

WALLINGFORD TOWN COUNCIL

MINUTES

of the

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

PRESENT

The Mayor, Councillor Kidley

Councillors Hughes, Norton, Upcraft and Whelan
District Councillor Elaine Hornsby

The Chairman, Councillor Lloyd

Officer in Attendance, Mrs Barbara Atkins

616. APOLOGIES

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

617. ADMISSION OF THE PUBLIC

There were no admissions of the public.

618. DECLARATION OF INTERESTS

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

619. PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)

There were no members of the public present.

1905 Hours – The Mayor arrived

620. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 26th February 2018 as set out on pages 261 - 264 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 26th February 2018 as set out on pages 261 - 264 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

621. 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/S3651/FUL](#)

Type: Major

Proposal: Amendment No 3. 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 and Ground Gas Supplementary Report received 4 January 2018 and details of electric vehicle charging points and tree retention plan received 28 February 2018)

Address: UK Bathroom Warehouse Lupton Road

Comment: No objections to planning amendment number 3 subject to the following proposed condition proposed, the access to the supermarket is to be reviewed as it would be better to site the access directly off the Hithercroft Road.

The plans will be reviewed to see how many bike racks are planned.

Councillor Lloyd updated Councillors in that both Lidl and G Stow Plc are trying to accommodate the Cholsey and Wallingford Railways plans for the new canopy.

(ii) 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 and amended plans received 20 February 2018).

Address: 12-16 St Martins Street

Comment: No strong views to planning amendment number 2.

(iii) Application Reference: [P18/S0535/FUL](#)

Type: Minor

Proposal: External: Remove existing NatWest brand signage and ATM. Internal: Through-out the building, carefully remove non-original fixtures, fittings, furniture and equipment relating to the operation of the NatWest branch

Address: Natwest Bank plc 82 High Street

Comment: submitted previously following meeting on the 26th February.

(iv) Application Reference: [P18/S0678/FUL](#)

Type: Other

Proposal: Erection of cycle shed

Address: 103 Wantage Road

Comment: No Strong Views.

(v) Application Reference: [P18/S0712/CC](#) & R3.0011/18

Type: Other (County Consultation)

Proposal: Planning permission for the renewal of consent and continued use of relocatable building, unit T1 for a period of 5 years at St Nicholas C of E Infant School.

Address: St Nicholas C of E Infant School St Nicholas Road

Comment: Approved

622. CERTIFICATE OF LAWFUL DEVELOPMENT

(i) Application reference: [P18/S0204/LDE](#)

Type: Other

Proposal: Replacement of plastic windows with wooden sash windows.

Address: 1 Old Buildings Wood Street

Comment: Approved

623. RESERVED MATTERS

(i) 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. (As per amended plans and landscaping information received on 13 February 2018).

Address: Land to the West of Wallingford (site B) Phase 2

Comment: Councillors withdrew their objections and had no strong views on this planning amendment.

(ii) Application Reference: [P17/S3891/RM](#)

Amendment : No. 2 - dated 28th February 2018

Proposal : Phase 1 Reserved Matters comprising the construction of 125 dwellings, landscaping, sports pitches, allotments, estate roads and associated infrastructure (as updated by additional information 28 November 2017 and amended plans and supporting information received 28 February 2018).

The outline application was considered to be EIA development and an Environmental Assessment was submitted in support of the application. This reserved matters submission has been the subject of a Screening Request. The local planning authority has determined that there is no requirement for additional environmental assessment in support of this submission.(As per additional information received 28 November 2017)

Address : Land to the West of Wallingford (Site B) Phase 1 Wallingford

Councillors had the following concerns: French drain for surface water; bus access confusing; sewage plans inconsistent; temporary access by Fir Tree Cottage. Councillor Lloyd reported that a resident by the site who lived by the boundary with Wantage Road was happier now as he will have a 6ft acoustic fence on the boundary to his property. Councillor Hughes stated that the Sports Park are objecting to the trees being cut down near their boundary as it is unnecessary for visibility.

Councillor Lloyd suggested that he meet with the developers and Councillors concluded with the following comment.

Comment: Councillors discussed and asked that SODC are asked for an extension in order that the plans may be studied more fully. Also can SODC send a hard copy of the plans to the Town Council.

624. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S3650/FUL](#)

Site Location: Fischer Fixings UK Ltd

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

ii) Application Number: [P18/S0094/HH](#)
Site Location: 23 Norries Drive
WTC response: No Strong Views
Decision: Planning Permission – **Noted**

iii) Application Number: [P18/S0005/HH](#)
Site Location: 46A St Johns Road
WTC response: No Strong Views
Decision: Planning Permission – **Noted**

iv) Application Number: [P18/S0022/LB](#)
Site Location: 14 High Street
WTC response: No Strong Views
Decision: Planning Permission – **Noted**

625. PLANNING MATTERS – NEWSLETTER FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

Councillors noted that South Oxfordshire District Council now produce a newsletter. Copy attached.

626. OLD POLICE STATION SITE

Councillor Lloyd provided Members with an update in that the developer, Mr Coleman had held meetings with the residents of the Almshouses and St Lucian's Court. Cllr Lloyd attended the latter meeting. It is now proposed as a horseshoe development with a reduction in the number of houses and an increase in separation distances, but these are still below the Design Guide minima. Whilst the residents felt that this was an improvement, there was still negative comment.

Councillor Lloyd has offered to meet the residents of the Almshouses and St Lucian's Court again, once the revised plans are published.

627. SITE B SEWERAGE/ALLOTMENTS

Councillor Lloyd reported that he had been in contact with Thames Water's Land Agent and also with Thames Water's Engineer, the latter had been very helpful. The sewage system had not been upgraded for many years and there are about 20 pump stations. A brand new pipe line is being discussed but a ground penetrating survey is due to be carried out at the allotments. It is believed that the problem lies either with the pump station or the fact that the pipe is undersized. However, the survey will even if the pipes are buried deep give an indication of their size. The solution to the problem is still a long way off. Councillor Norton stated that the Town Council had a responsibility to the residents of Fir Tree Avenue and that the inadequate sewage system in this area will also have a knock on effect on the town properties too.

Meeting Closed at 7.40pm