

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)	<u>P19/S2502/O</u>	<p>Land East of Sandringham Road</p> <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	20 East Street
		<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	15 Park Close
		<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	138 Park Road
		<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	128 Oxford Crescent
		<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>

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

		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:_____