

Notice of a meeting of the

Planning and Development Committee
Wednesday 28th August 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

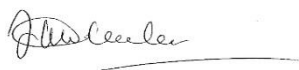
The council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18 - 20 on a matter before the Committee).

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 Deputy 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 7th August 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 To note planning applications withdrawn as listed
9. To note planning applications referred
10. To note updates from the Traffic Advisory Group and to consider recommendations to the committee



Janet Wheeler
Town Clerk
22nd August 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



Planning and Development Committee

Wednesday 7th August 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: D Macdonald (Chairman)
E Hards (Vice-Chair)
P Giesberg
A Sandiford (as sub for Councillor Ms C Wilson)

Officers: Mr T Hudson (Deputy Town Clerk)
Cllr A Hudson

No members of the public present.

Public Participation

None

37. Apologies

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

38. Declarations of interest

Councillor Mrs E Hards requested it be noted that she had attended the Didcot North East Stakeholder group meeting at which applications P19/S1177/RM and P19/S1296/RM were discussed.

39. Minutes of the meeting held on 17th July 2019

Proposed by Councillor Mrs D Macdonald and seconded by Councillor Dr A Sandiford, **RESOLVED** to agree the minutes of 17th July 2019 as a true record of the meeting and that the Chairman should sign them as such subject to the following changes:

- Inserting proposer DM and seconder AS where currently missing in P19/S1483/HH
- Correction of 'decriminalised' in minute 17
- In the Recommendation to Council in minute 17
- Replace 'possibilities for' with 'aspects of' in i)
- Remove 'to seek to speed up the process' in ii)
- Rewrite the first sentence of section iii to read 'The Town Council agrees that any civil parking enforcement scheme should aim to respect the needs of residents and their visitors, be reasonable in cost and allow flexible short term parking in the town.'
- Remove duplicate 'to' in the final line of minute 17.

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

None

41. Planning applications

South Oxfordshire District Council		
a)	P19/S1177/RM	L&G Homes, Phase 1 Infrastructure, Land at Willington Down, North East of Didcot
1	Previous response: None	Approval of Reserved Matters for L&G Homes Phase 1 Infrastructure comprising of primary infrastructure roads and drainage, footpaths, circulation areas, lighting, creation of pedestrian/cycle link, hard and soft landscaping, and other associated infrastructure and engineering works. RESOLVED: to submit comment that the committee had no objections to the application provided the concerns of Oxfordshire County Council transport and South and Vale drainage are addressed Proposed: EH Seconded: DM

<p>b)</p>	<p>P19/S1296/RM</p> <p>1</p> <p>Previous response:</p> <p>Objects on grounds that:</p> <p>1) Under s. 3.4.9 of the Oxfordshire Cycling Design Standards shared use cycle paths are recommended to be 3m, with 2.5m the minimum. The proposed cycle paths do not conform to this standard.</p> <p>2) The application does not appear to meet the 40% minimum affordable housing criterion</p> <p>3) The Town Council echoes the concerns of the Landscape and Forestry Officer comments regarding the need to soften the environment through more and improved tree planting.</p>	<p>L&G Homes, Phase 1 Infrastructure, Land at Willington Down, North East of Didcot</p> <p>Approval of Reserved Matters for L&G Homes Phase 1 comprising 168 dwellings, roads and drainage, footpaths, circulation areas, hard and soft landscaping, and other associated infrastructure and engineering works.</p> <p>RESOLVED to submit comment that Didcot Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> - A position is yet to be agreed with Thames Water on water networks - According to Oxfordshire County Council a number of the roads would not be suitable for adoption - Failure to comply with the emerging policy DES9 Promoting Sustainable Development, that new development should be designed to improve resilience to the anticipated effects of climate change. - Does not provide 40% affordable housing <p>Proposed: DM</p> <p>Seconded: AS</p>
<p>c)</p>	<p>P19/S1958/HH</p>	<p>8 Cromwell Drive</p> <p>Single storey rear extension and rear dormer loft conversion</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: AS</p>

d)	P19/S1963/HH	2 Evenlode Drive
		<p>Part front/side extension and full conversion of existing garage to create family room/study.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: EH</p>
e)	P19/S2154/HH	14 Loyd Road
		<p>New garage to rear of property</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but is mindful that the concerns of numbers 129 and 131 Park Road are considered.</p> <p>Proposed: DM</p> <p>Seconded: EH</p>
f)	P19/S2190/FUL	The Orchard Shopping Centre
		<p>Proposed level rise to paving</p> <p>RESOLVED: to submit comment that the committee supports the application</p> <p>Proposed: DM</p> <p>Seconded: AS</p>
g)	P19/S2196/FUL	18 Bluebell Lane
		<p>Change of land use from drainage to residential, whilst retaining the drainage function of the land (ditch). Planning permission (retrospective) to extend part of the garden to the area over 30.69 Square Metre section of the ditch. To lay steps and decking over 30.69 Square Metre section of the ditch, fence the decked area, reposition garden gate and create basic steps into the ditch. Landscape 3.10 Square Metre area left of decked area with wooden sleeper retaining</p>

