

Didcot Town Council

Minutes of the

Planning and Development Committee

Wednesday 29th March 2023 at 7:30pm
All Saints Room, Civic Hall, Didcot



PRESENT

Councillors:

Cllr A Dearlove (Acting Chair)
Cllr D Rouane
Cllr M Khan
Cllr J Moody
Cllr J Durman
Cllr M Mallows

Officers:

J Wheeler (Town Clerk)
A Guzinski (Planning and Allotments Officer [minutes])

Public:

Cllr P Davies (non-voting)
2 Members of the public attended.

Public participation

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

Both residents spoke regarding agenda item 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*). They both spoke against the motion.

Their main concerns were:

- The motion was inappropriate without prior consultation with the residents
- The Planning and Development Committee was not an appropriate forum for such complex and controversial proposals

- The Council had already rejected a blanket 20mph limit over the entirety of Didcot at a Full Council meeting
- Oxfordshire County Council had previously ignored the views of the public on areas in Witney and the Ladygrove estate regarding the speed limits
- The wording of the motion should be changed to better outline the motion rather than make it sound like a blanked consultation.

Cllr J Durman asked one of the participants about their views regarding the speed limit being implemented at Ladygrove despite no public vote.

The member of the public answered that the process was undemocratic.

The Chair thanked the speakers and invited Cllr P Davies to address the Committee.

Cllr P Davies spoke on 6 items as follows:

Item 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*):

Cllr P Davies explained that the area had been repeatedly approved as an Asset of Community in previous years, and the most recent ACV expired last year. He asked the Committee to continue with their support of the ACV nomination.

Item 14a (*(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*):

Cllr P Davies explained that this item had been previously objected but won on appeal. The current application drawings showed recreational footpaths which were offset; however, they were conflicting with each other and would result in a desire line being created. The drawn paths did not comply with the LTN1/20 regulations and urged the Committee to object to the application.

Item 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 spoke in support of the motion and suggested that DTC ask OCC for their consideration and feasibility on this proposal, at no cost to DTC.

Cllr D Rouane asked for a description of the project.

Cllr P Davies explained that the crossings would look like zebra crossings, using white paint, and would be used to further enforce the new Highway Code rule regarding

priority on crossings for pedestrians on side roads. Cllr P Davies proposed 9 such crossings to be considered at an approximate cost of £500 to OCC.

Item 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 explained the current location of the path and the existing desire line connecting the two paths together. Cllr P Davies recommended the Committee consider contacting SODC to gauge support and investigate available options.

Item 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 explained that one of the existing paths in the Ladygrove estate narrows to 2 meters in width, while paths leading to and from the 700m section were all 3 meters wide. Cllr P Davies further stated that the LTN1/20 and Oxfordshire Cycle Standards outline that all footpaths should be 3 meters wide, especially considering that the route would be used as a commuting route to the new development. This request should be put to OCC as the landowner, SODC only maintain it.

Item 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 explained that DTC had previously asked OCC for a proposal, a feasibility study, and a consultation. OCC had since responded to suggest that the project was feasible and the budget allowed for the project to go-ahead. A consultation would begin if DTC requested one, but OCC were not willing to provide the plans.

Cllr P Davies explained further that the wording of the motion meant to "respond positively" was to the consultation proposal. Cllr P Davies stated, in response to Cllr J Durman, that there was no data for the Ladygrove consultation, and the number of votes was very low with a 50/50 split.

Cllr D Rouane answered that the report presented to OCC Cabinet contained the relevant data, such as postcodes, to ensure that people voting resided in the Ladygrove estate. The vote presented was 13 IN FAVOUR, 13 AGAINST, 1 UNDECIDED.

Cllr P Davies further explained that the consultation was not a referendum, and stated that the time delay in a 2 mile stretch would only equate to approximately 2 minutes, and with the current congestions, the traffic was unlikely to be affected as the speeds were often lower.

