

Notice of a meeting of the

Planning and Development Committee
Wednesday 19th September 2018 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 29th August 2018 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 certificates of lawful development as listed
7. To note planning applications approved as listed
8. To consider a response to Oxfordshire Waste and Minerals Strategy Consultation **(report attached)**
9. To agree to support an application for S106 funding **(report attached)**



Chris Wayman

Town Clerk

13th September 2018

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 29th August 2018 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 N Hards
Mrs D Macdonald
Mr R Milton-Eldridge
Ms P Siggers

Officers: Mr T Hudson (Deputy Town Clerk)

One member of the public present.

193. Apologies

None

194. Declarations of interest

None

195. Minutes of the meeting held on 8th August 2018

Proposed by Councillor Mr A Dearlove and seconded by Councillor Mrs D Macdonald, it was **RESOLVED** to agree the minutes of 8th August 2018 as a true record of the meeting and that the Chairman should sign them as such.

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

None

197. Planning applications

South Oxfordshire District Council		
a)	P18/S2261/FUL	<p>Former Asda Stores Distribution Centre Collett</p> <p>Proposal for minor alterations to an existing warehouse structure with associated landscaping and infrastructure works.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: NH</p>
b)	P18/S2356/RM	<p>Area P Southern Neighbourhood Great Western Park</p> <p>Reserved Matters application following Outline approval P02/W0848/O for A mixed-use urban extension of 3,300 new dwellings together with associated local shops & services, leisure, open space & community facilities & transport, drainage & utility infrastructure. As amended by: Letter from RPS Planning dated 5 December 2005, Supporting Statement November 2005, Environmental Statement and Appendices November 2005, Energy, Conservation and Resource Management Strategy Nov 2005, Transport Assessment November 2005, Design Statement Drainage Strategy dated May 2006, Site plan: 95107/2004/JD/0004/Rev H, Drawings (Junctions): 95017/2005/LDE/001/P3; 95017/2005/LDE/002A Rev P2. 95017/2006/LDE/003 Rev P1, 95017/2005/LDE/004 Rev P3 Drawings (Masterplan): A2933/OPA/01 Rev H; 02/Rev G; 03/Rev H, Supplementary Statement on environmental matters received 6 July 2006,</p>

		<p>Environmental Management Brief version 3, and Travel Plan dated October 2007. Consent sought for: Allotments and Public Orchard (Area P)</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: NH</p> <p>Seconded: PS</p>
c)	P18/S2487/A	<p>Unit R02 20 Station Road Orchard Centre</p> <p>3 fascia signs, 1 hanging sign and 1 projecting sign (other sign)</p> <p>RESOLVED: to submit comment that the Committee recommended the application be approved</p> <p>Proposed: DM</p> <p>Seconded: RME</p>
d)	P18/S2449/A	<p>111-113 Park Road</p> <p>3 new fascia signs to the new main entrance canopy to replace the existing signage to the South Elevation.</p> <p>RESOLVED: to submit comment that the Committee recommended the application be approved</p> <p>Proposed: DM</p> <p>Seconded: PS</p>
e)	P18/S2512/HH	<p>20 Abbott Road</p>

		<p>Proposed rear sunroom width 3.8m, projection 6m, height to eaves 2.4m, hgt to ridge 3.3m</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: DM</p>
f)	P18/S2518/N5C	<p>131 Broadway</p> <p>Change of use from A1 to A3 use</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: PS</p>
g)	P18/S2592/FUL	<p>Land to South of Hadden Hill</p> <p>Variation of conditions 2 - approved plans plot substitution to application ref P14/S4066/FUL. Construction of 74 dwellings, together with associated landscaping, car parking, access arrangements and associated infrastructure (As amended by drawings and information accompanying agent's letter dated 26 June 2015, by drawings accompanying agent's email of 30 July 2015, by drawings accompanying agent's emails of 9 and 30 September 2015 and clarified by drawings received 29 October 2015 and 6 November 2015)</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: DM</p> <p>Seconded: RME</p>

h)	P18/S2623/FUL	76 Broadway
		<p>Change of use from A1 to Sui Generis, nail art, manicure, pedicure and beauty salon.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: PS</p>

Oxfordshire County Council

i)	MW.0097/18	Hanson Aggregates, Appleford Road
		<p>Part change of use to allow the development of a building materials hub, comprising the importation and storage of primary and secondary aggregates together with related and pre-packed building and cement-based products prior to onward distribution, in addition to the existing consented aggregate bagging operation.</p> <p>RESOLVED: to submit comment that the committee had no objections to the application</p> <p>Proposed: AD</p> <p>Seconded: RME</p>

198. Planning applications approved as listed

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

199. Planning applications referred to District Council Planning Committee

The committee **NOTED** the referral of applications to the District Council Planning Committee as listed.

