

## Notice of a meeting of the

**Planning and Development Committee**  
Wednesday 30<sup>th</sup> 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**

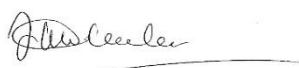
The council welcomes the public's involvement in meetings, which must be in accordance with our rules (Standing Orders 18 - 20 on a matter before the Committee).

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 9<sup>th</sup> October 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 updates from the Traffic Advisory Group and to consider recommendations to the Committee



Janet Wheeler  
**Town Clerk**  
24<sup>th</sup> October 2019

## **Voting committee members:**

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

## **Substitute committee members**

Councillors:  
P Siggers  
D Rouane  
A Sandiford

## Didcot Town Council

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### Planning and Development Committee

Wednesday 9<sup>th</sup> October 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 Thompson  
J Durman

Officers: Mrs J Wheeler (Town Clerk)  
Miss C Lordan (Environment and Events Officer)

Cllr A Hudson was also present at this meeting.

#### Public Participation

None

#### Public Participation

None

#### **37. Apologies**

None

#### **38. Declarations of interest**

None

#### **39. Minutes of the meeting held on 18<sup>th</sup> September 2019**

It was **RESOLVED** to agree the minutes of 18<sup>th</sup> September 2019 as a true record of the meeting and that the Chairman should sign them as such. Cllr P Giesberg noted that Cllr J Durman needs to be confirmed at Full Council.

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

None

#### 41. Planning applications

South Oxfordshire District Council		
a)	<a href="#">P19/S2353/HH</a>	<b>39 Wantage Road</b>
	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.)  <b>RESOLVED:</b> No objections  Proposed: DM  Seconded: JD
b)	<a href="#">P19/S2463/HH</a>	<b>138 Park Road</b>
	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)  <b>RESOLVED:</b> No objections  Proposed: AT  Seconded: PG
c)	<a href="#">P19/S2762/FUL</a>	<b>32-34 Wantage Road</b>
		Proposals involving alterations and extension to form four ancillary staff accommodation units and associated works.  <b>RESOLVED:</b> Objection – Inadequate parking and concerns regarding adequacy of living conditions

		Proposed: EH Seconded: DM
d)	<a href="#">P19/S2821/HH</a>	<b>36 Brasenose Road</b>
		Single storey side & rear extensions  <b>RESOLVED:</b> No objections  Proposed: DM  Seconded: EH
e)	<a href="#">P19/S2824/HH</a>	<b>18 Plym Drive</b>
		Demolition of conservatory and replacement with single storey rear extension  <b>RESOLVED:</b> No objections  Proposed: DM  Seconded: EH
f)	<a href="#">P19/S2826/HH</a>	<b>‘The Chasm’, 19 Prestwick Burn</b>
		Garage side and back extensions. Porch/ canopy between the house and the garage.  <b>RESOLVED:</b> No objections  Proposed: DM  Seconded: AT
g)	<a href="#">P19/S2912/A</a>	<b>130b Broadway</b>
		One main fascia sign, one fascia sign above door and windows, one projecting sign.  <b>RESOLVED:</b> No objections  Proposed: DM  Seconded: AT
h)	<a href="#">P19/S2918/A</a>	<b>39 Orchard Street</b>

		<p>Proposed fascia sign</p> <p><b>RESOLVED:</b> No objections</p> <p>Proposed: EH</p> <p>Seconded: DM</p>
i)	<a href="#">P19/S2939/HH</a>	<p><b>62 &amp; 64 Queensway</b></p> <p>Two storey front extension replacing existing single storey porch</p> <p><b>RESOLVED:</b> No objections</p> <p>Proposed: AT</p> <p>Seconded: DM</p>
k)	<a href="#">P19/S2825/FUL</a>	<p><b>19 Wantage Road</b></p> <p>Construction of detached 3 bedroom house</p> <p><b>RESOLVED:</b> No objections</p> <p>Proposed: DM</p> <p>Seconded: AM</p>
l)	<a href="#">P19/S3003/FUL</a>	<p><b>Unit A Lower Broadway</b></p> <p>Variation of conditions 11,12,13,17 &amp; 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</p> <p>Demolition of buildings and erection of a 70 bed care home (within class C2), parking, access, landscaping and other associated works.</p> <p><b>RESOLVED:</b> No objections</p> <p>Proposed: DM</p> <p>Seconded: AT</p>