Cllr P Davies suggested that pollution would not be a strong factor, as most of the pollution is caused by the frequency of acceleration and deceleration, rather than the speed.

Cllr P Davies also suggested that the 20mph limit could encourage more walking and cycling to and from schools. Cllr P Davies also suggested that if the 20mph speed limit was introduced on the main road, it would reduce the number of accidents along the main road and encourage people to use the Northern Perimeter Road to navigate through Didcot. Most of the roads in Didcot are residential roads and would benefit from the reduced limit.

Cllr P Davies also stated that the Committee could only make a recommendation to Full Council, as they did not have the delegated authority to carry out the request on a major item.

The Town Clerk clarified that OCC had previously stated that they did not have the capacity or resources to carry out comprehensive consultation across the whole town, and it was up to the Town Council to decide where the limits should be applied.

Cllr P Davies answered that during the Traffic Advisory Group meetings, there was demand for 20mph across a variety of areas.

Cllr J Durman asked about the road safety aspect and inquired about the number of deaths in the recent years, and the number of deaths that could have been prevented by a reduced speed limit.

Cllr P Davies answered that there had been at least 4 deaths, with all of those being preventable with a reduction in the speed limit, as it allows for less distance to stop and less inertia on impact.

Cllr J Durman queried the claim on frequency of acceleration and deceleration being a key factor impacting the emissions and stated that even if the speed limit would be reduced, the stop-go frequency would not decrease due to the number of crossings, traffic lights and roundabouts throughout the town.

Cllr P Davies answered that as the speed is reduced, the amount of time spent accelerating and decelerating would be greatly reduced.

The Chair thanked Cllr P Davies for addressing the Committee.

The meeting opened at 19:55

215. To receive apologies

Apologies were received from Cllrs E Hards and D Macdonald. Cllr M Khan substituted for Cllr E Hards, and Cllr J Moody substituted for Cllr D Macdonald.

No other apologies were received.

Cllr A Sandiford was absent.

216. To receive declarations of interest

Cllr D Rouane declared a pecuniary interest in agenda items 14b) – Planning Application for a proposed first floor rear extension and 14d) – Planning Application for resurfacing the existing playing surface with a modern synthetic playing surface and would not participate in the voting.

Cllr M Khan declared a personal interest on item 12) - To note the Certificate of Adoption at Hagbourne Road, Didcot, as highway maintainable at the public expense from 16 Mar 2023.

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

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.

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

There were no questions on the previous minutes.

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

The Committee noted the correspondence received as listed below.

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.

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

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

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

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

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

The Committee considered various options. After some discussion, it was decided that the old lists could be used and to suggest any names which had not been used previously.

The Town Clerk suggested that the Officers could suggest a list of names and send them out for the Committee's approval.

It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and **RESOLVED** to create an action point for the new cohort of Councillors to create a list of recommendations to be considered in future. The names needed for this occasion would be discussed by the Officers.

All members agreed.

223. 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

The Committee noted the ACV nomination.

Cllr D Rouane explained that the land had been previously assigned as an Asset of Community Value, but the nomination had since expired. This ACV had been historically supported by the Town Council over the years, and therefore should be renewed to further protect the land from building projects.

Cllr A Dearlove stated that the land was leased to DTC by SODC, and the renewal of the ACV would show the intent to protect the land.

It was proposed by Cllr D Rouane, seconded by Cllr M Khan, and **RESOLVED** to **support** the renewal of the ACV for the area.

All members agreed.

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

Cllr D Rouane had recommended that the Committee support the scheme as a trial to obtain relevant data.

Cllr M Khan agreed that the trial was necessary. After some consideration, a two-year trial was recommended.

Cllr A Dearlove had also stated that there would be costs associated with the project, as new signs would need to be implemented in the area. This cost would be covered by the parking fees.

It was proposed by Cllr M Khan, seconded by Cllr J Moody, and **RESOLVED** to **support** a minimum 2-year trial period in the highlighted areas, with a further evaluation of the data after the trial had expired.

