

## **Planning and Development Committee**

Wednesday 7<sup>th</sup> 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)

No members of the public present.

One non-Committee member of the Council present.

### Public Participation

None

### **19. Apologies**

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

### **20. 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.

### **21. Minutes of the meeting held on 17<sup>th</sup> July 2019**

Proposed by Councillor Mrs D Macdonald and seconded by Councillor Dr A Sandiford, **RESOLVED** to agree the minutes of 17<sup>th</sup> 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 26
- In the Recommendation to Council in minute 26
- 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 26.

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

None

## 23. Planning applications

South Oxfordshire District Council		
a)	<a href="#">P19/S1177/RM</a>	<b>L&amp;G Homes, Phase 1 Infrastructure, Land at Willington Down, North East of Didcot</b>
1	<b>Previous response:</b>  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.  <b>RESOLVED:</b> 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

b)	<a href="#">P19/S1296/RM</a>	<b>L&amp;G Homes, Phase 1 Infrastructure, Land at Willington Down, North East of Didcot</b>
	<p><b>1</b></p> <p><b>Previous response:</b></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>Approval of Reserved Matters for L&amp;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><b>RESOLVED</b> to submit comment that Didcot Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>- A position is yet to be agreed with Thames Water on water networks</li> <li>- According to Oxfordshire County Council a number of the roads would not be suitable for adoption</li> <li>- 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.</li> <li>- Does not provide 40% affordable housing</li> </ul> <p>Proposed: DM</p> <p>Seconded: AS</p>
c)	<a href="#">P19/S1958/HH</a>	<p><b>8 Cromwell Drive</b></p> <p>Single storey rear extension and rear dormer loft conversion</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: AS</p>

d)	<a href="#">P19/S1963/HH</a>	<b>2 Evenlode Drive</b>
		<p>Part front/side extension and full conversion of existing garage to create family room/study.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: EH</p>
e)	<a href="#">P19/S2154/HH</a>	<b>14 Loyd Road</b>
		<p>New garage to rear of property</p> <p><b>RESOLVED:</b> 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)	<a href="#">P19/S2190/FUL</a>	<b>The Orchard Shopping Centre</b>
		<p>Proposed level rise to paving</p> <p><b>RESOLVED:</b> to submit comment that the committee supports the application</p> <p>Proposed: DM</p> <p>Seconded: AS</p>

g)	<a href="#">P19/S2196/FUL</a>	<b>18 Bluebell Lane</b>
		<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 wall and soil.</p> <p><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: PG</p> <p>Seconded: EH</p>
h)	<a href="#">P19/S2199/HH</a>	<b>152 Lydalls Road</b>
		<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><b>RESOLVED:</b> to submit comment that the committee had no objections to the application</p> <p>Proposed: AS</p> <p>Seconded: PG</p>

i)	<a href="#">P19/S2209/FUL</a>	<p><b>Units 1 and 2 Market Place</b></p> <p>Roof extension to form 2 x 1-bed flats</p> <p><b>RESOLVED:</b> 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)	<a href="#">P19/S2212/FUL</a>	<p><b>81-83 Towergate House</b></p> <p>Conversion of the roof space and the erection 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><b>RESOLVED</b> to submit comment that the committee had no objections to the application.</p> <p>Proposed: DM</p> <p>Seconded: PG</p>
l)	<a href="#">P19/S2213/FUL</a>	<p><b>136-144 (even) The Broadway</b></p> <p>Roof extension to form 1 x 1-bed flat and 4 x studio flats and associated cycle and bin storage</p> <p><b>RESOLVED:</b> to submit comment that the committee objected to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>- Absence of car parking provision</li> <li>- In line with the view of the Waste Management Officer, the means of waste management are impractical and interfere with trade waste</li> <li>- Failure to comply with the emerging policy DES9 Promoting Sustainable Development, that new development should be designed to improve resilience</li> </ul>

		<p>to the anticipated effects of climate change, particularly as the proposed flats' location in the roof will mean they get particularly warm.</p> <ul style="list-style-type: none"> <li>- Concerns over unneighbourliness towards 136-144 Broadway</li> </ul> <p>Proposed: DM</p> <p>Seconded: EH</p>
m)	<a href="#">P19/S2259/HH</a>	<p><b>19 Barnes Road</b></p> <p>Front and rear single and two storey extensions.</p> <p><b>RESOLVED</b> to submit comment that:</p> <p>Didcot Town Council has no objections to this application.</p> <p>Proposed: DM</p> <p>Seconded: EH</p>
n)	<a href="#">P19/S2263/FUL</a>	<p><b>32 Cockcroft Road</b></p> <p>Erection of a new dwelling</p> <p><b>RESOLVED</b> to submit comment that:</p> <p>Didcot Town Council objects to this application for the following reasons:</p> <ul style="list-style-type: none"> <li>- 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.</li> <li>- It is questionable whether number 32 would retain adequate amenity space.</li> </ul> <p>Proposed: EH</p> <p>Seconded: DM</p>

## 24. To note certificates of lawful development as listed

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

**25. To note planning applications approved as listed**

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

**26. To note planning applications refused as listed**

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

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

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

**28. 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.

**29. 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:\_\_\_\_\_