

Notice of a meeting of the

Planning and Development Committee

Wednesday 29th March 2023 at 7:30pm

All Saints Room, Civic Hall, Didcot



Members of the Planning and Development Committee are summoned to attend a meeting on Wednesday 29th March 2023 at 7.30pm.

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 Chair 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 30 - 32 on a matter before the Council).

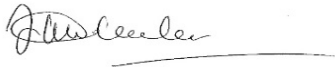
At the relevant time during the meeting, the Chair will invite members of the public to present their questions, statements, or petitions.

To find out about participation, please email the Planning and Allotments Officer at aguzinski@didcot.gov.uk.

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 approve the draft minutes of the meeting held on 8th March 2023 (attached)
4. Questions on the minutes as to the progress of any item
5. To note as listed: correspondence regarding planning matters
6. To note the erection of 1 new residential dwelling to be known as: 19A Richmere Road, DIDCOT OX11 8HT
7. To note the erection of 1 new residential dwelling to be numbered: 2A Sherwood Road, DIDCOT OX11 0BU
8. To suggest 6 new street names for Phase 4a North of Avon Way
9. To note and comment on the Assets of Community (ACV) nomination for Land at Ladygrove Park and Land lying to the north-west of Cow Lane, Didcot
10. To consider and comment on the consultation for proposed residents permit parking and parking restrictions at the Railway Station area
11. To comment on OCC's Details pursuant to Condition 3 (School Travel Plan) of planning permission no. (R3.0002/22) at Land north east of Didcot, Didcot, OX11 7SB
12. To note the Certificate of Adoption at Hagbourne Road, Didcot, as highway maintainable at the public expense from 16 Mar 2023
13. To consider as listed: applications for certificates of lawful development and information only
14. To consider as listed: planning applications
15. To note as listed: planning appeals
16. To note as listed: planning applications approved
17. To note as listed: planning applications refused
18. To note as listed: planning applications withdrawn
19. To note as listed: planning applications referred
20. To consider requesting OCC to trial non-prescribed Zebra crossings to all side roads along Cow Lane and Mersey Way to further encourage and facilitate safer walking routes (Cllr P Davies's motion referred from Full Council) **attached**
21. To consider if DTC should request SODC to link shared paths near the Ladygrove shops along a visible desire line to facilitate Cycling and Walking (Cllr P Davies's motion referred from Full Council) **attached**

22. To consider requesting SODC to improve the 2m wide footpath alongside the railway tracks on Ladygrove to a shared path to better encourage and facilitate cycling and walking (Cllr P Davies's motion referred from Full Council) **attached**
23. To consider responding positively to OCC's call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph (Cllr P Davies's motion referred from Full Council) **attached**



Janet Wheeler
Town Clerk
23rd March 2023

Voting committee members

Cllr Eleanor Hards (Chair)
Cllr Anthony Dearlove (Vice Chair)
Cllr Denise Macdonald
Cllr Amanda Sandiford
Cllr David Rouane
Cllr James Durman
Cllr Melissa Mallows

Substitute committee members

Cllr John Moody
Cllr Pam Siggers
Cllr Mocky Khan
Cllr Dave Chandran

Minutes of the

Planning and Development Committee

Wednesday 8th March 2023 at 7:30pm

All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr A Dearlove (Acting Chair)

Cllr M Mallows

Cllr J Durman

Cllr D Macdonald

Cllr P Siggers

Officers:

L Blake (Planning and Environment Officer [minutes])

A Guzinski (Planning and Allotments Officer)

Three members of the public were present.

Public participation

The Chair invited two members of the public who had registered to speak to address the Committee.

Both speakers spoke regarding agenda items 10 (*To consider whether the Committee wishes to write a formal letter to South and Vale and South Oxfordshire District Council's, regarding any concerns on the consultation process for application P22/V2705/FUL*) and 11 (*To consider writing to South and Vale and South Oxfordshire District Councils to highlight potential issues where Didcot Town Council may not be consulted on planning applications that fall just outside the town's boundaries, despite the applications affecting residents in Didcot and Didcot town. When residents move to the western side of Didcot – they consider themselves Didcot residents, use Didcot facilities and would expect Didcot Town Council to be consulted in planning matters*).

Their main concerns were:

- The consultation on application P22/V2705/FUL and the lack of residents who were informed
- Seeking pre application advice from the Vale of White Horse District Council
- The fact that some consultees were only notified once a District Councillor had contacted the District Council
- The backdating of the public site notice, which was placed on site 26th January 2023, but dated 16th January (giving the 21 days' notice)

- The 'use of a false address - this would have made it very difficult for residents to find the application on the planning portal
- Miscommunication
- No enforcement

The Chair thanked the speakers.

The meeting opened at 7.40pm.

197. To receive apologies

Cllrs E Hards and D Rouane tendered their apologies.
Cllr P Siggers substituted for Cllr E Hards.
Cllr A Sandiford was absent.

198. To receive declarations of interest

No declarations were made.

199. To approve the draft minutes of the meeting held on 15th February 2023

It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and **RESOLVED** to approve the minutes as a true and accurate record of the meeting and note them as such.

All members agreed.

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

There were no questions from the minutes.

201. To note as listed: correspondence received regarding planning matters

Item	Date received	Received from	Sent to Members	Details
5a)	28/02/2023	OCC Civil Parking Enforcement	01/03/2023 via email	OCC have sent an update regarding the proposed parking schemes around Didcot. A press notice has been provided. A formal consultation will follow.

5b)	01/03/2023	OCC Minerals and Waste Plan	01/03/2023 via email	OCC have sent an update regarding the current Minerals and Waste Local Plan, outlining the merging of the two plans into one.
-----	------------	-----------------------------	-------------------------	---

The Committee noted the correspondence received.

202. To note the erection of 1 new residential dwelling to be numbered 73 Abbott Road, Didcot, OX11 8JA

The Committee noted the erection and numbering of the 1 new dwelling.

203. To note the erection of 287 new residential dwellings to be known as listed

The Committee noted the erection and numbering of the 287 new dwellings.

