

Notice of a meeting of the

Planning and Development Committee
Wednesday 20th February 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 30th January 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 planning applications approved as listed
7. To consider a response to Oxfordshire County Council's consultation on relocating and adjusting the weight restriction on B4493 Wantage Road.



Chris Wayman
Town Clerk
14th February 2019

Voting committee members:

Councillors:

Mr A Dearlove (Chairman)
Mr R Milton-Eldridge
Mr J Hart
Mrs D Macdonald

Mr N Hards
Ms P Siggers
Mr B Shaw (Vice-Chairman)

Substitute committee members

Councillors:

Mr S Clarke
Mr T Bedford
Mr A Thompson

Mr S Connel
Mr B Cooper
Mr D Healy

Didcot Town Council

Planning and Development Committee

Wednesday 30th January 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: Mr A Dearlove (Chairman)
Mr S Connel (Substituting)
Mrs D Macdonald
Mr N Hards
Ms P Siggers
Mr A Thompson (Substituting)

Officers: Christopher Wayman (Town Clerk)

Two members of the public present.

402. Public Participation

Mr. Fitzgerald spoke against application [P18/S3972/FUL - DID](#) for a number of reasons including drainage, overlooking other property and the poor designs of the gardens

Mrs. Underwood spoke against application [P19/S0093/FUL](#) for a number of reasons which included loss of privacy, noise and disturbance, car parking and access and design, appearance and layout.

403. Apologies

Councillors Mr J Hart and Mr B Shaw tendered their apologies.

404. Declarations of interest

Cllr. Dearlove declared a pecuniary interest in application [P18/S3846/FUL - DID](#)

Cllr. Hards declared an interest in applications [P18/S4084/RM and P18/S4268/HH](#)

405. Minutes of the meeting held on 9th January 2019

Proposed by Cllr Dearlove, seconded by Cllr. Hards and **RESOLVED** to agree the minutes of 9th January 2019 as a true record of the meeting and that the Chairman should sign them as such.

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

None

407. Planning applications

Proposed by Cllr. Dearlove seconded by Cllr. Hards and **RESOLVED** to take [application P19/S0093/FUL](#) as the next item of business.

South Oxfordshire District Council		
s)	P19/S0093/FUL	5 Fairacres Road
		<p>Proposed 2 bedroom detached dwelling.</p> <p>Members discussed a number of issues with this application</p> <p>RESOLVED: to submit comment that the committee Objects to the application on the grounds of unneighbourly and concerns for highways safety due to reversing vehicles</p> <p>Proposed: Cllr Hards</p> <p>Seconded: Cllr. Macdonald</p>
a)	P18/S4087/FUL	Unit 5 Hawksworth
		<p>Change of use from B1 to Sui Generis - for dog day care facility. Erection of 1.8m high security fence to East elevation</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr Hards</p> <p>Seconded: Cllr. Macdonald</p>

b)	P17/S1347/RM	Area T Great Western Park
		Application for Approval of Reserved Matters: Neighbourhood Park Area T (as per amended plans received 22 November 2017 and 30 January 2018). Members noted that this application had already been decided.
c)	P18/S3846/FUL	174 Abingdon Road
		Proposed double garage to the front of new dwelling. (Currently under construction) Cllr. Dearlove left the room for this application Proposed by Cllr Connel, seconded by Cllr. Thompson and RESOLVED that Cllr. Hards be elected Chairman for this item RESOLVED: to submit comment that the committee had no objections to the application Proposed: Cllr. Hards Seconded: Cllr. Connel