<b>Vale of White Horse District Council</b>		
m)	<a href="#">P19/V/2208/FUL</a>	<b>Neighbourhood Park, Greenwood Way, Great Western Park</b>
		Tennis Courts and Multi-Use Games Area (MUGA) at North Neighbourhood Park - revised details.  <b>RESOLVED:</b> No objections

**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 withdrawn as listed**

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

**46. To note planning applications referred as listed**

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

The meeting ended at 8:20 pm

Signed: \_\_\_\_\_(Chairman)      Date:\_\_\_\_\_

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## 5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	<a href="#">P19/S3090/HH</a>	<b>22 Wessex Road, Didcot, OX11 8BT</b>
Amendment		Proposed two storey rear extension, single storey rear extension with minor interior alterations and full width porch extension
Application	<a href="#">P19/S2263/FUL</a>	<b>32 Cockcroft Road, Didcot, OX11 8LH</b>
Amendment	<b>2</b>  <b>Previous response:</b>  Objection on grounds of previously stated Highways reasons and unneighbourly lack of amenity space	Erection of 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 and amended by plan 1007 C showing access and visibility and amplified by plan 2012 B showing amenity space).
Application	<a href="#">P19/S3060/HH</a>	<b>24 Wessex Road, Didcot, OX11 8BT</b>
Amendment		Proposed two storey rear extension, single storey rear extension with minor interior alterations and full width porch extension.
Application	<a href="#">P19/S3017/HH</a>	<b>11 Yealm Close, Didcot, OX11 7XD</b>
Amendment		Formation of habitable room in roof space with rear dormer and raised ridge line.
Application	<a href="#">P19/S3075/HH</a>	<b>3 Hamble Road, Didcot, OX11 7QT</b>
Amendment		Proposed first floor side extension, New rooflight to existing roof.
Application	<a href="#">P19/S3023/FUL</a>	<b>136-144 (even) The Broadway, Didcot, OX11 8RJ</b>
Amendment		Roof extension to form 1 x 1- bed flat and 4 x studio flats and associated cycle and bin storage
Application	<a href="#">P19/S3073/HH</a>	<b>9 Windsor Close, Didcot, OX11 8TT</b>
Amendment		Single storey rear extension
Application	<a href="#">P19/S3028/FUL</a>	<b>HSBC 186 Broadway, Didcot, OX11 8RP</b>

Agenda item 5  
Planning applications

Amendment		Proposed 5 flats above and upon land adjacent to HSBC Bank.
Application	<a href="#">P19/S3003/FUL</a>	<b>Unit A Lower Broadway Broadway Didcot OX11 8ET</b>
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
Application	<a href="#">P19/S3042/HH</a>	<b>19 Edinburgh Drive Didcot OX11 7HS</b>
Amendment		Single storey wrap around extension
Application	<a href="#">P19/S3168/HH</a>	<b>1 Richmere Road Didcot OX11 8HT</b>
Amendment		Two storey side and rear extensions, single storey rear extension and porch
Application	<a href="#">P19/S3217/HH</a>	<b>33 Park Road Didcot OX11 8QL</b>
Amendment		To extend loft to rear over single storey extension at rear. To increase the length and height of the existing garage
Application	<a href="#">P19/S3035/N1A</a>	<b>136-144 (even) The Broadway, 3 &amp; 5 Station Road &amp; 1 and 2 Market Place Didcot Oxon OX11 8RJ</b>
Amendment		Conversion and change of use from lettable offices (B1a) to 6 x 1 bed and 3 x 2 bed and 2 studios (C3)

## 6. APPLICATIONS FOR CERTIFICATES OF LAWFUL DEVELOPMENT

Planning Application Number	Address
P19/S3185/PDH	75 Meadow Way
P19/S3030/PDH	63 Lydalls Road