200. Long Wittenham neighbourhood plan review

The committee considered a report inviting it to consider and comment on the third iteration of the Long Wittenham neighbourhood plan review. It was proposed by Councillor Mrs D Macdonald, seconded by Councillor R Milton-Eldridge and **RESOLVED** to respond with “Didcot Town Council continues to support Long Wittenham during the progression of its neighbourhood development plan. Didcot Town Council considers the current draft to be well written and displays considerable care and forethought.”

201. Updates from the Traffic Advisory Group recommendations

Councillors considered a report updating them on the actions taken following the traffic advisory group. Prior to discussion of the report an error in the report was brought to the attention of Councillors. The text of 9e) stating that “The County Councillor for Ladygrove responded on 17th July with “I will reply to your inappropriate e-mail of July the 11th when my considerations of it are complete.” No further contact has been received by the County Councillor” was explained to have been incorrectly copied into section 9h). Councillors were informed that the County Councillor for Ladygrove had made no response.

A response from Thames Valley Police to the Committee’s request for a parking blitz was tabled, indicating that due to resource constraints and demands the requested blitz would not be deliverable, but that subject to ability PCSOs would seek to increase their focus on Broadway and Haydon Road. Councillors were also requested not to run a social media campaign relating to the blitz.

In considering the report disappointment was highlighted at the failure of the County Councillor for Ladygrove to make substantive responses to the Committee’s requests regarding decriminalised parking enforcement and the use of the County Councillor’s allowance to fund safety and visibility improvements on the junction of Tyne Avenue and Cow Lane. It was proposed by Councillor Mr R Milton-Eldridge, seconded by Councillor Mrs D Macdonald and **RESOLVED** to respect the wishes of Thames Valley Police and not run a media campaign in relation to the parking blitz.

The report was **NOTED**.

The meeting ended at 7:55 pm

Signed: _____(Chairman)

Date: _____

5. PLANNING APPLICATIONS

South Oxfordshire District Council		
Application	P18/S0719/RM	Land to the South of A4130
Amendment	<p>3</p> <p>Previous response:</p> <p>No objections, with the comment that Didcot Town Council is surprised the reference to Carterton on page 22 of the Design and Access Statement is considered relevant to Didcot</p>	Reserved Matters application following Outline approval P16/S3609/O for up to 166 dwellings, associated open space and infrastructure (as amplified by updated Ground Investigation received 12 April 2018 and amended by plans received on 27 June 2018 and 31 August 2018).
Application	P18/S2092/HH	2 Partridge Close
Amendment		Erection of single storey rear extension.
Application	P18/S2223/FUL	Wilkinson, 7 Market Place
Amendment	<p>1</p> <p>Previous response:</p> <p>No objections with the comment that Didcot Town Council would have been happier if Oxfordshire County Council had commented on the provision (or lack) of staff parking, particularly in light of the regular lack of parking in Edinburgh Drive car park</p>	Change of use from A1 Retail to D2 Gymnasium of part ground and part first floor and alterations, Market Place, Didcot (as amended by plan received 4th September 2018)
Application	P18/S2723/FUL	38 Haydon Road

Amendment		Demolition of part of a previous single storey extension and the erection of a two-storey extension to the side and rear to form two two-bedroom apartments with parking.
Application	P18/S2749/HH	17 Orwell Drive
Amendment		Single storey rear extension.
Application	P18/S2763/HH	23 Slade Road
Amendment		Single storey rear extension, two storey side extension and front porch.
Application	P18/S2789/HH	37 Park Road
Amendment		Single storey rear extension and internal alterations
Application	P18/S2799/HH	Mulberry Lodge, 100 Abingdon Road
Amendment		Conversion of existing attached garage into habitable accommodation. Removal of condition No6 from previous planning permission P11/W1806.
Application	P18/S2805/FUL	Code Red Hair, 88A Broadway
Amendment		Change of use from retail (Class A1) to a hot food takeaway (Class A5) and new rear extension at the rear and new raised parapet wall to the side
Application	P18/S2873/HH	31 Edinburgh Drive
Amendment		Rear ground floor extension and conversion of existing out houses
Application	P18/S2876/HH	11 Haydon Road
Amendment		Demolition of existing conservatory, subsequent erection of single storey rear extension to provide enlarged kitchen and dining room.
Application	P18/S2937/FUL	Suite 1D, Market Place
Amendment		Change of use from B1 (Office) to a D1

		(Education Centre).
Application	P18/S2938/A	Suite 1D, Market Place
Amendment		1 x illuminated fascia sign and 1 x non-illuminated other sign.
Application	P18/S2967/HH	26 Manor Road
Amendment		Erection of new attached garage. Amendments to existing annexe. Erection of new shed.
Application	P18/S2970/HH	9 Tavy Close
Amendment		Two storey rear extension, single storey side extension.
Application	P18/S2978/HH	32 Slade Road
Amendment		Rear single storey extension
Application	P18/S3030/HH	24 Lydalls Close
Amendment		Proposed side extension for bike and garden stores, relocated vehicular access and retained boundary wall, to existing planning consent P18/S1642/HH.