204. To comment on OCC's Notice of Submission of Further Information in relation to Planning Application to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School (Chalkhill when originally approved reference R3.0001/17 – Submitted 6th December 2016 and approved in March 2017)

Application	R3.0150/22	View application and make comment using reference no: R3.0150/22
Proposal	Planning Application to request retrospective Planning Approval for the sports field constructed levels at Aureus Primary School (Chalkhill when originally approved reference R3.0001/17 – Submitted 6th December 2016 and approved in March 2017)	
Location	Aureus Primary School, Clover Fields, Didcot, Oxfordshire, OX11 6GS	
Response date	23 rd March 2023	
Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit the following comments:</p> <p>Didcot Town have no objections to the application providing there will be no adverse effects from the drainage.</p> <p>All members agreed.</p>	

205. To comment on OCC’s Section 106A application to modify or discharge a Section 106 Planning Obligation: Removal of the existing waste catchment area restriction and amendment to a permissive path at Sutton Courtenay Landfill Site, Appleford, Abingdon

Application	MW.0034/23	View application and make comment using reference no:
Proposal	Section 106A application to modify or discharge a Section 106 Planning Obligation: Removal of the existing waste catchment area restriction and amendment to a permissive path at Sutton Courtenay Landfill Site, Appleford, Abingdon.	
Location	Sutton Courtenay Landfill Site, Appleford, Abingdon, OX14 4PP	
Response date	30 th March 2023	
Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr M Mallows, and RESOLVED to object to the application with the following comments:</p> <p>Didcot Town Council's Planning and Development Committee would like to object to this application in regards to the extension of the waste catchment area, the additional waste being brought into the town, and the additional vehicle movements it will bring. The Committee are also disappointed with the delay to reinstating/creating public right of way.</p> <p>All members agreed.</p>	

206. To consider whether the Committee wishes to write a formal letter to South and Vale and South Oxfordshire District Council’s, regarding any concerns on the consultation process for application P22/V2705/FUL

It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and **RESOLVED** to write a formal letter to both South and Vale District Councils and the head of the planning department regarding member’s concerns on the consultation process of this application (appendix 1). These concerns included who was and was not consulted, the location named on the application and the allegedly backdated site notice.

The PEO would forward a draft copy to members to suggest amendments prior to sending the letter. It was hoped that any response received would be discussed at the next Committee meeting.

All members agreed.

207. To consider writing to South and Vale and South Oxfordshire District Councils to highlight potential issues where Didcot Town Council may not be consulted on planning applications that fall just outside the town’s boundaries, despite the applications affecting residents in Didcot and Didcot town. When residents move to the western side of Didcot – they consider themselves Didcot residents, use Didcot facilities and would expect Didcot Town Council to be consulted in planning matters

It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and **RESOLVED** to write a formal letter to both South and Vale District Councils and the head of the planning department regarding the potential issues where Didcot Town Council may not be consulted (appendix 2). The Committee felt it was important for the Town Council to be consulted on applications outside the boundary, despite the applications affecting residents in Didcot and Didcot town.

The PEO would forward a draft copy to members to suggest amendments prior to sending the letter. It was hoped that any response received would be discussed at the next Committee meeting.

All members agreed.

Two members of the public left the meeting at this stage.

208. Applications for certificates of Lawful Development and Information only

The Committee noted no applications for Lawful Development had been received.

209. To consider as listed: Planning Applications

13a)	Application	P23/S0176/A	Ladygrove Farm Lyon Close Didcot OX11 9BS
	Proposal	2x Stack Signage	
	Response date	9 th March 2023 (extended from 3 rd March 2023)	
	Agreed response	It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref: 243152). All members agreed.	
13b)	Application	P23/S0441/S73	88 Broadway Didcot OX11 8AB
	Proposal	Variation of condition 5(Restricted Hours) on application P18/S2805/FUL to extend opening times. (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)	
	Response date	9 th March 2023 (extended from 3 rd March 2023)	

	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit a response to the application with the following comments (ref: 243168):</p> <p>Although the Town Council would like to object to this application on the grounds of noise and disruption, local planning history for a similar establishment a few doors down applied for the same thing a few years ago and won at appeal, even though DTC objected and SODC refused the application at their Planning Committee meeting. Therefore, the Town Council feels there is no point in objecting.</p> <p>All members agreed.</p>	
13c)	Application	P23/S0460/S73	Unit 2 Hadden Hill Retail Park near Didcot OX11 9BF
	Proposal	Variation of condition 2(approved plans) on application P22/S3629/FUL (Application for the installation of a mezzanine floor to be used for retail (Class E) and an ancillary pet care, treatment, and grooming facility) - to facilitate an increase to the floorspace provided at mezzanine level.	
	Response date	9 th March 2023 (extended from 2 nd March 2023)	
	Agreed response	<p>It was proposed by Cllr M Mallows, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref: 243153).</p> <p>All members agreed.</p>	
13d)	Application	P23/S0189/HH	Clifton House 20 Wessex Road Didcot OX11 8BT
	Proposal	Conversion of an existing detached garage into a self-contained annex with bathroom and kitchenette.	
	Response date	9 th March 2023 (extended from 7 th March 2023)	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr A Dearlove, and RESOLVED to object to the application, with the following comments (ref:243169):</p> <p>The annex is described as ‘self-contained’ which is an oxymoron. For this to remain ancillary to the main swelling, the Committee believe the annex should rely on the main swelling for either cooking or bathing facilities. Under its current format it could be rented out as an additional dwelling which could cause issues with the need of additional parking.</p> <p>All members agreed.</p>	
13e)	Application	P23/S0463/FUL	Unit 2 Hadden Hill Retail Park Didcot OX11 9BF
	Proposal	Application for minor alterations to the external elevations of the building and installation of A/C units and a gas cylinder cage.	
	Response date	10 th March 2023	

	Agreed response	<p>It was proposed by Cllr D Macdonald, second by Cllr P Siggers, and RESOLVED to submit a response to the application with the following comments (ref:243170):</p> <p>The Town Council has declared a climate emergency and as such is concerned that there does seem to be a lot of air conditioning units in this application. The Committee wondered if the applicant is doing the best they can to conserve energy usage and lower carbon emissions.</p> <p>All members agreed.</p>	
13f)	Application	P23/S0202/HH	105 Park Road Didcot OX11 8QT
	Proposal	Single storey rear extension and loft conversion with raised roof.	
	Response date	10 th March 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr P Siggers, and RESOLVED to submit no objection to the application (ref: 243157).</p> <p>All members agreed.</p>	
13g)	Application	P23/S0486/HH	60 Haydon Road Didcot OX11 7JR
	Proposal	2-storey side and single-storey rear extension to an existing family dwelling.	
	Response date	10 th March 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr D Macdonad, and RESOLVED to submit no objection to the application (ref: 243158).</p> <p>All members agreed.</p>	
13h)	Application	P23/S0610/FUL	Unit 5A Orchard Centre Didcot OX11 7LG
	Proposal	Change of use of Unit 5A from a retail use to a mixed restaurant/hot-food takeaway use.	
	Response date	14 th March 2023	
	Agreed response	<p>It was proposed by Cllr A Dearlove, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref: 243159).</p> <p>All members agreed.</p>	
13i)	Application	P23/S0363/HH	137 Wessex Road Didcot OX11 8BJ
	Proposal	Demolition of existing front porch and rear conservatory; construction of new front porch and single storey side and rear extension.	
	Response date	16 th March 2023	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref:243160).</p> <p>All members agreed.</p>	