## 7. APPLICATIONS APPROVED

### South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
Objection due to loss of amenity space to nos 26a & 26b - 28/08/19  Objection withdrawn 20/09/19	P19/S2565/FUL	Land to the rear of 26 Haydon Road
No Objection	P19/S2500/HH	128 Oxford Crescent
No Objection	P19/S2674/HH	86 Norreys Road
No Objection – Ensure visibility of track to Ladygrove Farm	P19/S2625/A	Land at Willington Down North East of Didcot
No Objection – Concerns about parking for 4 bed	P19/S2682/HH	20 East Street Didcot
No Objection but wish to comment – Didcot Town Council is keen to see the concerns of OCC Transport and South and Vale Drainage addressed	P19/S1177/RM	L&G Homes Phase 1 Infrastructure land at Willington Down North East of Didcot

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Address</b>
<p>Objection due to: 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. 2) The application does not appear to meet the 40% minimum affordable housing criterion 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>Objection withdrawn 05/09/2019</p>	P19/S1296/RM	L&G Homes Phase 1 Residential Land at Willington Down North East of Didcot
No Objections	P19/S2659/HH	6 Park Close
No Objections	P19/S2716/HH	21 Merritt Road
No Objections – Didcot Town Council encourages suitable walking and cycling routes along the road	P19/V1472/FUL	Land at former Didcot A Power Station Purchas Road Didcot
No Objections – Didcot Town Council encourages suitable walking and cycling routes along the road	P19/S1967/FUL	Land at former Didcot A Power Station Purchas Road Didcot
No Objections	P19/S2353/HH	39 Wantage Road
No Objections	P19/S1088/FUL	25 Sinodun Road
No Objections	P19/S2268/A	36 Orchard Centre Didcot Oxfordshire OX11 7LL
No Objections	P19/S2734/HH	Marchwinds 80 Loyd Road
No Objections	P19/S2824/HH	18 Plym Drive
No Objections	P19/S2821/HH	36 Brasenose Road

## **8. APPLICATIONS WITHDRAWN**

### **South Oxfordshire**

Agenda item 7 & 8  
Applications Approved (continued)  
Applications Withdrawn

<b>Didcot Town Council's recommendation</b>	<b>Planning Application Number</b>	<b>Address</b>
No objections	P19/S2463/HH	138 Park Road

## Didcot Town Council

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### **Traffic Advisory Group**

Thursday 10<sup>th</sup> October 2019, 2pm

Main Hall, Civic Hall, Didcot



## **Minutes**

Note: These minutes are subject to approval as a true and correct record by the next meeting.

### **PRESENT:**

Councillor Celia Wilson<sup>1</sup> (Chairman)

Councillor Mocky Khan<sup>2</sup>

Councillor Simon Hewerdine<sup>3</sup>

Councillor Eleanor Hards<sup>4</sup>

Councillor Dr Amanda Sandiford

Mr C Hulme (Thames Valley Police Traffic Management Officer)

Mrs L Blake (Information Centre Manager)

Ms C Lordan (Environment and Events Officer)

8 members of the public attended, this included 2 students from Didcot Girls' School.

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<sup>1</sup> Also a South Oxfordshire District Council member

<sup>2</sup> Also a South Oxfordshire District Council member

<sup>3</sup> Also a South Oxfordshire District Council member

<sup>4</sup> Also a South Oxfordshire District Council member

## 1. To receive apologies

Councillors Y Constance, M Walsh, P Siggers, Sergeant Robert Maris and Mr L Turner (Oxfordshire County Council Traffic Officer), tendered their apologies.

## 2. Accuracy check of the Minutes

It was **AGREED** that the minutes of the meeting on the 4<sup>th</sup> July 2019 be recorded as a true record, subject to the following amendments:

- Page 6: **AGREED** to amend Rob Armitage's location to All Saints Ward, instead of Orchard Ward (this was discussed after the meeting – resident approached the Information Centre Manager).
- Page 7, item 9: **AGREED** to amend the action to read:

*"It was **AGREED** to recommend to the Planning Committee that they **ask** Didcot Town Council to write to the Royal Mail Sorting Office.."*

## 3. Updates from previous Meeting

- **Didcot Garden Town**  
There is a meeting due on the evening of the 10<sup>th</sup> of October 2019 regarding the local plan, which will impact the Garden Town.