d)	P18/S4084/RM	Willowbrook Park Phase 2 North East Didcot
		<p>Reserved Matters Application in respect to 201 dwellings including affordable housing, car parking, open space, landscaping and associated work.</p> <p>Cllr. Hards left the room for this application</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but wish that the following comments to be taken into account:</p> <p>That the pitch of the roofs of the development are reduced where possible, specifically those that front existing roads and dwellings. Also that the impact of drainage is investigated so that there are no negative impacts on existing houses.</p> <p>Proposed: Cllr Dearlove</p> <p>Seconded: Cllr. Connel</p>
e)	P18/S4093/HH	56 Middle Furlong
		<p>Replacement of rear conservatory with single storey extension providing additional living space with link to garage.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Hards</p> <p>Seconded: Cllr. Dearlove</p>
f)	P18/S4130/HH	31 Wheatfields
		<p>Convert existing single garage, erect new attached single garage, erect rear conservatory extension and insert new gate.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Macdonald</p>

g)	P18/S4139/FUL	<p>202 Broadway</p> <p>Shop front window frames, doors and roller shutters to be decorated in Traffic Grey B RAL 7043, 1 no. new Refrigeration pack and 1 no. new Condenser to be situated in plant area on new level concrete base, existing AC units relocated, install new 2.3m high palisade fence with access gates to form new plant enclosure, install new fire door to replace existing decorate in Traffic Grey B RAL 7043, high level window to be boarded over due to location of new lift internally, install new Key-klamp handrail protection to replace existing, apply new solar film to all high level windows.</p> <p>Cllr. Thompson declared a personnel interest at this point as a member of the Co-op</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Macdonald</p>
h)	P18/S4123/FUL	<p>Land to south of Hadden Hill</p> <p>Variation of condition 7 - landscaping on application P14/S4066/FUL Construction of 74 no. dwellings, together with associated landscaping, car parking, access arrangements and associated infrastructure</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Hards</p> <p>Seconded: Cllr. Dearlove</p>

i)	P18/S4237/FUL	Parcel SN02EF (Phase 26), Great Western Park
		<p>Erection of substation.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but wish that the following comments to be taken into account that the forestry officer and Oxfordshire County Councils Highways comments should be resolved.</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Connel</p>
j)	P18/S4268/HH	The Jam Jar, 188 Abingdon Road
		<p>Loft conversion including flat roof dormer and velux rooflights, demolition of existing conservatory and replacement with a single storey side extension</p> <p>Cllr. Hards left the room for this application</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but wish that the following comments to be taken into account that this is a dangerous section of road and that contractors vehicles should take this into account during construction</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Thompson</p>

l)	P18/S3972/FUL - DID	Parcel SN03A (Phase 27) Great Western Park Didcot
		<p>Material amendments as per covering letter and plot schedule in relation to Parcel SN03A (Phase 27) (P15/S3338/RM) - various alterations. A mixed-use urban extension of 3300 new dwellings together associated local shops and services, leisure, open space and community facilities and transport, drainage and utility infrastructure.</p> <p>Members noted the problems expressed during public participation but due to the fact that this was an amendment these were not grounds for objecting in this case</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Hards</p>
m)	P19/S0073/FUL	Former Truck & Bus Centre Hawksworth Southmead Industrial Estate
		<p>Change of use from truck & bus service centre(B2) to the storage, distribution, hire of plant & equipment with ancillary servicing & office(sui generis)</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but wish that the following comments to be taken into account that the National Grid comments are taken into account.</p> <p>Proposed: Cllr. Hards</p> <p>Seconded: Cllr. Dearlove</p>
n)	P18/S3992/HH	Smiths Farm Foxhall Road
		<p>Replacement chimney (retrospective).</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Thompson</p>

o)	P19/S0021/O	Land South of Appleford Road
		<p>Outline planning application for up to 150 residential dwellings, a Nature Park, allotments, attenuation features, flood compensation areas, landscaping and a foul pumping station on land south of Appleford Road, Didcot (all matters reserved).</p> <p>RESOLVED: due to the fact there are concerns about archeology and drainage to ask for the response period to be extended so these reports could be considered</p> <p>Proposed: Cllr. Thompson</p> <p>Seconded: Cllr. Connel</p>
p)	P19/S0086/FUL	168 Broadway
		<p>Single storey rear extension to increase floor area for sales and storage.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Connel</p> <p>Seconded: Cllr. Hards</p>
q)	P18/S3622/HH	91 Norreys Road
		<p>Remove existing workshop and storage shed and replace with new building at the bottom of the garden that will incorporate both a storage shed and workshop under one roof</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Connel</p>