13j)	Application	P23/S0571/FUL	Unit R04 The Orchard Centre Didcot OX11 7LL
	Proposal	Change of use from restaurant use to mixed restaurant/hot-food takeaway use with associated external seating area.	
	Response date	16 th March 2023	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref:243161).</p> <p>All members agreed.</p>	
13k)	Application	P22/S3532/RM	Land at Lady Grove Didcot OX11 9BP
	Amendment	No. 1 - dated 27th February 2023	
	Proposal	All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O. (as amended by drawings and information received 27 February 2023).	
	Response date	14 th March 2023	
	Agreed response	<p>It was proposed by Cllr D Macdonald, seconded by Cllr A Dearlove, and RESOLVED to submit a response to the application with the following comments (ref:243171):</p> <p>The Town Council were extremely disappointed with the approval of this application by the Planning Inspectorate, given the value of this land both environmentally and in terms of biodiversity and what will now be lost.</p> <p>It is important that this development is linked by footpaths and cycle paths with existing developments and within the development itself.</p> <p>Given the value of the trees within the land of this application, the Committee think it is important that developers take every step they can do to avoid any potential damage to, or loss of, the trees.</p> <p>All members agreed with two members abstaining.</p>	
13l)	Application	P23/S0489/HH	27 Meadow Way Didcot OX11 0AX
	Proposal	Proposed rear extension to existing dwelling.	
	Response date	23 rd March 2023	
	Agreed response	<p>It was proposed by Cllr P Siggers, seconded by Cllr J Durman, and RESOLVED to submit no objection to the application (ref: 243163).</p> <p>All members agreed.</p>	

210. To note as listed: Planning Appeals.

The Committee noted that no appeals had been received.

211. To note as listed: Planning Applications approved.

The Committee noted the approved applications:

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
Previous objections withdrawn	P21/S2542/RM	Application proposal, including any amendments: Reserved Matters Application in respect of 59 dwellings and 4 multi-use commercial space including car parking, open space, landscaping and associated works (as amended by drawings and information received 26 October 2021, 6 January 2022, 19 August 2022 and 5 December 2022 and 16 January 2023). Land to the North East of Didcot Didcot

212. To note as listed: Planning Applications refused.

The Committee noted that no applications had been refused.

213. To note as listed: Planning Applications withdrawn.

The Committee noted the below withdrawn application:

17a)	Application	P22/V2705/FUL	Land to the west of Sir Frank Williams Way Great Western Park Didcot
	Proposal	Use of land as a ground maintenance compound and associated infrastructure. (as amplified by Transport Statement received 20 January 2023).	
	DTC's previous response	The Planning and Development Committee would like to object to this application. This space was originally approved and designated as a public open space and the proposed application contradicts policies advertised by South and Vale and South Oxfordshire s District Council s CP16b (Didcot Garden Town), CP46	

		(Conservation and Improvement Biodiversity), CP37 (Design and Local Distinctiveness), DP23 (Impact of Development on Amenity), DP25 (Noise Pollution) and DP33 (Open Space).	
		This proposed application will have a detrimental impact on the residents in the area, not only visually but the noise, the smell, the dust, and potential contamination (due to possible spillages of fuel effecting the adjacent allotments) will have negative ramifications on the neighbours.	
		The change of use no longer meets the approved criteria.	
17b)	Application	P22/S2706/FUL	Land to the South of A4130 Didcot
	Proposal	Variation of condition 2 (approved plans) under Section 73 of the Town and Country Planning Act 1990 on application P18/S0719/RM - two proposed footpath links adjacent to LEAP area removed; turning head added in private road of plots 18 and 25 and additional Hoggin footpath link added outside plot 18. Reserved Matters application following Outline approval P16/S3609/O for up to 166 dwellings, associated open space and infrastructure.	
	DTC's previous response	Didcot Town Council object to this application with the following comments: The Committee have concerns with the removal of the footpath but appreciate that steps may cause an inconvenience. However, the Council recognise the need of a footpath and request that a graduated path be considered as an alternative to the removal, for inclusivity.	

214. To note as listed: Planning Applications referred.

The Committee noted that no applications had been referred.

The meeting closed at 8.35pm.

Signed:

Date:

Didcot Town Council

20th March 2023

**To be sent to Head of Planning, and Leaders
of both District Councils**



To whom it may concern,

**RE: CONCERNS REGARDING THE CONSULTATION PROCESS FOR PLANNING
APPLICATION P22/V2705/FUL – Land to the west of Sir Frank Williams Way**

Didcot Town Council's Planning and Development Committee met on 15th February 2023 to consider application P22/V2705/FUL – Land to the west of Sir Frank Williams Way, Great Western Park.

As per the Town Council's Standing Orders (30-32) members of the public were welcome to participate and as such five residents attended this meeting and spoke regarding their concerns with this application.

Following discussions, the Committee submitted the following comments to the Vale of White Horse District Council on 17th February (ref:241949):

*“The Planning and Development Committee would like to object to this application. This space was originally approved and designated as a public open space and the proposed application contradicts policies advertised by South and Vale and South Oxfordshire's District Council's – CP16b (Didcot Garden Town), CP46 (Conservation and Improvement Biodiversity), CP37 (Design and Local Distinctiveness), DP23 (Impact of Development on Amenity), DP25 (Noise Pollution) and DP33 (Open Space). This proposed application will have a detrimental impact on the residents in the area, not only visually but the noise, the smell, the dust, and potential contamination (due to possible spillages of fuel effecting the adjacent allotments) will have negative ramifications on the neighbours.
The change of use no longer meets the approved criteria”.*

Due to concerns raised at this meeting, a decision was made to include the consultation process on the agenda for the next meeting, held on 8th March 2023.

The concerns the Committee have, are listed as follows:

- Consultees

Without the intervention of a District Councillor, Didcot Town Council were not going to be consulted on this application.

The Committee believe that some neighbouring residents in the proximity of the application, did not receive paper copies when they believe they should have and ask the District Council to confirm who you believe should have been consulted?

