

# Agenda



Listening Learning Leading

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## A MEETING OF THE

# Planning Committee

WILL BE HELD ON WEDNESDAY 10 FEBRUARY 2016 AT 6.00 PM

DIDCOT CIVIC HALL, BRITWELL ROAD, DIDCOT, OX11 7JN

### Members of the Committee:

Felix Bloomfield (Chairman)

Joan Bland  
Margaret Davies  
Anthony Dearlove  
Jeannette Matelot

Lorraine Hillier  
Toby Newman  
Richard Pullen  
David Turner

Margaret Turner  
Ian White

### Substitutes

*Charles Bailey*  
*Stefan Gawrysiak*  
*Paul Harrison*

*Stephen Harrod*  
*Elaine Hornsby*  
*Imran Lokhon*

*David Nimmo-Smith*  
*Sue Lawson*

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### 1 Apologies

### 2 Declarations of disclosable pecuniary interest

To receive any declarations of disclosable pecuniary interests, and other declarations, in respect of items on the agenda for this meeting.

### 3 Minutes of the previous meeting (Pages 5 - 12)

To adopt and sign as a correct record the minutes of the committee meeting held on 20 January 2015.

**4 Urgent items**

**5 Applications deferred or withdrawn**

**6 Proposals for site visit reports**

**Development control applications and tree preservation orders**

***Planning applications - background papers and additional information***

All the background papers with the exception of those papers marked exempt/confidential (eg those held in enforcement files) used in the reports in this agenda are held in the application file (working file) referenced by the application number.

Any additional information received following the publication of this agenda will be reported and summarised at the meeting.

**7 P15/S2159/O - Car Park, Station Road, Didcot, OX11 7NN**  
(Pages 13 - 40)

Outline planning application for demolition of existing buildings and a mixed use development comprised of up to:

- 300 residential units (use class C3);
- a 70-bed hotel (use class C1);
- up to 800 sq.m gym (use class D2);
- up to 2,400 sq.m retail uses (A1, A2, A3, A4, A5);
- up to 1,800 sq.m commercial office floorspace (use class B1);
- a replacement nursery school (use class D1); and
- a decked car park.

Closure of Lydalls Road to allow for redevelopment and altered pedestrian access. All matters are reserved except for new means of vehicular access to the site.

**8 P15/S3279/FUL - 27 Cotmore Gardens, Thame** (Pages 41 - 52)

Demolition of garage and erection of a two-storey 2-bedroom dwelling incorporating parking for No.27 and new dwelling.

**9 P15/S3226/FUL - Wallingford House, 46 High Street, Wallingford, OX10 0DB** (Pages 53 - 62)

Change of use of Wallingford House from Class B1 (a) offices to Class C3 (dwelling

house) residential to provide six two bedroom flats.(as amplified by the submission of a Transport Statement prepared by Glanville Consultants which was received on 5 November, 2015 addressing concerns raised by the County Highway Authority).

**10 P15/S1998/FUL - Bridge House, 72 Wallingford Road, Shillingford, OX10 7EU** (Pages 63 - 78)

**THIS ITEM HAS BEEN WITHDRAWN FROM THE AGENDA WILL NOT BE CONSIDERED AT COMMITTEE ON 10 FEBRUARY 2016 DUE TO ADMINISTRATIVE REASON.**

Change of use of land from agricultural to mixed agricultural and camping/caravan site for touring and holiday caravans.

**11 P15/S3822/FUL - 4 Gidley Way, Horspath, OX33 1RQ** (Pages 79 - 92)

Demolition of existing outbuilding. Erection of new outbuilding to provide motorcycle storage and new accommodation.

**12 P15/S3834/HH - Bridge House, Clifton Hampden, OX14 3EH**  
(Pages 93 - 100)

Erection of a timber clad, oak framed outbuilding as garage, boathouse and workshop on ground floor, and a store and office on first floor.

MARGARET REED  
Head of Legal and Democratic Services