It was **AGREED** that an update will be given at the next Traffic Advisory Group meeting.

- **Parking Enforcement**  
Cllr M Khan updated on his meeting with Marybeth Harasz (Didcot Garden Town Project Manager) who is looking at parking strategies in and around Didcot and how they can be implemented. A report will then go to South Oxfordshire District Council towards the end of the year.

A Cabinet meeting is due for early December in which consultants are appointed to look at parking in different areas of Didcot and to look at what can be done about problematic areas in the town. Their decision will then be given to Didcot Town Council.

- **Update from Oxfordshire County Council Traffic Officer**

The Thames Valley Police Traffic Management Officer read an update from the Oxfordshire County Council Traffic Officer regarding previous issues:

1. Officers are working on a proposal to introduce further waiting restrictions on Cow Lane, an extension of the waiting restrictions on Evenlode Drive and new waiting restrictions at the start of Tyne Avenue.
2. White junction protection lines will be added to the Manor Road and Foxhall Road junction.
3. Road markings will be refreshed on the public highways section of White Leys Close and refurbished around Haydon Road junction and Station Road.
4. Road markings have been refurbished on Broadway, zebra crossings outside the Co-op petrol station and nearby on Foxhall Road junctions have been brought forward and have been refreshed. Yellow lines on Edinburgh Drive will soon be refreshed.
5. Any other business (from previous meeting) – parking signs on the Lower Broadway are now completed.

Cllr E Hards requested that item 1 be given as much publicity as possible from Didcot Town Council.

- School Governor Meeting

Cllr Dr A Sandiford gave an update after meeting with the Head of Chair of Governors and the Manor School Headteacher to discuss problems with parking along Lydalls Close and nearby cul-de-sacs.

Cllr Dr A Sandiford informed the group that prefects (senior students) will be patrolling the area outside of the School in high visibility jackets, at school drop off and pick up times and will be encouraging parents to not park outside of the school. Cllr Dr A Sandiford also informed the group that the yellow zig zag lines outside of the School have been refreshed by Oxfordshire County Council and access protection markings have been offered to residents in the area with a drop kerb.

- HarBUG Survey

The Harwell Oxford Campus Bicycle Users Group (HarBUG) recently surveyed cycle paths in and around Didcot to find any problematic or disconnected areas.

Cllr M Khan explained that these surveys can be put forward to the Garden Town Board for discussion.

- Letters to Local Companies Regarding Parking

It was AGREED that a follow up letter would be sent to the following companies regarding the parking issues on or outside their premises (due to no responses):



Sainsburys, Enterprise, Julians Car Park, Hammersons and the Royal Mail Sorting Office.

- Bed and Breakfast on Lydalls Road update  
South Oxfordshire District Council Officer, Paul Bignell has confirmed that the Bed & Breakfast at 59 Lydalls Road is currently under an enforcement investigation, as no permission was granted for the premises to be converted.

Further updates will be given at the next meeting.

- Speed Surveys  
The Information Centre Manager informed the group that the Speed survey at Abingdon Road has been completed and the report is currently being written up by the Great Western Residents Association Chairman. The survey on Park Road had also been completed but the unit had been vandalised meaning the the unit only managed to record one days' worth of readings. This survey was restarted on 9<sup>th</sup> October 2019.  
The speed survey on Avon Way will be completed shortly.

An update will be given at the next meeting.