Didcot Town Council ask whether the Great Western Park Residents Association is a statutory consultee for applications on Great Western Park? If they are not, why?

The Town Council asks that all Resident Associations be considered statutory consultees to applications relevant to them.

- Location name

The Committee were very disappointed to note that the planning application included an incorrect location name, which made it extremely difficult for residents to find the application on the planning portal. Was this an error?

- Site notices

The Committee were informed by residents that no site notices were displayed until 26th January 2023, when a resident made the District Council aware. A notice was displayed later that day which had been backdated to 16th January 2023. This allowed for the 21 days' notice exactly. Had a different applicant done this, what would have been the consequence?

The whole scenario of the application being filed by SODC to the Vale of White Horse District Council, perhaps should have been scrutinised? The Committee also had concerns with the District Council's giving each other pre-application advice. Is there a policy in place for this?

The Planning and Development Committee are scheduled to meet again on 29th March 2023 where it is hoped that your response to this letter can be discussed.

Yours sincerely



Cllr Anthony Dearlove

Acting Chair

On behalf of Didcot Town Council's Planning and Development Committee

Didcot Town Council

20th March 2023

**To be sent to the Head of Planning and
Both Leaders of the District Councils**



To whom it may concern,

RE: CONSULTATIONS ON APPLICATIONS JUST OUTSIDE BOUNDARY

Didcot Town Council's Planning and Development Committee met on 8th March 2023 and discussed member's concerns on the Town Council not being consulted on some planning applications which fall just outside of the Parish boundary, despite the applications affecting residents in Didcot and Didcot town.

The Committee is concerned this could become a regular occurrence, especially considering the current issue with residents in the town being 'split' between two District Councils.

Residents who reside just outside Didcot's boundaries do still use the services and facilities in the town and therefore it is felt that Didcot Town Council should be consulted on all applications within a reasonable distance of the town's boundaries. This should include the Valley Park application.

Didcot Town Council ask South Oxfordshire District Council and the Vale of White Horse District Council to ensure that they are consulted on all applications local to Didcot and within a reasonable distance.

We look forward to hearing from you before the next meeting of this Committee on 29th March 2023.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anthony Dearlove'.

**Councillor Anthony Dearlove
Acting Chair
On behalf of Didcot Town Council's Planning and Development Committee**

Agenda continued.

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 approve the draft minutes of the meeting held on 8th March 2023 (attached)

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

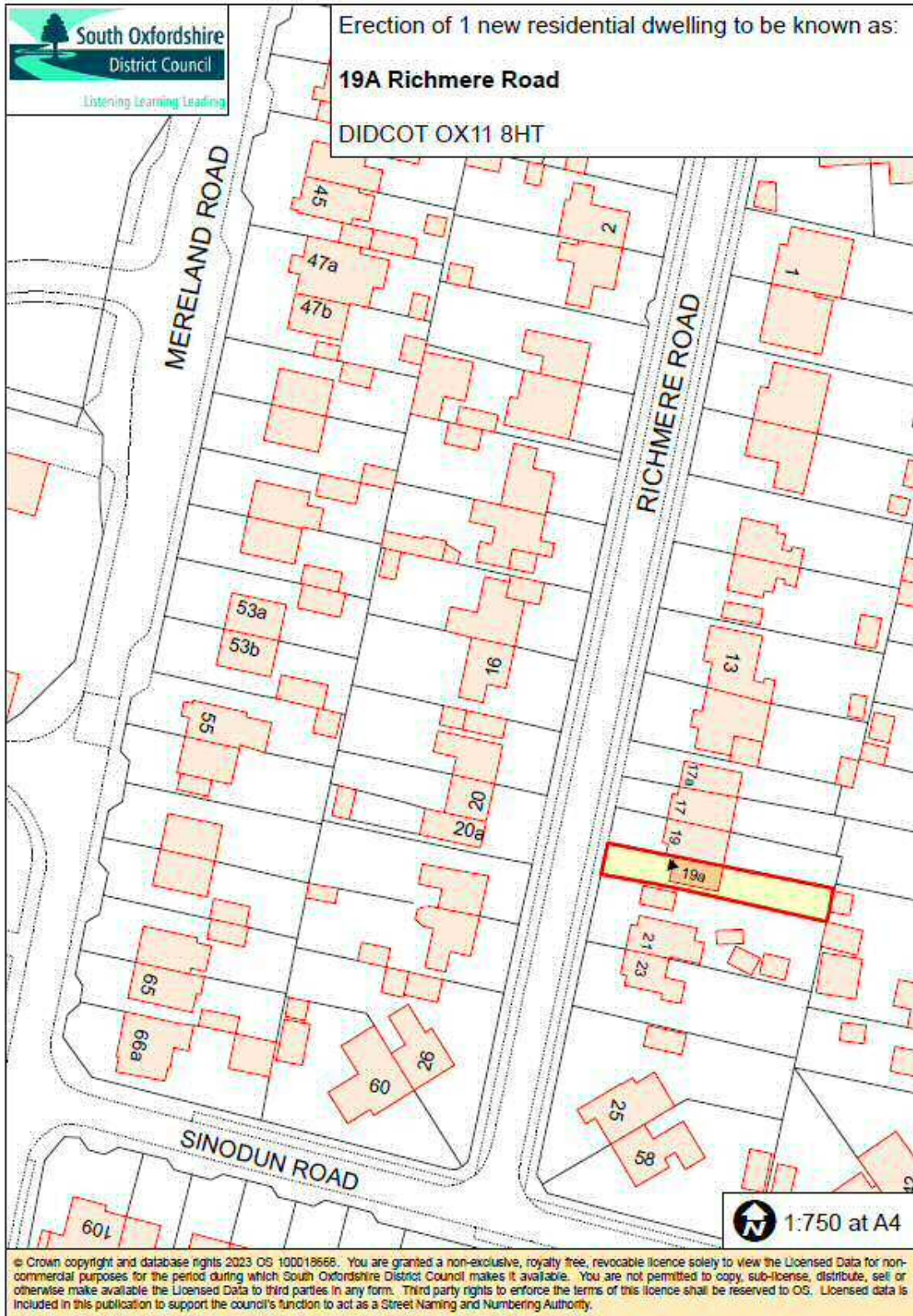
5. To note as listed: correspondence received regarding planning matters

Item	Date received	Received from	Sent to Members	Details
5a)	07/03/2023	SODC	08/03/2023 Via email	To inform DTC of the ACV nomination received for Land at Ladygrove Park. Agenda item 9.
5b)	08/03/2023	OCC	08/03/2023 via email	To inform DTC of the proposed residents permit parking and parking restrictions for the Rail Station area. Any objections or other representations on the proposal should be submitted by Friday 31st March 2023. Agenda item 10.

