

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in The Town Hall, Wallingford on
Monday 12th February 2018

PRESENT

The Mayor, Councillor Michael Kidley

Councillors Cripps, Dolton, Upcraft and Whelan

Councillor Holland was present but did not take part in voting.

The Chairman, Councillor Lloyd

Officer in Attendance, Mrs Barbara Atkins

560. APOLOGIES

Apologies were received from Councillors Hughes, Lester, Norton, and County Councillor Atkins and District Councillor Hornsby

561. ADMISSION OF THE PUBLIC

There were no admissions of the public.

562. DECLARATION OF INTERESTS

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

563. PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)

- i) **Rowland Hogg and Richard Buch – [P17/S3579/FUL](#) – 4 Market Place (precise of report attached to minutes).**

Mr Hogg's main concern is the noise which is produced by the Corn Exchange during performances, cinema, rehearsals, workshop and set construction and that the new residents may object to this noise and the threat that this may be to the Corn Exchange. Mr Buch's primary concern is the building itself in respect of maintaining access to the Corn Exchange's roof; the height of the development; lack of car parking and green space; windows being out of place; emergency staircase required and overdevelopment of area. Mr Hogg and Mr Buch requested that the town council refuse this application.

ii) **Mr Wright, Financial Trustee for the Sinodun Players (Corn Exchange) - [P17/S3579/FUL](#) – 4 Market Place**

Mr Wright stated that as a trustee he had a responsibility to the Charity Commission for the Corn Exchange's assets. Currently there is only one residential property on the proposed development site and the Corn Exchange is a well-used building being licensed from 9am to midnight/1am. It has a good relationship with its neighbours but this could well change with the proposed re-development of the site as the buildings are much nearer to the Corn Exchange therefore vibration and noise could be a problem. The Trustees believe it would be irresponsible to approve the planning application.

iii) **Mr Carroll, Director of Carroll Architects and Surveyors - [P17/S3579/FUL](#) – 4 Market Place**

Mr Carroll stated that the planning application had been submitted following 18 months of consultation with the district council. Lloyds Bank will be able to operate from a smaller retail space and that the planning application accords with planning policy. Mr Carroll stated that there are separate acoustic barriers but an acoustic engineers report is awaited. Mr Carroll asked the Town Council to support the planning application.

Councillors had the following questions:

- How long will the acoustic survey be? 2 weeks
- Bat Survey? May 2018

1935 Hours – Mayor left the meeting

- Could the applicant enter into discussions with the Corn Exchange regarding access to roof, will any financial assistance be available? Can ask.
- Hope that Lloyds Bank is remaining
- Is the only party wall the one with abuts the Corn Exchange's Workshop? Yes

1940 Hours – Mayor returned to the meeting

564. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 29th January 2018 as set out on pages 226 - 232 of the Minute Book.

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

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 29th January 2018 as set out on pages 226-232 of the Minute Book copies circulated to Councillors, be signed as a correct record.

565. 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/S3579/FUL](#)

Type: Minor

Proposal: Amendment 1 & 2 - 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. (As amended by drawings accompanying e-mail from agent received 24 January 2018 and floor plan drawings received 29 January 2018 and amplified by Heritage Statement Appendix A and B Design Statement-Supplement 10 January 2018)

Address: 4 Market Place.

Councillors discussed this application along with [P17/S3580/LB](#) in detail. Councillor Lloyd advised that the number of parking spaces for the development were in line with the County Council guidelines and the developer is not required to provide green space due to the proximity of local parks, etc. Councillors were very concerned about the impact of the development on the Corn Exchange, loss of retail space and car parking.

Comment: Holding Objection Proposed by Councillor Lloyd, Seconded by Councillor Whelan. Whilst awaiting the acoustic survey and bat survey contact can be made with the developer. Preservation of the Corn Exchange is essential.

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

Type: Minor

Proposal: Amendments No 1 & 2 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. (As amended by drawings accompanying e-mail from agent received 24 January 2018 and floor plan drawings received 29 January 2018 and amplified by Heritage Statement Appendix A and B Design Statement-Supplement 10 January 2018)

Address: 4 Market Place.

Comment: Holding Objection, Proposed by Councillor Lloyd, Seconded by Councillor Dolton, Reasons as per Minute 565 (i)02/2018 above.

(iii) Application Reference: [P17/S3650/FUL](#)

Type: Major

Proposal: Amendment No.1 Construction of a new industrial unit (amplified by Air Quality Assessment received 31st January 2018)

Address: Fischer Fixings UK Ltd Whitley Road

Comment: Approved

(iv) Application Reference: [P17/S4232/FUL](#)

Type: Minor

Proposal: Extension to existing warehouse (amended and amplified by plans received 12th December 2017 and Air Quality Assessment received 30th January 2018)

Address: Hilliard House Lester Way

Comment: Approved

(v) Application Reference: [P17/S4054/FUL](#)

Type: Major

Proposal: Variation of condition 2 (approved plans) of planning permission P16/S1514/FUL to allow amendments to design and appearance of the approved scheme. Redevelopment of the Former Waitrose to create 22 retirement apartments, two ground floor retail units and associated parking. (As clarified by plans accompanying Agents email dated 19 January 2017).

Address: 12-16 St Martins Street

Comment: No Strong Views

(vi) 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 (as amended by email received 6th February) .

Address: 46A St Johns Road

Comment: Holding Objection whilst local school is contact as possible overlooking.

(vii) Application Reference: [P18/S0022/LB](#)

Type: Other

Proposal: Four linked repairs: 1/ New lead flashing around base of chimney. 2/ Replace plastic guttering with aluminium backed onto new fascia boarding. 3/ Replace fall pipe shoe. 4/ Replace fall pipe.

