect. First floor extension over existing garage. Replace existing porch to front aspect.)</p> <p>RESOLVED: No objections</p>

		Proposed: PG Seconded: DM
k)	P19/S2625/A	Land at Willington Down North East of Didcot Proposed temporary advertisements for 16 flag adverts, 1 V-board sign and 5 stack signs. RESOLVED: No objections but concerned over the visibility of the track to Ladygrove Farm. Proposed: EH Seconded: AT
l)	P19/S2716/HH	21 Merritt Road Removal of existing conservatory; erection of single-storey rear extension; new window to ground floor side elevation. RESOLVED: No objections Proposed: DM Seconded: PG
m)	P19/S2731/FUL	Unit A, Lower Broadway 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. RESOLVED: No objections Proposed: AT Seconded: DM
n)	P19/S2734/HH	‘Marchwinds’ - 80 Loyd Road Proposed rear extension and new front entrance RESOLVED: No objections

		Proposed: DM Seconded: AT
o)	P19/S2659/HH	6 Park Close Single storey extension and internal alterations RESOLVED: No objections Proposed: DM Seconded: AT
p)	P19/S2263/HH	32 Cockcroft Road Erection of a new dwelling (as amended by plan ref A1 1007 B altering visibility and parking and by plan A1 1010 received 9 September reducing number of bedrooms from 4 to 3.) The Committee had RESOLVED to REFUSE this application earlier in the meeting.

47. To note certificates of lawful development as listed

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

48. To note planning applications approved as listed

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

49. To note planning applications refused as listed

There were no refused planning applications listed for this meeting.

50. To note planning applications withdrawn as listed

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

51. To note planning applications referred as listed

There were no planning applications referred as listed at this meeting.

52. To note the Public Footpath Diversion Order for FP Didcot 186/20

53. New information for P19/S1296/RM Didcot North East (Land at Willington Down)

A detailed response was provided by the SODC Planning team on this application. The Chair and Deputy Chair of the Planning Committee agreed to withdraw the objections from the Town Council on reading this information. The Planning Committee agreed to note the report and withdraw the objections.

54. To agree the detail on the traffic surveys to request funding from the Finance & General Purposes Committee

The surveys cost around £120 for each survey. It was AGREED to request a further £700 for potential traffic surveys in Haydon Road; Station Road – heading west towards Vauxhall Barracks; Sandringham Road and Avon Way. It was the intention of the Planning Committee to have access to the money for such a time when it was possible to carry out the survey.

55. New information re Land to the rear of 26 Haydon Road

This was discussed and the new information was noted. It was proposed by Councillor D Macdonald; seconded by Cllr A Thompson – to withdraw the objections.

The meeting ended at 9.20pm

Signed: _____(Chairman)

Date:_____

Didcot Town Council

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P19/S2353/HH	39 Wantage Road
Amendment	1	Demolition of existing conservatory and outbuilding and partial demolition of kitchen; construction of a two-storey rear extension for kitchen/dining and an additional bedroom; additional windows to west elevation; internal alterations (as amended by revised drawings received on 23 September 2019 removing first floor of proposed extension.)
Application	P19/S2463/HH	138 Park Road
Amendment	1 Previous response: No objections	Alteration to rear half of roof to increase ridge height by 315mm (as amended by drawing numbers P1 Rev A and P2 Rev A to correct dormers and infill to front elevation omitted from original application)
Application	P19/S2762/FUL	32-34 Wantage Road
Amendment		Proposals involving alterations and extension to form four ancillary staff accommodation units and associated works.
Application	P19/S2821/HH	36 Brasenose Road
Amendment		Single storey side & rear extensions
Application	P19/S2824/HH	18 Plym Drive
Amendment		Demolition of conservatory and replacement with single storey rear extension
Application	P19/S2826/HH	'The Chasm', 19 Prestwick Burn
Amendment		Garage side and back extensions. Porch/canopy between the house and the garage.
Application	P19/S2912/A	130b Broadway
Amendment		One main fascia sign, one fascia sign above door and windows, one projecting sign.

Application	P19/S2918/A	39 Orchard Street
Amendment		Proposed fascia sign
Application	P19/S2939/HH	62 & 64 Queensway
Amendment		Two storey front extension replacing existing single storey porch
Application	P19/S2825/FUL	19 Wantage Road
Amendment		Construction of detached 3 bedroom house
Application	P19/S3003/FUL	Unit A Lower Broadway
Amendment		Variation of conditions 11,12,13,17 & 20 (wording to be amended to “Except for demolition works ...” in front of wording for the conditions to allow condition 17 to be carried out) on application ref: P18/S1475/FUL Demolition of buildings and erection of a 70 bed care home (within class C2), parking, access, landscaping and other associated works.

Vale of White Horse District Council

Application	P19/V2208/FUL	Neighbourhood Park, Greenwood Way, Great Western Park
Amendment		Tennis Courts and Multi-Use Games Area (MUGA) at North Neighbourhood Park - revised details.

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P19/S2769/PDH	75 Meadow Way Single storey rear extension with flat roof.
P19/S3035/N1A	136-144 (even) the Broadway, 3 and 5 Station Road & 1 and 2 Market Place Conversion and change of use from lettable offices (B1a) to 6 x 1 bed and 3 x 2 bed and 2 studios (C3)

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections with comment that 'as single aspect and small units the need to consider DES9, the resilience to climate change, is all the more important'. The Committee supports the comments of the Waste Management Officer	P19/S2209/FUL	Units 1 and 2, Market Place
No objections	P19/S1963/HH	2 Evenlode Drive
No objections	P19/S2414/HH	29 Haydon Road
No objections with comment that there are concerns over <ol style="list-style-type: none"> 1) Road safety in relation to access arrangements 2) As raised but the comment of the Waste Management Officer, lack of clarity over how refuse collection will be managed. 	P19/S1370/FUL	88 Park Road

Agenda items 6 -9
 Certificates of Lawful Development, Applications Approved
 Applications Refused, Applications Withdrawn

No objections	P19/S2474/HH	5 Cromwell Drive
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Vale of White Horse

Didcot Town Council's recommendation	Planning Application Number	Address
No objections but DTC shares the concerns of Oxfordshire Clinical Commissioning Group	P19/V0403/FUL	Land at Alma Barn, Didcot Road, Harwell

8. APPLICATIONS REFUSED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address

9. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address

10. APPLICATIONS REFERRED

South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
No objections with comment that the parking appears inadequate and we would welcome the County Council's views	P19/S0304/FUL	12 Norreys Close	Refusal on grounds that the proposed dwelling is sited within the root protection area of Oak trees which are protected by virtue of a Tree Preservation Order. The applicants have failed to demonstrate an overriding justification for construction with the RPA.