All members agreed.

After the meeting had concluded, it was revealed that the CPZ scheme was not subject to a trial and would instead be considered as a permanent scheme.

225. 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	It was proposed by Cllr J Moody, seconded by Cllr M Khan, and RESOLVED to object to this application with the following comments: The current 5 year plan provided should not be time-limited, and the School Travel Plan should be maintained indefinitely. The school would not reach full capacity until 2030, whereas the current plans will expire in 2028. The Committee recommends amending the application. All members agreed.	

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

The Committee noted the certificate of adoption.

227. Applications for certificates of Lawful Development and Information only

The Committee noted the Lawful Development applications listed below:

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

228. 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	<p>It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and RESOLVED to object this application with the following comments: (Ref 244280)</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. It is important that this development is linked by footpaths and cycle paths with existing developments and within the development itself. 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>In addition, the application includes plans for recreational footpaths, which are conflicting, and the included plans could result in a creation of a 'desire line'. The current drawings do not comply with current regulations, such as LTN1/20.</p> <p>All members agreed.</p>	
Cllr D Rouane left the meeting.			

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	It was proposed by Cllr A Dearlove, seconded by Cllr M Khan, and RESOLVED to submit no objections to this application. (Ref 244273) All members agreed.	
Cllr D Rouane re-joined the discussion			
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	It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and RESOLVED to continue previous objection with an amendment to previous comments (Ref: 244258): The Committee are concerned that the large number of vehicle movements at the present time is already putting the roundabout under pressure. An increase in vehicle movements to and from the site will only exacerbate the issue. The only entrance to the site is off the roundabout (until Science Bridge is constructed and opened). This roundabout, along with the DMH1 roundabout was due to be upgraded at the end of 2021, using CIL/s106 monies. Unfortunately, this work was postponed, and the Council have not been informed when this will happen. The Committee are concerned that these funds could be lost if the work is not carried out. With only one entrance to the site, any accidents or roadworks on the road/roundabouts, would cause long delays to an area which is already under pressure from the volume of traffic. Members expressed the need for the HIF roads and the previously proposed upgrade to the roundabouts which need addressing as a matter of urgency. In addition, the Committee noted this area is part of the Science Vale Cycle Network (Route 6 - Didcot to Milton Park) and have concerns regarding the potential increased risks to cyclists. In addition, the Committee noted that the application plans do not include travel plans, transport assessment statements, sustainability and energy efficiency statements, or environmental impact statements. There is also a lack of a low carbon commitment, or a lack of inclusion of renewable energy usage, such as the use of solar panels, and no inclusion of low-carbon building materials.	

		The Committee also noted that in the previous application labelled P15/V1304/O had some of the statements provided, however those documents are now outdated and no longer applicable, and would therefore need to be refreshed.	
		All members agreed.	
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	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to submit no objections to this application. (Ref 244275) Cllrs M Khan and M Mallows abstained; all other members agreed.	
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	It was proposed by Cllr A Dearlove, seconded by Cllr J Moody, and RESOLVED to submit no objections to this application. (Ref 244276) All members agreed.	
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	It was proposed by Cllr A Dearlove, seconded by Cllr M Mallows, and RESOLVED to submit no objections to this application. (Ref 244278) All members agreed.	

229. To note as listed: Planning Appeals

None received.

230. 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 (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. Unit 2 Hadden Hill Retail Park near Didcot OX11 9BF

231. To note as listed: Planning Applications refused

Didcot Town Council's recommendation	Planning Application Number	Proposal and Address
No objections	P22/S0557/FUL	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). 136-138 The Broadway and 3-5 Station Road Didcot OX11 8RJ

232. To note as listed: Planning Applications withdrawn

The Committee noted that no applications were withdrawn.

233. To note as listed: Planning Applications referred

The Committee noted that no applications were referred.