Address: 14 High Street

Comment: No Strong Views

(viii) Application Reference: [P18/S0133/FUL](#)

Type: Minor

Proposal: Installation of stairs, separate door way. Installation of a shower, toilet and sink upstairs, installation of a toilet and sink in back room downstairs and installation of a kitchen.

Alterations front elevation.

Address: 14 Market Place

Comment: Holding Objection – would like to see reconfiguration of passageway as concerns over storage of refuse.

(ix) Application Reference: [P18/S0201/LB](#)

Type: Other

Proposal: Drill a hole in the external wall leading into the building to feed a cable through for an internet connection

Address: 16 Market Place

Comment: Approved

(x) Application Reference: [P18/S0290/FUL](#)

Type: Minor

Proposal: Removal of wall/gate at entrance. Erection of replacement wall and gates at entrance

Address: entrance to Masonic Hall Goldsmiths Lane

Comment: No Strong Views

xi) Application Reference: [P18/S0392/SCR](#)

Type: Other

Proposal: Request for a Screening Opinion in relation to the proposed residential and employment/hotel development at Hithercroft Farm, Wallingford

Address: Land at Hithercroft Farm

Councillors discussed in detail noting the impact on environment, and that the County Council has not responded regarding a roundabout. **It was agreed that Councillor Lloyd will write to the District Council detailing the council's concerns.**

566. DISCHARGE OF CONDITIONS

(i) Application Reference: [P17/S0113/DIS](#)

Type: Other

Proposal: Discharge of conditions- 3 (Boundary Treatments), 4 (External Roof and Wall Materials), 14 (Ecology), 16 (Environmental Management Plan) and 21 (Drainage Strategy) of P15/S0191/FUL (additional information received 20 April, 26 May 6 June 2017) (Amended information received 27 July 2017) (Amended Ecological Management Plan received 7 August 2017) (Additional Drainage Information received 24 October 2017) Erection of 85 new homes and creation of new access onto Reading Road following demolition of 2 Reading Road. The development includes new roads, car parking, footpaths, communal orchard, public open space, landscaping, ecological enhancement areas and associated infrastructure
Address: Land West of Reading Road

Noted

(ii) Application Reference: [P17/S1981/DIS](#)

Type: Other

Proposal: Discharge of conditions 17- electric vehicle charging points, and 18- surface water drainage of planning permission P15/S0191/FUL: Erection of 85 new homes and creation of new access onto Reading Road following demolition of 2 Reading Road. The development includes new roads, car parking, footpaths, communal orchard, public open space, landscaping, ecological enhancement areas and associated infrastructure
Address: Land West of Reading Road

Noted

(iii) Application Reference: [P17/S3679/DIS](#)

Type: Other

Proposal: Discharge of condition 21 (housing delivery document) of planning permission P14/S2860/O. Residential development comprising 555 dwellings, a one form entry primary school, associated landscaping and open spaces, construction of a new access onto the A4130 Calvin Thomas Way/ Bosley Way, construction of a public transport link/ emergency access onto Wantage Road, and other supporting infrastructure works and facilities. As amended by i) revised drawings and supporting information 16 September 2015; ii) additional information - planting schedule, assessment of Mill Brook and highway information 24 November 2015; iii) revised bus/emergency access onto Wantage Road 9 May 2017 and iv) additional drainage information 6 June 2017
Address: Land West of Wallingford – Site B

Noted

567. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S3339/FUL](#)

Site Location: Cross Keys, 48 High Street

WTC response: Refused
Decision: Refusal of planning permission

Noted – This was retrospective and the decision can be enforced by the District Council.

ii) Application Number: [P17/S3340/LB](#)
Site Location: Cross Keys, 48 High Street
WTC response: Refused
Decision: Planning Permission

Noted

iii) Application Number: [P17/S3970/A](#)
Site Location: Land West of Wallingford (Site B)
WTC response: Refer to Minute Number 467/12/2017
Decision: Planning Permission

Noted

iv) Application Number: [P17/S4305/HH](#)
Site Location: 51 Brookmead Drive
WTC response: No Strong Views
Decision: Planning Permission

Noted

v) Application Number: [P17/S4350/HH](#)
Site Location: 1 Winterbrook
WTC response: Approved
Decision: Planning Permission

Noted

568. 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) Catherine's Café
28 High Street, Wallingford
Consultation End Date: 23rd February 2018

Comment: No Objection

ii) The Great Hall, Fair Mile, Cholsey
Consultation End Date: 6th March 2018

Comment: No Objection

569. WHITE CROSS SAND AND GRAVEL

Councillor Lloyd gave an update in that essentially the plans are the same for the marina and he believed the public have a 'vision' of Benson riverside with boating facilities however gravel would be extracted first and therefore any marina would be years after. Gravel extraction is already going ahead at New Barn Farm. White Cross is within the flood plain and is in an area of natural beauty. The plans also show the Thames Path being diverted. Although no formal application has been submitted it needs to be watched carefully.

570. FIR TREE ALLOTMENTS – THAMES WATER

Councillor Lloyd reported that he was very annoyed as a S98 Requisition Notice has been served on behalf of the developer for a proposed new sewer to connect with Fir Tree Sewage Station. This would run through part of the current allotment site. Councillor Lloyd explained to Members his reasoning behind entering an official complaint to OFWAT (The Water Services Regulation Authority) and that he had also asked our MP Mr Ed Vaizey to write to the Secretary of State. Councillor Lloyd hopes that Thames Water will enter into discussions regarding the town council's preferred route for the sewer.

Meeting closed at 2040 hours