r)	P18/S4318/A	Former Asda Distribution Centre
		<p>Three new non-illuminated high level external signage</p> <p>RESOLVED: to submit comment that the committee had no objections to the application but wish that the following comments to be taken into account that the applicant should talk to the Great Western Society to ensure that there is no impact on filming.</p> <p>Proposed: Cllr. Hards</p> <p>Seconded: Cllr. Thompson</p>
t)	P19/S0087/FUL	130B Broadway Didcot
		<p>Change of use from Class A1 (retail) to Class D2 (gymnasium) with minor external alterations</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Thompson</p> <p>Seconded: Cllr. Dearlove</p>
u)	P19/S0123/FUL	87 Sinodun Road
		<p>Proposed demolition of existing garage and erection of a 1.5 storey detached building comprising 2 x 1 bedroom flats.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: Cllr. Dearlove</p> <p>Seconded: Cllr. Macdonald</p>

408. To note planning applications approved as listed

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

409. To note planning applications refused as listed

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

410. To note planning applications withdrawn as listed

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

411. To note updates from the Traffic Advisory Group and to consider a number of recommendations to the committee

It was proposed by Cllr. Dearlove, seconded by Cllr. Macdonald and **RESOLVED** to adopt the following recommendations:

- a) Write a to Enterprise to explain that the Town Council has had correspondence about the vehicles parking along the footpath and ask that they make their customers aware of the issues they cause when leaving the vehicles in an inconsiderate location.
- b) Write to all local schools to explain about the reported issues with school parking and asking them to add the issue in their newsletters to encourage parents and carers to be more considerate when doing the school run; and to reply to all correspondence to say that their concerns and complaints will be passed on to the Police and the Oxfordshire County Council Highways Department.
- c) Seek the help of residents to show evidence of lorry parking within Didcot, via the Town Council website, email and/or Social media page and to then pass this information on to The South and Vale District Council.
- d) That the budget for speed surveys be used on Park Road, Abingdon Road and Avon Way.

Proposed by Cllr. Dearlove, seconded by Cllr. Macdonald and **RESOLVED** to reject the following recommendation:

“The Planning Committee to agree where bollards on Lower Broadway should be sited and to consider how the bollards would be funded e.g. via the County Council or the County Council’s ward member.”

As information – the original complaint sent to the Traffic Advisory Group mentioned particular problems on the pavement opposite Travis Perkins. The picture overleaf indicates that there is indeed significant damage to the kerb on that stretch of Lower Broadway.

The quote for the cost of putting in these bollards is £2566.62

Proposed by Cllr. Dearlove, seconded by Cllr. Hards and **RESOLVED** to defer discussing the following recommendation for 4 months:

“The road safety budget was discussed, but with no firm plans and costings it was difficult to agree how much a budget should be for... It was **RESOLVED** to refer the establishing of a road safety budget back to the Planning Committee”

Indicative examples of the types of work that could be undertaken at various price points are:

- £300 would be able to meet the likely demand on the Council for speed surveys.
- £5000 small scale street furniture, such as two sets of bollards could be funded
- £25,000 to fund a basic zebra crossing

412. To consider a response to Oxfordshire County Council’s consultation on cycling improvements on Station Road/Foxhall Road

It was proposed by Cllr. Hards, seconded by Councillor Siggers and **RESOLVED** that the Committee responds that it is satisfied with the proposals

413. To consider a response to the consultation on a premises license for Best One, 1 Goldfinch Road

It was proposed by Cllr. Dearlove, seconded by Cllr. Siggers and **RESOLVED** that committee supports the application

The meeting ended at 9:16 pm

Signed: _____(Chairman) Date:_____

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5. PLANNING APPLICATIONS.

