

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in Centre 70, Kinecroft, Wallingford on
Monday 13th November 2017

PRESENT

Councillors Cockman, Cripps, Hughes, Lester, Upcraft and Whelan

The Chairman, Councillor Lloyd

The Mayor, Councillor Kidley

Officer in Attendance, Mrs Barbara Atkins

Meeting Started at 7.05pm

381. APOLOGIES

Apologies were received from Councillors Dolton and Norton, and County Councillor Atkins.

382. ADMISSION OF THE PUBLIC

There were no admissions of the public.

It was Proposed by Councillor Lloyd and Seconded by Councillor Whelan that agenda Item 8 – Two Major Applications to be discussed after public participation.

383. DECLARATION OF INTERESTS

Information for each Member was available at the meeting. Councillor Lester declared an interest in Planning Applications [P17/S3579/FUL](#) & [P17/S3580/LB](#) however Councillor Lester left the meeting before these were discussed.

384. PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)

(i) [P17/S3771/FUL](#) (Former) Police Station, Reading Road
Mr Coleman gave an overview of the plans and the amendments that had been made. Members of the planning committee stated that they had been contacted by concerned residents and asked if issues such as overlooking nearby properties had been addressed. Mr Coleman stated that the height of buildings had been reduced and careful consideration had been given to the styles of windows used.

Members considered that the density of 9 units was too great and would prefer to see 7 units. Members also asked if the guidelines of 7 to 8 metres between properties had been adhered to, however the units have been off set. The highways department also has concerns over the entrance to the properties.

(ii) [P17/S3771/FUL](#) (Former) Police Station, Reading Road.

Mrs Felicity Freeman and Claire Barnes had previously send a letter (copy attached to minutes) on behalf of St Lucian's Residents Association to the Chairman which had been distributed to all members of the planning committee. The resident's letter very comprehensively set out their concerns which related to density, proximity and parking. Concern was also expressed over overshadowing and loss of daylight. The residents asked Wallingford Town Council to recommend refusal.

(iii) [P17/S3771/FUL](#) (Former) Police Station, Reading Road.

Mr Michael Dunn stated that most residents were very concerned as the proposed development is much closer than the existing buildings and the roofline is also much higher than neighbouring properties. Refuse collection is of great concern too.

(iv) Ex Portcullis Club, Goldsmith Lane.

Mr Coleman and Mr Vennars distributed the latest plans relating the Ex Portcullis Club site to the Members of the planning committee. Following a meeting with the Conservation Officer at SODC the design for the replacement dwelling for no 29 Goldsmith had been amended. The doorways leading on to the Kinecroft have been removed. Members of the planning committee were still very concerned about the lack of car parking on the site and suggested that the gardens could be put to the front of each dwelling and car parking could be incorporated within this.

(v) [P17/S3564/FUL](#) Erection of a 70 bed care home (within Use Class C2) access, parking, landscaping and other associated works.

Mr Sam Rous reported instead of Anna Gillings. Mr Rous gave an overview of the plans which had been produced following public consultation and meetings with the Neighbourhood Plan representatives. This care home would create in the region of 70 new jobs with 20 staff working per shift. Staff would be encouraged to car share or be bused to work. Members of the planning committee like the plans relating to the actual 70 bed care home building but were concerned about the parking and the entrance to the site. Councillor Lloyd stated that the planning permission granted for Site E which includes a 200 bed care home may affect the need for the this 70 bed care home.

385. TWO MAJOR APPLICATIONS AND EXTENSIONS HAVE BEEN REQUESTED – MEMBERS TO CONSIDER THEIR RECOMMENDATION FOR FULL COUNCIL (27.11.2017)

Extensions until the 1st December have been granted therefore members to make recommendations for Full Council

(i) Application Reference: [P17/S3564/FUL](#)

Type: Major

Proposal: Erection of a 70 bed care home (within Use Class C2) access, parking, landscaping and other associated works.

Address: Land at Wallingford Road/Reading Road

Original deadline to respond to SODC: 17th November, extension granted to the 1st December 2017.

Members discussed voicing their concern over parking and medical facilities and concluded the following:

Comment: Recommendation Proposed by Councillor Lloyd, Seconded by Councillor Upcraft Objection unless in house medical facilities are provided and more parking is required.

Councillor Lloyd to draft recommendation for Full Council.

(ii) Application Reference: [P17/S3651/FUL](#)

Type: Major

Proposal: Demolition of existing building and erection of a Class A1 retail food store with associated car parking, access, landscaping and associated engineering works.

Address: UK Bathroom Warehouse, Lupton Road

Original deadline to respond to SODC: 15th November

Members discussed voicing concern over the entrance to the proposed food store and also the impact of the new store on the existing businesses in the town. Members concluded the following:

Comment: Proposed by Councillor Lloyd, Seconded by Councillor Upcraft and Recommended Approval. Councillor Cockman asked for his objection to the proposed store be recorded in the minutes.

386. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 30th October 2017 as set out on pages 147-150 of the Minute Book.

It was Proposed by Councillor Hughes, Seconded by Councillor Whelan and

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 30th October 2017 as set out on pages 147-150 of the Minute Book copies circulated to Councillors, be signed as a correct record.

1945 Hours – Here Councillor Upcraft left the meeting

387. SODC – PLANNING COMMITTEE – RECENT MEETING UPDATE

Councillor Lloyd updated Members on [P16/S4275/O](#) from Planning Committee meeting held on 8th November 2017. Outline consent has been given. Thames Water have acknowledged that Wallingford has a problem with its sewage services. Councillor Lloyd gave members an overview of possible solutions to the sewage problem.

The applicant has guaranteed that the first house will be able to be occupied in 2 years' time.

388. EX PORTCULLIS SOCIAL CLUB SITE

With reference to minutes 364 & 365/10/2017.

Members discussed the revised proposed plans and concluded the following:

- They would prefer to see no gardens but parking instead.
- Councillor Hughes preferred the original plans for the site of 29 Goldsmith Lane.
- Proposed Councillor Cripps, Seconded Councillor Cockman objection on lack of parking.

389. COUNCILLORS TO NOTE THE FOLLOWING:

(i) Application Reference: [P17/S3890/LDP](#)

Type: Other

Proposal: Rear dormer roof extension to facilitate a loft conversion

Address: 17 Barley Close - **Noted**

(ii) Application Reference: [P17/S3694/PDH](#)

Type: Other

Proposal: Single Storey rear extension. Removal of current garage

Address: 115 Brookmead Drive - **Noted**

390. 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/S3771/FUL](#)

Type: Minor

Proposal: Demolition of existing buildings. Erection of nine dwellings, provisions of access, parking and turning and gardens and associated works.

Address: (Former) Police Station, Reading Road

Councillors discussed in detail and Councillor Lloyd suggested that he meet with the developer before the Town Councillor’ formal response to the District Councillor submitted however this is likely to be as follows:

Comment: Refused – Overdevelopment Wallingford Town Council recommends that the number of dwellings is reduced to 7. Concerns over entrance to dwellings and consequently highways concerns.

2030 Hours – Here Councillor Lester left the meeting

(ii) Application Reference: [P17/S3579/FUL](#) & [P17/S3580/LB](#)

Type: Minor

Proposal: Demolition of 20C additions to a listed building and reduction of the A1/A2 retail space to accommodate 9 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street.

Address: 4 Market Place

Councillors discussed in detail and it was Proposed by Councillor Lloyd, Seconded by Councillor Upcraft the following:

Comment: Objection unless all the ground retail space is retained. Concerns of parking allocation as staff and residents will require spaces.

(iii) Application Reference: [P17/S3698/HH](#)

Type: Other

Proposal: Ground Floor Additions & Alterations

Address: 31 Wantage Road

Comment: Refused – Does not meet guide line regulations regarding character and appearance

(iv) Application Reference: [P17/S3744/FUL](#) & [P17/3745/LB](#)

Type: Minor

Proposal: Modify internal layout of ground floor of the Museum to provide public disabled WC and create space to be used by groups visiting the Museum.

Replacement of two timber storage sheds with larger single storey timber unit.

Address: Flint House 52-52a High Street

Comment: Approved

(v) Application Reference: [P17/S3774/HH](#)

Type: Other

Proposal: Two storey side extension to replace existing garage and enlargement of single storey rear extension.

Address: 12 Chalmore Gardens

Comment: No Strong Views

(vi) Application Reference: [P17/S3820/HH](#)

Type: Other

Proposal: Two storey extension at the side and a single storey extension at the rear

Address: 6 Brookmead Drive

Comment: No Strong Views

Discharge of Conditions

(vii) Application Reference: [P17/S3806/DIS](#)

Type: Discharge of Condition 9 – Phasing on application ref [P14/S2860/0](#) Residential development

Address: Land West of Wallingford (Site B)

Comment: Noted

391. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S2401/FUL](#)

Site Location: Land adjoining Lester Way.

WTC response: Refusal

Decision: Planning Permission - **Noted**

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

Site Location: 91 High Street

WTC response: No Strong Views

Decision: Planning Permission - **Noted**

iii) Application Number: [P17/S3084/HH](#)

Site Location: Chalmore Hole Ferry House

WTC response: Refusal

Decision: Planning Permission - **Noted**

iv) Application Number: [P17/S3436/HH](#)

Site Location: Millbrook, 17 Hurst Close

WTC response: No Strong Views

Decision: Planning Permission - **Noted**

Meeting Closed at 8.50pm