		<p>wall and soil.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: PG</p> <p>Seconded: EH</p>
h)	P19/S2199/HH	<p>152 Lydalls Road</p> <p>2 metre rear extension with fixed panel floor to ceiling windows and external door; front infill under existing roof overhang with new windows; removal of a side elevation window; patio sliding doors to replace existing windows on front elevation; removal of left door side window on front elevation; replace existing windows on front elevation; internal alterations.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AS</p> <p>Seconded: PG</p>
i)	P19/S2209/FUL	<p>Units 1 and 2 Market Place</p> <p>Roof extension to form 2 x 1-bed flats</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but wished the following comments to be taken into account:</p> <p>‘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.</p> <p>Proposed: DM</p> <p>Seconded: EH</p>
k)	P19/S2212/FUL	<p>81-83 Towergate House</p> <p>Conversion of the roof space and the erection</p>

		<p>of a detached building to provide 8 flats (3x studio, 3x 1 bed and 2x 2 bed) with parking, refuse and recycling facilities</p> <p>RESOLVED to submit comment that the committee had no objections to the application.</p> <p>Proposed: DM</p> <p>Seconded: PG</p>
l)	P19/S2213/FUL	<p>136-144 (even) The Broadway</p> <p>Roof extension to form 1 x 1-bed flat and 4 x studio flats and associated cycle and bin storage</p> <p>RESOLVED: to submit comment that the committee objected to this application for the following reasons:</p> <ul style="list-style-type: none"> - Absence of car parking provision - In line with the view of the Waste Management Officer, the means of waste management are impractical and interfere with trade waste - Failure to comply with the emerging policy DES9 Promoting Sustainable Development, that new development should be designed to improve resilience to the anticipated effects of climate change, particularly as the proposed flats' location in the roof will mean they get particularly warm. - Concerns over unneighbourliness towards 136-144 Broadway <p>Proposed: DM</p> <p>Seconded: EH</p>
m)	P19/S2259/HH	<p>19 Barnes Road</p> <p>Front and rear single and two storey extensions.</p> <p>RESOLVED to submit comment that:</p> <p>Didcot Town Council has no objections to this application.</p>

		Proposed: DM Seconded: EH
n)	P19/S2263/FUL	32 Cockcroft Road Erection of a new dwelling RESOLVED to submit comment that: Didcot Town Council objects to this application for the following reasons: <ul style="list-style-type: none">- Unneighbourly in that the removal of the garage would involve the demolition of half a building and potentially block the neighbour's access to their garage.- It is questionable whether number 32 would retain adequate amenity space. Proposed: EH Seconded: DM

42. To note certificates of lawful development as listed

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

43. To note planning applications approved as listed

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

44. To note planning applications refused as listed

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

45. To note planning applications referred as listed

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

46. Public Footpath Diversion Consultation

Councillors considered a report inviting them to comment on a public footpath diversion. It was proposed by Councillor Mr P Giesberg, seconded by Councillor Dr A Sandiford and **RESOLVED** not to make a comment.

47. Disabled Parking Space on Kynaston Road

Councillors considered a report inviting them to comment on a proposed new disabled car parking space on Kynaston Road. It was proposed by Councillor Mrs D Macdonald, seconded by Councillor Mrs E Hards and **RESOLVED** to submit comment that the Town Council supported the application for a new disabled parking space on Kynaston Road.

The meeting ended at 9:25pm

Signed: _____ (Chairman) Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P19/S2353/HH	39 Wantage Road
Amendment		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.
Application	P19/S2359/HH	12 Cherwell Close
Amendment		Single storey side extension.
Application	P19/S2369/FUL	15 Park Close
Amendment		Demolition of the existing garage and outbuilding. Construction of a new two bedroom detached dwelling.
Application	P19/S2414/HH	29 Haydon Road
Amendment		Single-storey extension on the South-West corner of the property for use as a utility room; internal wall alteration.
Application	P19/S2457/FUL	HSBC - 186 Broadway
Amendment		Installation of CCTV Camera
Application	P19/S2474/HH	5 Cromwell Drive
Amendment		Loft conversion including installation of a full width flat roof dormer to the rear elevation, installation of two rooflights to the front elevation, to form new habitable space (within permitted development criteria). Loft conversion to form new habitable space; full width flat dormer with Juliet doors and window to the rear elevation; two rooflights to the front elevation; internal alterations.