South Oxfordshire District Council		
Application	P19/S0065/HH	122 Roebuck Court
Amendment		Wheelchair access ramp with additional pedestrian steps.
Application	P19/S0168/HH	161 Queensway
Amendment		To remove attached garage and 2 x single-storey extensions (to rear and side). Erect new part single-storey, part two-storey extension (to rear and side).
Application	P19/S0185/HH	59 Church Street
Amendment		Replacement roof with rooflights and insertion of new window
Application	P19/S0194/A	156 Broadway
Amendment		Display of double sided digital advertising panel on bus shelter.
Application	P19/S0195/A	Street Record, Britwell Road
Amendment		Conversion of existing double sided paper advertising panel to double sided digital advertising panel on bus shelter. Illuminated.
Application	P19/S0226/FUL	25 Sinodun Road
Amendment		Construction of a new 2 bedroom house at the side of 25 Sinodun Road. Demolition of existing garage and conservatory, formation of new highway cross-over and parking spaces, along with new fences.
Application	P19/S0229/HH	45 The Oval
Amendment		Single storey garden room/home office.
Application	P19/S0291/HH	26 Icknield Close
Amendment		Add a single storey rear extension.
Application	P19/S0304/FUL	12 Norreys Close
Amendment		Proposed erection of a detached dwelling

Application	P19/S0323/HH	38 Longford Way
Amendment		Provide 2nd storey extension over garage for 3rd bedroom with ensuite, to the rear replace existing conservatory with a single storey extension to existing kitchen dining area as open planned area with additional utility room and wc/shower room.
Application	P19/S0329/HH	12 Green Close
Amendment		The installation of 2 dormer windows to an existing loft conversion to create a third bedroom
Application	P19/S0396/FUL	34 Queensway Road
Amendment		Proposed single storey detached dwelling.

6. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections	P18/S2722/LB	Smiths Farm, Foxhall Road
No strong views, with the comment that some of the plants proposed are vigorous growers. DTC asks that details of the maintenance arrangements from the date of planting are confirmed	P17/S3136/RM	Area V, Southern Neighbourhood, Great Western Park
No objections	P18/S4130/HH	31 Wheatfields
No objections	P18/S4139/FUL	202 Broadway
Objects on grounds of: <ul style="list-style-type: none"> - Inadequate foul drainage provision - Lack of information on SUDS in light of local flooding events - The track is substandard for multiple dwellings of this size 	P18/S3624/FUL	186 Abingdon Road

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Planning and Development Committee

11th February 2019

Report author: Tom Hudson

Consultation on relocating and updating the Width Restriction on B4493 Wantage Road

Introduction

1. This report asks the Committee to consider its response to a consultation on relocating and updating the width restriction on B4493 Wantage Road.

Recommendation

2. That the Committee considers the report, and decides whether to make a response to the consultation and, if so, formulates a response to the consultation for submission by the closing date.

Background

3. Oxfordshire County Council is proposing to make changes to relocate the width restriction on B4493 Wantage Road and to update (metricate) the restriction.
4. The County Council is consulting with Didcot Town Council on the proposals and seeks any objections or other representations on them.
5. Responses must be made by 1st March 2019.
6. The County Council proposal is to remove the entry point of the width limit on the B4493 Wantage Road in Didcot westwards from Slade Road towards Harwell, and to relocate it 15 metres west of the new roundabout for the Harwell link road

east of the A34. They also propose to update (metricate) the restriction from the existing 6' 6" to 2 metres width.

7. Maps of the proposed changes are attached as appendices.
8. This proposal is being put forward in order to ensure that wide vehicles travelling westwards from Didcot will be directed to go south on the new link road to avoid Harwell.

Financial Implications

9. The decision will have no financial implications for this Council.

Legal Implications

10. The decision will have no legal implications for this Council.

Risk Implications

11. The decision will have no risk implications for this Council.