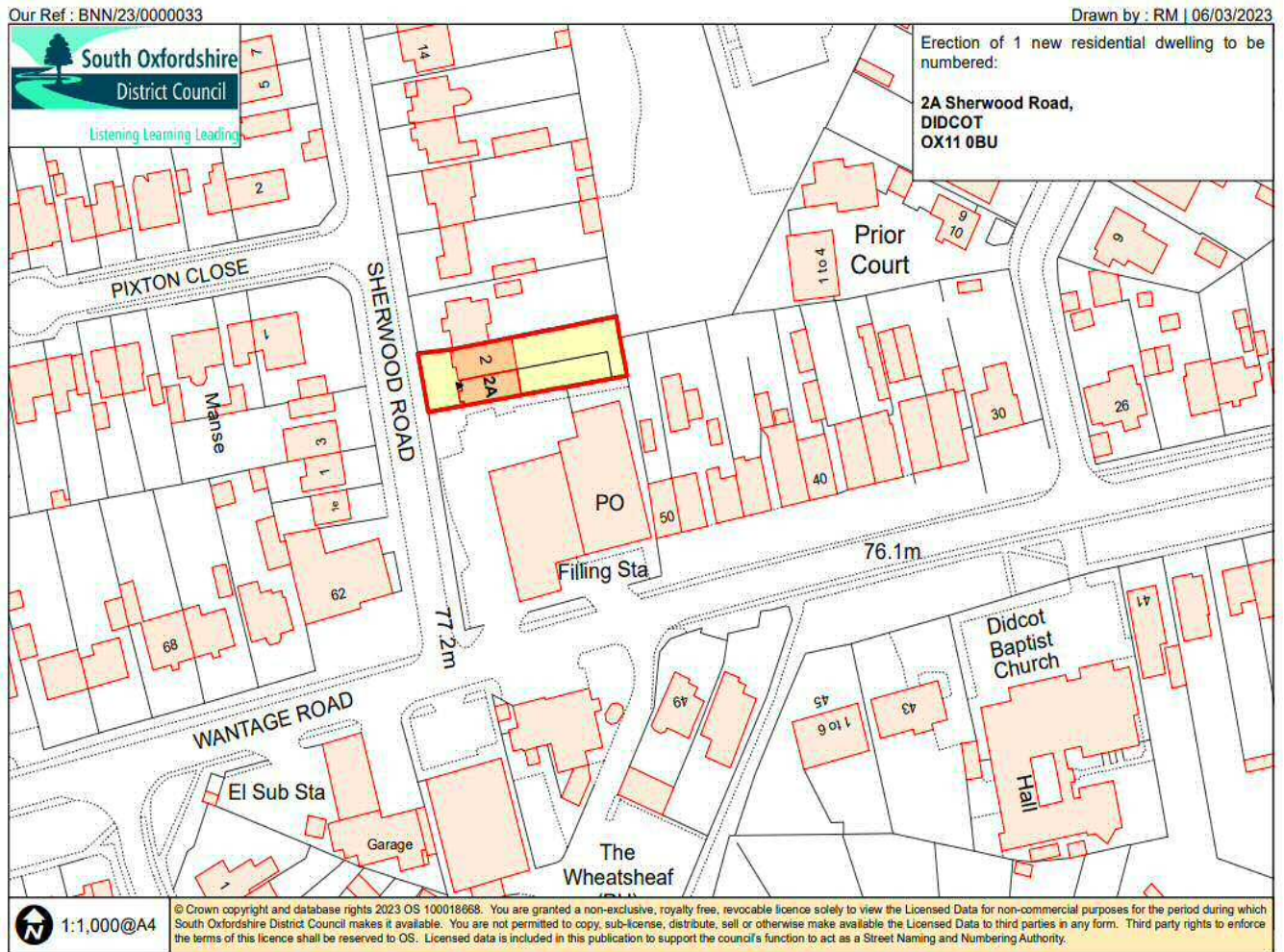
6. To note the erection of 1 new residential dwelling to be known as: 19A Richmere Road, DIDCOT OX11 8HT