- Updates from residents  
Cllr Dr A Sandiford relayed statements from Adrian Barnard and Andy Isaac, informing the group that the new double yellow lines at the entrance to White Leys Close are very much welcomed; however, cars were parking on them within 2 hours. They also stated that many cars are still parking on the grass verges at Lydalls Road which reiterates the argument that enforcement is needed.
- Didcot Girls School  
2 pupils from Didcot Girls School (Marion and Helen) spoke to the group about their local campaign regarding road safety, focusing on areas in Didcot around the schools. The main objective of the campaign is to make the roads outside schools clearer and safer for students. 76% of people surveyed believe the roads to be unsafe and 92% agree that something needs to be done. Their research shows the majority of students under the age of 18, who travel to school by foot, have been affected by illegal and nuisance parking. Their research also shows that pavement parking contributes to social isolation due to vulnerable people feeling that they are unable to leave their properties due to vehicles parking across their paths. The students feel that cyclists around school routes need to be more visible and to make sure that they cycle with care.

Cllr Dr A Sandiford suggested that the school look into the Oxford School initiative and maybe invite members to the next Traffic Advisory Group meeting, or for Didcot

Girls' School to hold a meeting with them, as the group is very keen to come to Didcot and express their ideas for making the roads safer.

Cllr M Khan requested that the students forward their campaign details onto him so he can put the survey forward in the Didcot Garden Town meeting. It was also requested that the students forward their campaign onto the Information Centre Manager so that the Town Council can keep a record of it.

#### **4. Written update from Councillor Yvonne Constance - Cabinet Member for the Environment, including transport**

The written update produced by the Cabinet member for the Environment, including transport, Cllr Y Constance, stated that the County Council and all Council Districts are looking into the feasibility of introducing Civil Parking Enforcement (CPE) to Cherwell, South and Vale. This study is expected to be completed by the end of the year, at which point the working groups will make recommendations to their respective Councils as to any future plans.

Cllr C Wilson summarised the letter from Cllr Y Constance stating that CPE means that instead of parking issues being a criminal offence, which they are now, they will become a civil matter, enforceable by local Councils.

#### **5. Update from Sergeant Robert Marris re: PCSO roles and manoeuvring Emergency vehicles through busy roads**

Update from Sergeant Robert Maris:

- PCSO Roles

The Thames Valley Police Traffic Management Officer read aloud an update from Sergeant Maris regarding the duties of Police Community Support Officers in Didcot.

*“The role of the Police Community Support Officer, and policing overall, continues to focus resources based on Threat, Harm Opportunity and Risk.*

*We have previously sought to tackle parking problems and we see that any effect is short term and problem parking soon returns.*

*The South and Vale is one of just a handful of Districts where parking enforcement remains the responsibility of the police. We are working to ensure that the devolution of parking enforcement to civil traffic wardens is completed as soon as possible.”*

- Manoeuvring Emergency vehicles through busy roads

Thames Valley Police have had no problems manoeuvring along the roads and have not received any reports from other emergency services suggesting they have had any issues either.

## **6. Update on the car park surveys**

Cllr M Khan noted that South Oxfordshire District Council (SODC) and Oxfordshire County Council (OCC) have the first say on parking, highways and traffic. There have been issues raised in meetings regarding parking in Didcot, but these issues need to be proven therefore a survey will be taken.

PHD students at Oxford University will be running a survey then analysing the data to create a report that can then be filtered into any parking strategy or survey that SODC or OCC complete in the future.

## **7. Didcot Neighbourhood-interactive look at hotspots in Didcot**

Members of the public that were present were encouraged to take part in a small survey in which they identified the area in Didcot they live in and an area of Didcot they frequently use and state issues within them, in terms of parking and traffic they have previously faced.

The findings of this mini survey will be collated with further surveys that are due to be completed and the results will be presented at a later date.

## **8. Any other business**

\* Cllr E Hards requested that the Thames Valley Police website [tvphampshiretraffweb.co.uk](http://tvphampshiretraffweb.co.uk) be added to the minutes. This website allows users to access an interactive map which shows accident hotspots.

\* It was AGREED that a copy of these minutes be sent to one of the teachers at the Didcot Girls' School, Mr George.

The next meeting has been arranged for Monday 20<sup>th</sup> January 2020 at 2pm, in the Ladygrove Room, Civic Hall.

The meeting finished at 3.45pm.