

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in Centre 70, Kinecroft, Wallingford on
Monday 29th January 2018

PRESENT

The Mayor, Councillor Michael Kidley

Councillors Cripps, Dolton, Hughes, Lester and Upcraft

District Councillor Hornsby

The Chairman, Councillor Lloyd

Officer in Attendance, Mrs Barbara Atkins

529. APOLOGIES

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

530. ADMISSION OF THE PUBLIC

There were no admissions of the public.

531. DECLARATION OF INTERESTS

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

532. PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)

- 1) Henry Venners of JPPC Chartered Town Planners – Ex Portcullis Club Site – P18/S0003/FUL

Mr Venners spoke at length regarding the revised plans for the Ex Portcullis Club Site explaining that this application is conservation led. Mr Venners covered:

- Removal of the cottage (29 Goldsmith Lane)

- Parking issues
- Location and type of windows facing The Mint residents
- Access to the site

Members of the planning committee asked Mr Venners for clarification regarding:

- The demolition plan
- Access for service vehicles
- Waste storage
- Lack of data to back up requirement for parking not being necessary
- Windows of new property at 29 Goldsmith Lane

2) Paul Fritz-Johnson of The Mint - Ex Portcullis Club Site – P18/S0003/FUL

Mr Fritz-Johnson stated that on the whole pedestrians did not stop and stare in their windows because it was not safe to do so due to the narrowness of the road. Mr Fritz-Johnson stated that as an ex fire officer his concerns regarding the Portcullis Club site development were regarding safety and that now is the time to look after the safety of the people. It would be easy to pull back the line of building by demolishing the existing building as it is not worth preserving. Currently and in the future if this planning application is approved the Fire and Rescue Services would have to close the road for firefighting purposes. Mr Fritz-Johnson urged the developer to re think the design.

533. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 8th January 2018 as set out on pages 215-219 of the Minute Book.

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

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 8th January 2018 as set out on pages 215-219 of the Minute Book copies circulated to Councillors, be signed as a correct record.

534. 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: [P18/S0003/FUL](#)

Type: Major

Proposal: Demolition, Part demolition, redevelopment and Change of Use of the Portcullis Club building & No29 to provide 14 residential units. Eight two-bedroom houses, three two-bedroom flats and three one-bedroom flats.

Address: Wallingford Portcullis Social Club, 28 & 29 Goldsmiths Lane

Members had a detailed discussion and stated the following concerns:

Safety of road; privacy; lack of parking; overdevelopment of site; communal bins; lack of data; no alternative parking as there is a long waiting list for season tickets in public car parks.

Members concluded that they would prefer to see the site demolished and a new development erected bearing in mind the conservation area and the safety of pedestrians and vehicles. Space should be allocated for delivery and service vehicles. The application is not sustainable.

Comment: Refusal (Councillor Lloyd to submit objection).

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

Type: Major

Proposal: Amendment no.2. Ground Gas Supplementary Report received 4 January 2018. Demolition of existing building and erection of a Class A1 retail food store with associated car parking, access, landscaping and associated engineering works (as amplified by tree and landscaping information received 22 December 2017).

Address: UK Bathroom Warehouse, Lupton Road

Comment: Approved

(iii) Application Reference: [P17/S3845/FUL](#)

Type: Major

Proposal: Erection of replacement substation (As amplified by e-mail from agent received 20 December 2017 confirming no excavation with the root protection areas of the protected trees).

Address: UK Bathroom Warehouse, Lupton Road

Comment: Approved

(iv) Application Reference: [P18/S0068/RM](#)

Type: Major

Proposal: Phase 2 Reserved Matters comprising the construction of a 75 unit Extra Care Facility and provision of the Central Square including a Locally Equipped Play Area (LEAP) with associated parking, landscaping and infrastructure provision. The outline application was considered to be EIA development and an Environmental Statement was submitted in support of the outline application. An EIA Screening Notice has been issued by SODC confirming that

there is no requirement for additional EIA information to support the Phase 2 Reserved Matters Submission.

Address: Land to the west of Wallingford (Site B)

Members discussed this application and concluded that it was not in keeping with SODC's design statement and was out of place.