234. 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)

Cllr M Mallows suggested that the non-prescribed Zebra crossings could potentially be used for traffic calming and reduce the need for 20mph speed limits. Cllr A Dearlove stated that Ladygrove estate already had a 20mph limit introduced across the estate.

Cllr J Durman stated that the crossings could be dangerous, as while the proposed crossings would look like Zebra crossings, they would not be, and it could lead to pedestrians entering the crossing believing that they had priority.

Cllr J Moody explained that with the change to the Highway Code, pedestrians waiting to cross at a junction should have priority, and the crossings could reinforce the new law. Cllr J Moody also stated that due to the nature of the roads, there would be no impact on speed.

Cllr A Dearlove stated that the crossings could resolve the confusion where pedestrians wait for the cars to pass while the cars were slowing down for the pedestrians. Cllr A Dearlove also suggested that the crossings could look cluttered and could force cars to wait further away from the junction, impacting the visibility when pulling out of the junction. Cllr A Dearlove also suggested that as a trial, the number of non-prescribed Zebra crossings could be limited to two and be implemented on the busier roads.

Cllr M Khan suggested that the whole list could be sent over to OCC with the request for them to pick the most important roads.

Cllr J Moody explained that if there were no pedestrians waiting to cross, motorists could enter the crossing to pull in closer to the 'give way' line.

Cllr D Rouane suggested that the Committee should propose that Tamar Way and Tyne Avenue be prioritised.

It was proposed by Cllr D Rouane, seconded by Cllr M Khan, and **RESOLVED** to **support** the motion, with priority being given to Trent Road and Tyne Avenue.

Votes – 5 IN FAVOUR, 1 AGAINST – the motion **PASSES**.

235. 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)

Cllr J Moody explained that a previous request for a desire line in the Stubbings Land in Great Western Park was fulfilled, and it would be sensible and safer to introduce the path on the desire line in Ladygrove. Cllr A Dearlove stated that it would only be a cosmetic change.

It was proposed by Cllr J Moody, seconded by Cllr A Dearlove, and **RESOLVED** to **support** the motion.

All members agreed.

236. 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)

Cllr D Rouane suggested that the request be written to SODC, OCC, and the LCWIP (Local Cycling and Walking Infrastructure Plan).

It was proposed by Cllr M Khan, seconded by Cllr D Rouane, and **RESOLVED** to **support** the motion, with the amended contact list.

All members agreed.

237. 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)

Cllr M Khan stated that the topic had become very contentious and political, and proposed that it should be discussed and debated by the next Council. The current Committee should not provide any comment or discussion, as the topic was too big.

Cllr J Durman proposed that the Committee's response should be that DTC will never accept a blanket 20mph speed limit.

Cllr D Rouane asked for clarification on the deferral, as the topic had been deferred between the Committee and Full Council a number of times.

Cllr M Khan stated that the final decision should be made at a Full Council meeting, with a recommendation from the Planning and Development Committee.

Cllr J Durman had enquired as to why the motion was deferred from Full Council for discussion by the Committee. Cllr M Khan explained that the decision was deferred as it had become too political, and it could have been used for political gains rather than to fully consider the views of all residents.

Cllr M Khan explained that the topic needed to be publicised better, and that the 20mph limit should be implemented where appropriate, however a blanket 20mph should not be considered.

Motion 1 - It was proposed by Cllr M Khan, seconded by Cllr D Rouane, to **defer** this item to the next cohort of the Planning and Development Committee to make a recommendation to the Full Council.

Votes for motion 1:

3 IN FAVOUR, 3 AGAINST. Chair casts a standing vote AGAINST. The motion **fails**.

Motion 2 - It was proposed by Cllr J Durman, seconded by Cllr A Dearlove, to **not respond positively** to a blanket 20mph limit.

Votes for motion 2:

3 IN FAVOUR, 3 AGAINST. Chair casts a standing vote IN FAVOUR. The motion **passes**.

The meeting closed at 20:53

Signed.....

Date.....