6. CERTIFICATES OF LAWFUL DEVELOPMENT

South Oxfordshire

Planning Application Number	Address
P18/S3035/LDP	15 Glyn Avenue

7. APPLICATIONS APPROVED

South Oxfordshire

Didcot Town Council's recommendation	Planning Application Number	Address
No objections	P18/S1767/HH	48 Freeman Road
No objections	P18/S1936/HH	126 Kynaston Road
No objections	P18/S1982/HH	1 Juniper Way
No objections	P18/S2085/FUL	100 Freeman Road
No objections	P18/S2131/HH	24 Collingwood Avenue
No objections	P18/S2151/HH	108 Wantage Road
No objections	P18/S2267/HH	6 Torridge Drive
No objections	P18/S2288/HH	4 Tamar Way
No objections	P18/S2306/HH	53 Abingdon Road
No objections	P18/S2395/HH	26 Wessex Road
Fully supports	P18/S2400/A	The Orchard Centre, 5 Station Road
No objections	P18/S2401/HH	1 Collingwood Avenue
No objections	P18/S2414/HH	23 Longford Way

Didcot Town Council

Planning and Development Committee 19th September 2018

Report author: Tom Hudson



Consultation on Oxfordshire County Council's Minerals and Waste Local Plan: Part 2 Site Allocations: Issues and Options Consultation

Introduction

1. Oxfordshire County Council is consulting on its Oxfordshire Minerals and Waste Local Plan: Part 2 , focusing on issues and options
2. This report asks the Committee whether it wishes to respond to the consultation

Recommendation

3. That the Committee considers the questions proposed and decides whether it wishes to respond to the consultation and, if so, to agree a response to submit within the timeframe.
4. That the Committee considers whether there are any sites it wishes to nominate for inclusion in the site allocation plan.

Background

5. Oxfordshire County Council has been in the process of reviewing and updating the Oxfordshire Minerals and Waste Local Plan since December 2015.
6. The strategy consists of two parts. Part 1: Core strategy sets out the vision, objectives, spatial planning strategy and policies for meeting development requirements for the supply of minerals and the management of waste in

Oxfordshire over the period to 2031. It provides a policy framework for identifying sites for new minerals and waste developments in Part 2 of the plan - the site allocations document and for making decisions on planning applications.

7. The Oxfordshire Minerals and Waste Local Plan Core Strategy was adopted by the County Council on 12th September 2017. As part of the consultation for the Core Strategy Didcot Town Council was invited to make comment but in March 2017 decided not to make a response.
8. In January 2018 the Town Council was asked to make comment on Part 2 of the Strategy, but the Committee decided not to make a response.
9. The Issues and Options consultation invites views on:
 - What the Sites Plan should cover?
 - What issues the Plan should address?
 - What options should be considered? – in particular, which sites should be considered for allocation for minerals and waste development?
 - What information will assist in the assessment of these options?
10. The Issues and Options consultation is the first key stage in the preparation of the Sites Plan and is the first formal stage of consultation. At this stage in the plan preparation process, no decisions have been made as to whether sites should or should not be allocated in the plan or on any other policy matters. Oxfordshire County Council aims to adopt the Sites Plan in November 2020.
11. The Issues and Options consultation document can be accessed here:
<https://www.oxfordshire.gov.uk/cms/content/new-minerals-and-waste-local-plan>
12. The County Council is also asking for any site nominations for inclusion in the site allocation plan.
13. Hard copies of either document are available by request.
14. The deadline for response is 3rd October 2018.

Legal Implications

15. None.

Financial Implications

16. None.

Risk Implications

17. None.

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Didcot Town Council

Planning and Development Committee

19th September 2018

Report author: Chris Wayman



S106 Application

Introduction

1. South Oxfordshire District Council (SODC) is submitting an application for S106 monies and has asked if the Town Council would support the application
2. This report asks the Committee whether it wishes to support the application

Recommendation

3. That the Committee considers if it wishes to support the application from SODC

Background

4. The money will go towards the purchase of two new items of equipment for Didcot Wave leisure Centre.
5. The monies will be coming from the following areas:

Planning no.	Amount	Definition
P07/W0414	£7,719.48	Off-site recreation facilities contribution towards an all-weather sports pitch, changing rooms and additional facilities at Didcot Wave
P11/W1806	£ 708.00	Off-site recreation facilities contribution towards an all-weather sports pitch, changing rooms and additional facilities at Didcot Wave
P13/S0334/FUL	£ 734.32	Off-site recreation facilities contribution towards an all-weather sports pitch, changing rooms and additional facilities at Didcot Wave

Legal Implications

6. None.

Financial Implications

7. None.

Risk Implications

8. None.