Comment: Refusal (Councillor Lloyd to submit comments)

(v) Application Reference: [P17/S3969/FUL](#)

Type: Minor

Proposal: Construction of a temporary Information Centre for Land to the West of Wallingford (Site B) incorporating two fixed advertisements with a temporary access, car parking and landscaping (As amplified by a schedule of materials received 29 November 2017 and Drawings received 3 January 2018 showing vehicle tracking and amended by landscaping drawing GL0820 03D accompanying letter from agent 3 January 2018)

Address: Land to the west of Wallingford (Site B)

Comment: No Strong Views

(vi) Application Reference: [P17/S4305/HH](#)

Type: Other

Proposal: Amendment No 1 dated 18th January 2018.

Proposed extension and associated works. Replacement detached double garage.(as amended by drawing no.s E001 Rev C, E002 Rev B, P001 Rev F, Poo2 Rev D, P003, Rev E and P004 Rev D to correct existing garage location and re-locate proposed garage received on 18 January 2018)

Address: 51 Brookmead Drive

Comment: No Strong Views

(vii) Application Reference: [P17/S4236/HH](#)

Type: Other

Proposal: Single story rear extension to form sun room, more than prescribed amenity front and rear. Remove existing front porch replace with atrium.

Address: Yulara House, 47 Winterbrook

Comment: No Strong Views

(viii) Application Reference: [P17/S4450/HH](#)

Type: Other

Proposal: Demolition of conservatory and erection of single storey rear extension

Address: 29 Sovereign Place

Comment: No Strong Views

ix) Application Reference: [P18/S0005/HH](#)

Type: Other

Proposal: Loft conversion - box dormer to the rear, raised ridge and with modifications to an existing front dormer. Proposed dropped kerb.

Address: 46A St Johns Road

Members discussed and stated that they objected to this application as it was contrary to the design guide and not in keeping with the area.

Comment: Refusal

x) Application Reference: [P18/S0019/HH](#)

Type: Other

Proposal: Demolition of a rear conservatory and erection of a single storey rear extension

Address: 63 Barley Close

Comment: No Strong Views

xi) Application Reference: [P18/S0094/HH](#)

Type: Other

Proposal: Variation of condition 3 (materials) of Planning Permission P17/S1213/HH. Two storey side extension with single storey mono pitched extension to the back. (As clarified by location plan showing parking provision received 2nd June 2017)

Address: 23 Norries Drive

Comment: No Strong Views

535. LICENSING APPLICATIONS

Councillors see the link below for the guidelines on licensing.

<http://www.southoxon.gov.uk/services-and-advice/business/licensing/comment-licence-applications>

i) Lidl UK GmbH, Lupton Road

Consultation End Date 14th February 2018

Members discussed this licensing application and concluded that they **approved** the application.

536. COUNCILLORS TO NOTE THE FOLLOWING:

(i) Application Reference: [P18/S0096/PDH](#)

Type: Other

Proposal: Single storey rear extension: Depth 5.925m Height 2.625m Height to eaves 2.330m

Address: 16 Hurst Close - **Noted**

Councillor Dolton stated that he worked at Verco

(ii) Application Reference: [P18/S0148/T28](#)

See attached guidance paperwork

Type: Other

Proposal: The installation of a Fixed 'Back up' Generator, AMF Panel and an internal cabin upgrade

Address: VERCO Moreton Avenue - **Noted**

537. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S3889/HH](#)

Site Location: 59 Brookmead Drive

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

ii) Application Number: [P17/S3912/HH](#)

Site Location: 17 Barley Close

WTC response: Refused

Decision: Planning Permission – **Noted**

iii) Application Number: [P17/S3962/HH](#)

Site Location: 8 Wittenham Close

WTC response: Refused

Decision: Planning Permission – **Noted**

iv) Application Number: [P17/S4183/A](#)

Site Location: Land West of Wallingford (Site B)

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

v) Application Number: [P17/S4200/HH](#)

Site Location: 39 Fir Tree Avenue

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

vi) Application Number: [P17/S4315/HH](#)
Site Location: Holbrook House Reading Road
WTC response: No Strong Views
Decision: Planning Permission – **Noted**

Meeting closed at 2010 hours