Our Ref: BNN/23/000028

Drawn by: NAH | Date: 22/02/2023

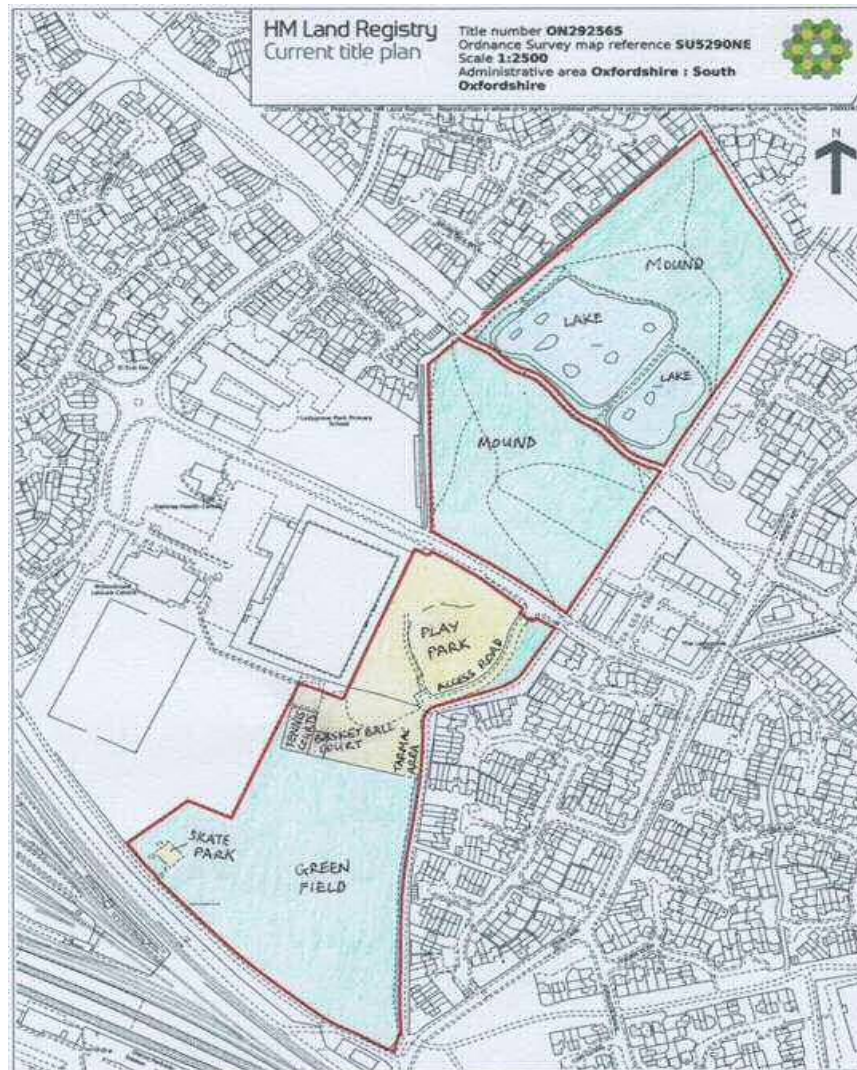


**7. To note the erection of 1 new residential dwelling to be numbered: 2A
Sherwood Road, DIDCOT OX11 0BU**



8. To suggest 6 new street names for Phase 4a North of Avon Way.

9. To note and comment on the Assets of Community (ACV) nomination for Land at Ladygrove Park and Land lying to the north-west of Cow Lane, Didcot



10. To consider and comment on the consultation for proposed residents permit parking and parking restrictions at the Railway Station area

11. To comment on OCC's Details pursuant to Condition 3 (School Travel Plan) of planning permission no. (R3.0002/22) at Land north east of Didcot, Didcot, OX11 7SB

Application	R3.0002/22	View application and make comment using reference no: R3.0002/22
Proposal	Details pursuant to Condition 3 (School Travel Plan) of planning permission no. (R3.0002/22)	
Location	Land north east of Didcot, Didcot, OX11 7SB	
Response date	4 th April 2023.	
Agreed response		

12. To note the Certificate of Adoption at Hagbourne Road, Didcot, as highway maintainable at the public expense from 16 Mar 2023



13. Applications for certificates of Lawful Development and Information only

13a)	Application	P23/S0983/LDP	2A Fairacres Road Didcot OX11 8QE
	Proposal	Proposed single storey rear extension following demolition of existing conservatory.	

14. To consider as listed: Planning Applications

14a)	Application	P23/S0733/RM	Land at Lady Grove Didcot OX11 9BP
	Proposal	(SCHEME 2) All outstanding Reserved Matters (appearance, landscaping, layout and scale) for the erection of 150 residential dwellings with associated parking, landscaping, country park, equipped and informal open spaces and associated infrastructure and works pursuant to outline permission P20/S1577/O	
	Response date	30 th March 2023 (extended from 27 th March 2023)	
	Agreed response		
14b)	Application	P23/S0783/HH	3 East Street Didcot OX11 8EJ
	Proposal	Proposed first floor rear extension.	
	Response date	30 th March 2023 (extended from 28 th March 2023)	
	Agreed response		
14c)	Application	P22/V1053/RM	Phase A3 & A4 Signia Park Didcot
	Amendment	No. 3 - dated 13th March 2023	
	Proposal	Approval of reserved matters for access, appearance, landscaping, layout, and scale for the erection of four employment unit (Use Class B1(c)/B2/B8) at plot A3/A4 with ancillary offices, including new vehicular and pedestrian access, HGV and car parking, servicing, external lighting, landscaping, infrastructure and associated works pursuant to outline planning permission P19/V1472/FUL dated 15th October 2019. (as amended by plans and information received 01 November 2022 and 13 March 2023).	
	DTC's Previous response	The Planning and Development Committee would like to maintain their previous objection and comments on this application.	
	Response date	30 th March 2023 (extended from 28 th March 2023)	
	Agreed response		

14d)	Application	P23/S0947/FUL	Loop Meadow Bowmont Water Didcot OX11 7GA
	Proposal	Resurface the existing playing surface with a modern synthetic playing surface.	
	Response date	6 th April 2023	
	Agreed response		
14e)	Application	P23/S0911/HH	174 Wantage Road Didcot OX11 0AH
	Proposal	Removal of existing conservatory and construction of single storey side extension facing Slade Road	
	Response date	6 th April 2023	
	Agreed response		
14f)	Application	P23/S0813/HH	36 Monks Lode Didcot OX11 7UY
	Proposal	Two storey side and single storey rear extension	
	Response date	15 th April 2023	
	Agreed response		

15. To note as listed: Planning Appeals

None received.

16. To note as listed: Planning Applications approved.

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P22/S3973/HH	Erection of single storey rear extension. 37 Craven Way Didcot OX11 8NS
No objections	P23/S0460/S73	Variation of condition 2 (approved plans) on application P22/S3629/FUL

		<p>(Application for the installation of a mezzanine floor to be used for retail (Class E) and an ancillary pet care, treatment and grooming facility) - to facilitate an increase to the floorspace provided at mezzanine level.</p> <p>Unit 2 Hadden Hill Retail Park near Didcot OX11 9BF</p>
--	--	--

17. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P22/S0557/FUL	<p>Internal revisions to the building to create 2 additional flats (1 each at first and second floors) together with alterations to layout of 2 previously permitted flats (1 each at first and second floors).</p> <p>136-138 The Broadway and 3-5 Station Road Didcot OX11 8RJ</p>

18. To note as listed: Planning Applications withdrawn

None received.

19. To note as listed: Planning Applications referred

None received.

20. To consider requesting OCC to trial non-prescribed Zebra crossings to all side roads along Cow Lane and Mersey Way to further encourage and facilitate safer walking routes (Cllr P Davies's motion referred from Full Council) attached

21. To consider if DTC should request SODC to link shared paths near the Ladygrove shops along a visible desire line to facilitate Cycling and Walking (Cllr P Davies's motion referred from Full Council) attached

22. To consider requesting SODC to improve the 2m wide footpath alongside the railway tracks on Ladygrove to a shared path to better encourage and facilitate cycling and walking (Cllr P Davies's motion referred from Full Council) attached

23. To consider responding positively to OCC's call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph (Cllr P Davies's motion referred from Full Council) attached

Motion to be proposed by Cllr Phil Davies that Didcot Town Council invite Oxfordshire County Council to trial non-prescribed Zebra crossings to all side roads along Cow Lane and Mersey Way to further encourage and facilitate safer walking routes.

Cow Lane and Mersey Way are the most direct and main pedestrian route from North Ladygrove (Nobel Park) to both Didcot centre and the main line railway station. There is a new controlled crossing at the junction of Mersey Way and the A4130 Perimeter Road linking the walking route from North Ladygrove to Central Didcot. Cow Lane and Mersey Way has nine side road crossing points, all with dropped kerb crossing points. All the roads are now a 20mph zone. (See attached location sketch and crossing images on page2.)

