

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 18th September 2017

PRESENT

Councillors Cripps, Dolton, Hughes, Norton, Upcraft and Whelan

Officer in Attendance, Senior Officer, Mrs Barbara Atkins

**The meeting commenced at 7.10pm approximately as Councillors looked at plans
relating to the refurbishment of Lloyd's Bank.**

267. APOLOGIES

Apologies were received from The Mayor and Councillors Cockman (Business commitment), Lester (prior appointment), along with County Councillor Atkins and District Councillor Hornsby.

268. ADMISSION OF THE PUBLIC

There were no admissions of the public.

269. DECLARATION OF INTERESTS

Information for each Member was available at the meeting. There were no declarations of interest.

270. PUBLIC PARTICIPATION (10 MINUTES IN TOTAL)

To be notified to The Town Clerk by 10.30am on Friday 18th September 2017.

- Police Station – John Carroll - Deferred
- Refurbishment of Lloyds Bank – John Carroll

Mr Carrol was welcomed to the meeting who reported on the plans for the refurbishment of Lloyds Bank. The plans have been in the making for 2 years since Lloyds Bank informed their landlord that they may not wish to remain as tenants, however the bank has now stated that may only need 1,000 square feet instead of the full 7,000 square feet. The front of the bank which is listed will be retained. All the one/two bed apartments will have an allocated parking space. Pre-application discussions with SODC, etc have taken place and tweaks to the plans have been made following these

discussions. The application is now ready to submit. Councillors asked a few questions for clarification including how much space Lloyds Bank currently use – approximately 2,000 square feet.

Mr Carroll was thanked for attending the meeting.

271. IMPROMPTU PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)

There were no members of the public reporting under this section.

272. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 4th September 2017 as set out on pages 103-105 of the Minute Book.

It was Proposed by Councillor Norton, Seconded by Councillor Upcraft and

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 4th September 2017 as set out on pages 103 - 105 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

273 CABI – APPEAL DECISION

The Chairman, Councillor Lloyd updated members on the result of the appeal decision, which was allowed with planning permission granted. Councillors discussed and raised concerns over the impact of the development on the medical practice and the impact of traffic turning right onto the bypass. It was agreed that the Chairman would contact the District Council to see if they would seek a judicial review.

274. LOCAL PLAN

The Chairman, Councillor Lloyd reported that the final consultations will be launched in October. There is a briefing meeting on the 18th October and he as the Planning Chairman along with Councillor Norton representing the Neighbourhood Plan will be attending. The total housing numbers have been reduced. The Local Plan following its submission to full cabinet and its consultation period will go to the Planning Inspectorate for examination.

275. CONSULTATION OF REVISED SECTION 106 PLANNING OBLIGATIONS

The Chairman, Councillor Lloyd stated that he was still reading the consultation on the Revised Draft Section 106 Planning Obligations, supplementary Planning Document (SPD) and Community Infrastructure Levy (CIL) Regulation 123 list and urged all members to read this document. Councillor Norton asked if Nursing Homes and Care Homes would come under the revised Section 106 Councillor Lloyd reported that these may come under CIL. Section 106 is a legal agreement and enforceable

276. SCRUTINY OF PLANNING APPLICATIONS

The Chairman, Councillor Lloyd stated that it was important that all members looked at planning applications prior to the meetings. There have been incidents recently where plans have

been misleading and not to scale. An example of a recent submission on a consultation was highlighted at the meeting.

277. TO RECEIVE THE DISTRICT COUNCIL'S REQUEST TO RE CONSIDER PLANNING APPLICATION p17/S2401/FUL – LAND ADJOINING LESTER WAY

Councillors had all received a copy of Planning Officer's email requesting that Town Councillors reconsider the above planning application. Councillors discussed and stated that they did not want to delay matters but they did still have environmental concerns. It was agreed that Councillor Lloyd would discuss this application with the planning officer.

278. PLANNING APPLICATIONS

Note: When deciding upon whether to recommend approval or refusal of a planning application classified as "other", members should, if they feel strongly about their recommendation, request that the application be called in by the District Council Ward Member in order that it may be referred to the District Council's planning committee.

(i) Application Reference: [P17/S3084/HH](#)

Type: Other

Proposal: Erection of two storey and single storey extensions

Address: Chalmore Hole, Ferry House, Chalmore Gardens

Comment: Refusal

Wallingford Town Council resolved to object to this application on the grounds that the proposed side extension and glass fronted balcony will have a negative impact on the character of the building and the views of it from the river and the Thames path, in conflict with Policy C3. We note that the building is not listed, but consider that it should be, due to its historic nature and its context in the history of Wallingford.

Should the application be amended to remove the side extension and to keep the wood fronting on the balcony, Wallingford Town Council would not oppose the rear extension.

(ii) Application Reference: [P17/S3187/HH](#)

Type: Other

Proposal: Replacement of front door and new awnings over the front door and the two front facing windows.

Address: 91 High Street

Comment: No Strong views

(iii) Application Reference: [P17/S3218/HH](#)

Type: Other

Proposal: Proposed ground floor rear and side extension

Address: 103 Fir Tree Avenue

Comment: No Strong views

Councillors to Note:

(iv) Application Reference: P17/S32553

Type: Permitted Development

Proposal: Single storey rear extension. Removal of current garage.

Address: 115 Brookmead Drive

Noted

279. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S1778/FUL](#)

Site Location: Land adjacent to Bezants 33a Reading Road

WTC response: Approved

Decision: Planning Permission - **Noted**

ii) Application Number: [P17/S2322/LB](#)

Site Location: St Nicholas House., 90 High Street

WTC response: Approved

Decision: Listed Building Consent - **Noted**

iii) Application Number: [P17/S2470/HH](#)

Site Location: Rose Gardens, 142 Wantage Road

WTC response: No Strong Views

Decision: Planning Permission - **Noted**

iv) Application Number: [P17/S2720/HH](#)

Site Location: 3 Queens Avenue

WTC response: No Strong Views

Decision: Planning Permission - **Noted**