Application	P19/S2565/FUL	Land to the rear of 26 Haydon Road
Amendment		Erection of new single storey dwelling to the rear of existing dwelling, accessed via Garth Road.

Vale of White Horse District Council

Application	P19/V0403/FUL	Land at Alma Barn, Didcot Road, Harwell
Amendment	<p>1</p> <p>Previous response:</p> <p>Didcot Town Council shares the concerns of Oxfordshire Clinical Commissioning Group as to how the medical needs arising from this facility will be serviced.</p>	Construction of an 85-bed care home (Use Class C2) with associated car parking, access and landscaping (as per amended plans submitted 23 July 2019).

Oxfordshire County Council

Application	MW.0071/19	Sutton Courtenay Quarry, Appleford
Amendment		Section 73 application to continue the development permitted by MW.0122/18 (for continued operation of an asphalt plant for a temporary period) without complying with condition 9, to retain the temporary asphalt plant in place until 31st December 2021

6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P19/S2480/LDP	18 Plym Drive

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections	P19/S1792/FUL	Site of Former Great Western PH, Station Road
No objections	P19/S1843/HH	106 Oxford Crescent
DTC wishes to ask if there is sufficient parking for a 4-bed house	P19/S1957/HH	29 Blenheim Close
No objections	P19/S1955/FUL	Mersey Way
No objections	P19/S1964/FUL	Tesco Warehouse, Exel Logistics Ltd, Southmead Industrial Park
No objections	P19/S2093/HH	40 Portway
No objections	P19/S2135/HH	41 Haydon Road
No objections	P19/S1603/HH	153 Kynaston Road
DTC does have concerns over the change to the street scene due to the bulk of the dormer	P19/S1583/HH	47 Champion Hall Drive
No objections	P19/S1538/HH	22 Portway
No objections	P19/S1977/HH	155 Green Close
Fully supports	P19/S2056/FUL	Ladybird Pre-School Limited, Manor School Grounds, Lydalls Close
DTC supports the holding objections of County Highways	P19/S1798/FUL	27 Queensway
No objections	P19/S2073/HH	141 Lydalls Road

8. APPLICATIONS WITHDRAWN

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
N/A	P19/S1787/N1A	136-144 (even) The Broadway, 3 & 5 Station Road, & 1 and 2 Market Place

9. APPLICATIONS REFERRED

South Oxfordshire District Council

Didcot Town Council's recommendation	Planning Application Number	Address	South Oxfordshire District Council Officer's recommendation
DTC encourages suitable walking and cycling routes along the road	P19/S1967/FUL	Land at former Didcot A Power Station, Purchas Road	N/A
DTC encourages suitable walking and cycling routes along the road	P19/V1472/FUL	Land at former Didcot A Power Station, Purchas Road	N/A

Didcot Town Council

Planning and Development Committee

28th August 2019

Report author: Lucy Blake



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 4th 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.

Update:

1. Hammersons has been contacted regarding arranging a meeting to discuss parking issues for employees of the Orchard Centre.
2. The owner of Julian's Car Park has been written to regarding asking them to consider reopening the exit to allow egress onto Lydalls Road.

3. A speed Survey for Park Road and Haydon Road will be arranged for after the Summer Holidays, to give more accurate results.

Recommendations from the Traffic Advisory Group

7. The following recommendations have been received from the Traffic Advisory Group.

It is recommended that Didcot Town Council's Planning Committee

- a) Make a recommendation to the Finance and General Purposes Committee that they consider a request for £3000 for a consultation fee to acquire a 'legal order' for new restrictions within Didcot. This will include new single and double yellow lines and will lead to an informal public consultation.
- b) Investigate why parking was not considered when Planning permission was granted for the Bed and Breakfast on Lydalls Road, due to many complaints regarding parking from residents at the TAG meeting.
Note - SODC were contacted 20th August 2019 regarding the application number (which could not be found on their system). They informed DTC that there is an enforcement case open, due to the fact that NO planning application had been submitted for change of use of the property. This is ongoing.
- c) Consider allowing Didcot Town Council to survey local car parks for usage rates.
- d) Consider whether Didcot Town Council to write to the Thames Valley Police to ask what specific roles and duties the PCSO's have in Didcot.
- e) Consider whether Didcot Town Council should write to the Emergency Services asking for their advice on any problematic roads within Didcot, due to many residents claiming Emergency vehicles having problems with access on certain roads in Didcot.
- f) Consider whether Didcot Town Council should write to the Royal Mail Sorting Office on the Broadway, to ask if they could ensure their employees do not use the parking bays outside of their Office.

Financial Implications

4. 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

5. None at present.

Risk Implications

6. None at present.