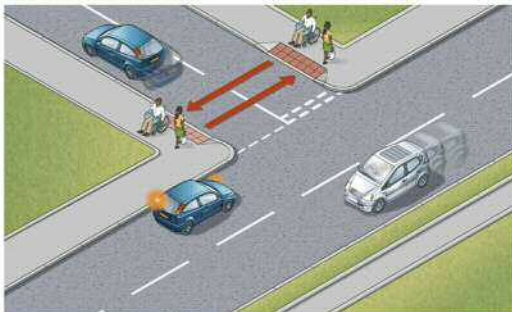
Central Government has recently announced a £200million fund to improve walking and cycling routes. [£200 million to improve walking and cycling routes and boost local economies - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/200-million-to-improve-walking-and-cycling-routes)

The revised Highway Code states in rule H2 that at a junction you should give way to pedestrians crossing or waiting to cross. [The Highway Code - Introduction - Guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/the-highway-code)

A report from a study in Greater Manchester [TRL | Side Road Zebra Crossings](https://www.trl.co.uk/research-and-consulting/road-safety/side-road-zebra-crossings) found that in trials 'The propensity of drivers to give way increased significantly...; the majority of drivers gave way with the crossing, while less than half did so without.'

A joint national call for Government to authorize the use of side road zebras was made by: Living Streets; British Cycling; Guide Dogs; Campaign for Better Transport; Playing Out; Sustrans; The AA; and, The Ramblers. See: [83% of adults would feel more confident crossing the road with zebra markings | Living Streets](https://www.livingstreets.org.uk/news/83-of-adults-would-feel-more-confident-crossing-the-road-with-zebra-markings).

Non prescribed Zebra crossings are formed with white paint only. No marker studs, no flashing beacons and no extended zig-zags. The adopted roads are controlled by Oxfordshire County Council.



Rule H2: Wait for the pedestrian to cross the junction before turning. This applies if you are turning right or left into the junction.



: Example of a non-prescribed zebra crossing at one of the trial sites (from

Motion:

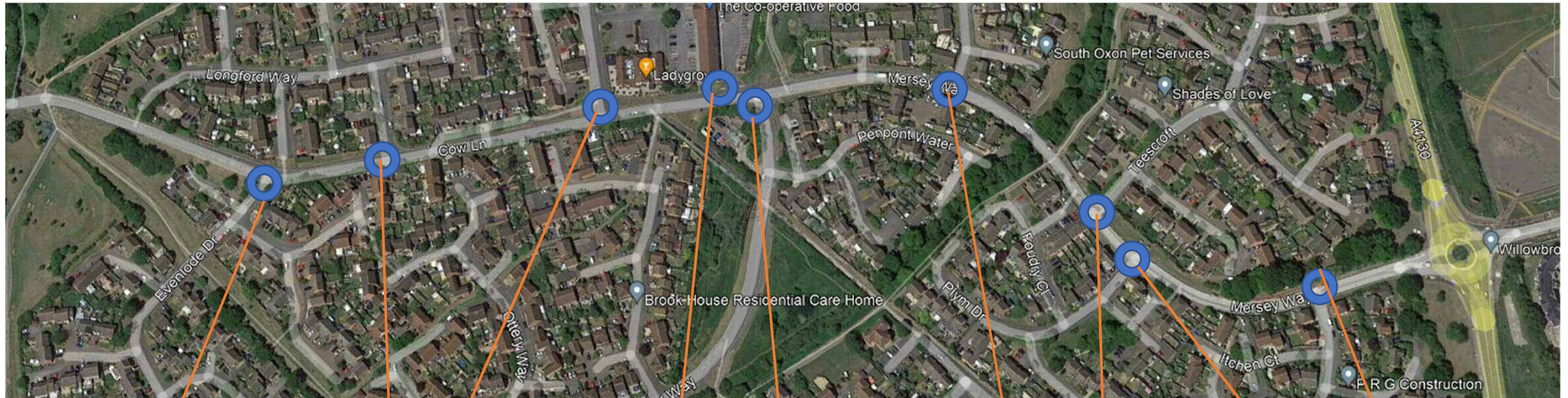
Didcot Town Council resolve to invite Oxfordshire County Council to trial non-prescribed Zebra crossings to all side roads along Cow Lane and Mersey Way to further encourage and facilitate safer walking routes.

Actions:

1. Write to OCC to communicate the approved motion and to invite OCC to trial side road non-prescribed zebra crossings to side roads along Mersey Way and Cow Lane.

Cow Lane / Mersey Way, Ladygrove, Didcot.

○ Non-prescribed (paint only) side road zebra



Evenlode Drive



Longford Way



Service Yard



Venners Water



Plym Drive



Tyne Ave



Tamar Way



Teescroft



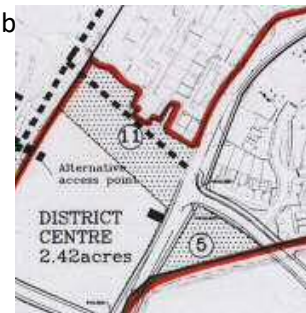
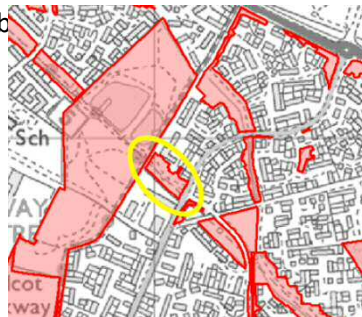
Colne Drive

Motion to be proposed by Cllr Phil Davies that Didcot Town Council request SODC link shared paths near the Ladygrove shops along a visible desire line to facilitate Cycling and Walking.

To the North East of shops on Ladygrove there is a 'desire line' from the crossing point by the rear yard entrance heading North West towards the static exercise equipment under the overhead power lines. (Approx 30m.) This is clearly a more desirable and direct route than following the existing constructed path adjacent, which routes away from the neighbourhood centre shops before using the Mersey Way shared path back to Cow Lane.

The land is noted as owned or leased by SODC and is Public Open Space (POS 11).
Location: (51°36'51.63N 1°14'06.85W)

'what3words' location positioning: ///b shrub



Central Government recently announced a £200million fund to improve walking and cycling routes.
[£200 million to improve walking and cycling routes and boost local economies - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/200-million-to-improve-walking-and-cycling-routes)

The path coming past the shops on Cow Lane is a 3m wide shared path. The linking path should also be a minimum 3m width hard paved surface to comply with existing published guidance 'Oxford Cycle Standards' & 'LTN-1/20'.

[Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/cycle-infrastructure-design)

Motion:

That DTC request SODC link shared paths with an additional section of shared path near the Ladygrove shops along a visible desire line to further facilitate Cycling and Walking.

Actions:

1. Write to SODC to pass on DTC's approved motion that SODC should link the shared paths to the North East of the Ladygrove shops, with an additional section of shared paths, along a visible desire line.

Motion to be proposed by Cllr Phil Davies that Didcot Town Council request SODC improve the 2m wide footpath alongside the railway tracks on Ladygrove to a Shared path to better encourage and facilitate Cycling and Walking.

Central Government recently announced a £200million fund to improve walking and cycling routes. [£200 million to improve walking and cycling routes and boost local economies - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/news/200-million-to-improve-walking-and-cycling-routes-and-boost-local-economies)

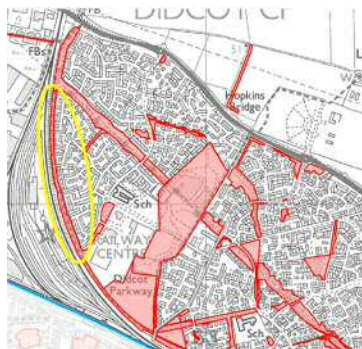
The 700m section of 2m wide tarmac path on Ladygrove, skirting the railway, would benefit significantly from widening to meet current guidance for shared walking and cycling routes by being widened to 3m matching the shared paths at either end.

The 2m wide tarmac path runs from the junction by the SW corner of the football club enclosed land and the shared path leading from Bowmont water up to the connection at the far NW end under the pylons as it runs adjacent to the railway (around Dagdale Drive area) (Approx 700m).

With the imminent arrival of more houses North of the A4130 and the opening up of the existing path next to the stream under the A4130 to those new houses, clearly this route will become a valuable and much utilised route for commuters, school children and shoppers alike to access the Cow Lane underbridge into town. 2m wide will swiftly become insufficient and conflicts between users likely. A minimum width of 3m should be provided to comply with existing published guidance 'Oxford Cycle Standards' & 'LTN-1/20'.

[Cycle infrastructure design \(LTN 1/20\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/publications/cycle-infrastructure-design-ltn-1-20)

The section of 2m wide footpath is highlighted as owned or leased by SODC publication and is marked as footpath on Ordnance Survey mapping. Location (51°36'58.61N 1°14'40.58W)
What Three Words - ///shadowed.backhand.saves to ///crispier.lonely.lamplight]



Motion:

That DTC request SODC improve the 2m wide footpath alongside the railway tracks on Ladygrove to a 3m wide shared path to better encourage and facilitate Cycling and Walking.

Actions:

1. Write to SODC to pass on DTC's approved motion that the 2m wide section of the perimeter footpath is improved (widened to 3m) to better facilitate cycling and walking.

Motion to be proposed by Cllr Phil Davies that Didcot Town Council respond positively to Oxfordshire County Council’s call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph.

At the 18th July 2022 Full Council meeting DTC at minute 50 resolved (13 – IN FAVOUR; 4 – AGAINST) that **Oxfordshire County Council (OCC) carry out a consultation and feasibility study on 20 mph to all areas of Didcot and report back to the Town Council.**

OCC have responded such that OCC will not be undertaking any further feasibility studies because OCC state that 20mph to Didcot is both feasible and implementation funding is available. OCC state that the statutory formal consultation process is to be OCC’s sole extensive consultation, beyond first gauging the aspirations of the local council.

In short: DTC requested a feasibility study and OCC says it has passed feasibility and is funded. DTC's Full Council resolution was for a consultation. OCC confirm they will perform one at no cost to DTC.

- The Transport Advisory Group repeatedly receives requests for 20mph roads across the town; there is clearly local demand for 20mph.
- When considering Think Map (www.think.gov.uk) it is clear that the main through-routes of Didcot have numerous injury incidents. Wantage Rd, Broadway, Jubilee Way Roundabout, Station Road and even Newlands Road stand out with numerous injury incident markers.
- 20mph is safer for those not in cars too as can be seen from recent TFL Road Data referred to by Dr Will Norman, TFL’s Walking and Cycling Commissioner.



Will Norman @willnorman · 8m
 Lowering speed limits on @tfl roads has cut the number of people being killed & seriously injured by 25%, with a
 🚲9% fall in collisions with cyclists
 🏍️49% fall in motorbike collisions
 & a staggering 64% fall in pedestrian collisions 🚶🚶

That's why we're rolling out more 20mph



- Many of our residents do not have cars, many are too young to drive for example.
- 20mph in town would encourage use of the A4130 rather than through town.
- With 20mph, the town remains accessible to all those who wish or need to drive there.
- Consistent 20mph throughout the town would prevent possible confusion to drivers with multiple speed zones.

Through traffic rarely stops, shops or adds value to the town; by its nature it simply passes through. It is abundantly clear from the Think Injury Maps that our 'main' roads, especially those forming through routes, are dangerous at the moment. Ideally most through journeys would go around the town via the A4130. Equally hopefully, the completion of the 'perimeter' road (A4130) is imminent.

Marsh Bridge to Great Western Park is 1.8 miles. Theoretically 4mins at 30mph or 6 mins at 20mph. However according to Googlemaps the journey takes 9mins at 5pm (rather than 4mins) and still takes 5mins even at 3am; as achieving a consistent maximum speed is sensibly unlikely. Daytime average speeds through town are around 13mph; therefore, nothing but the higher speeds and consequent higher kinetic energy collisions will be lost, with limited to no time lost whatsoever.

Motion to be proposed by Cllr Phil Davies that Didcot Town Council respond positively to Oxfordshire County Council's call for 20 mph zones and request that OCC proceed with their official consultation for all roads across Didcot (excluding the A4130) to be 20mph.

DTC should do 2 things:

A. Decide if we are willing to run a consultation ourselves at our expense (in the knowledge that OCC will run their own at no cost to DTC).

If so, then run that DTC consultation.

If not, then:

B. Resolve whether to request OCC run their public consultation or not. And in doing so formally confirm the aspirations of DTC with regard to road safety within the town.

Motion:

Didcot Town Council resolve to confirm to OCC that DTC request OCC proceed with their official consultation for 20mph across Didcot (with the exception of the A4130).

Actions:

1. Confirm the above resolution to Oxfordshire County Council's Developer Schemes Coordinator & 20 Limits Project Manager.