

**WALLINGFORD TOWN COUNCIL**

MINUTES

of the

Planning Committee Meeting held in The Town Hall, Wallingford on  
Monday 26<sup>th</sup> March 2018

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PRESENT

The Mayor, Councillor Kidley

Councillors Cripps, Dolton, Hughes, Lester, Upcraft and Whelan  
District Councillor Elaine Hornsby

The Chairman, Councillor Lloyd

Officer in Attendance, Mrs Barbara Atkins

**650. APOLOGIES**

Apologies were received from Councillor Norton and County Councillor Atkins.

**651. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**652. DECLARATION OF INTERESTS**

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

**653. PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)**

Ms Rachel Rae – Project Manager, Neighbourhood Plan – full report attached – Ms Rae gave an overall of the Neighbourhood Plan process and the fact that steering group needs two councillors at their meetings to be quorate and indeed they require more support from councillors. Once the Neighbourhood Plan is a document which the planning committee should refer to when determining planning applications and will help shape the future of Wallingford.

**654. PLANNING MINUTES**

To sign as a correct record the Minutes of the Planning meeting held on the 12<sup>th</sup> March 2018 as set out on pages 270-274 of the Minute Book.

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

**RESOLVED:**

**THAT** the Minutes of the Planning Committee Meeting held on the 12<sup>th</sup> March 2018 as set out on pages 270 - 274 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

**655. 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/S0702/HH](#)

Type: Other

Proposal: Second storey front and side extension and garage conversion. Change of extension roof design and replacement of existing vertical tile hanging with horizontal cladding. Amendment to Planning Permission (P17/S4200/HH)

Address: 39 Fir Tree Avenue, OX10 0PD

**Comment: No Strong Views**

(ii) Application Reference: [P18/S0453/FUL](#)

Type: Major

Proposal: Variation of condition 5 (Biodiversity) of Planning Permission P14/S2633/FUL. (New 11,100m sq (B8) warehouse distribution unit with offices and trade showroom and detached 1620m sq (B1) headquarters offices. 214 car parking spaces accessed from the new service road off Hithercroft Road. 900m sq (B1) light industrial/research and development starter units accessed from Lester Way) - Rubies

Address: Land adjoining Lester Way, OX10 9TA

**Comment: Councillor Lloyd to respond following Councillors discussion and concerns over the Biodiversity fee which they believe should be earmarked for Wallingford**

(iii) Application Reference: [P18/S0508/HH](#)

Type: Other

Proposal: Remove existing first storey bedroom. Two storey side extension between dwellings with rendered finish. Porch to front as to existing materials.

Address: 14 Borough Avenue, OX10 0SP

**Comment: No Strong Views**

(iv) Application Reference: [P18/S0682/FUL](#)

Type: Minor

Proposal: Replace existing wooden pontoons with plastic ones.

Address: Warehouse RAF and Wallingford Rowing Club, Thames Street, OX10 0HD

**Comment: Approved – Condition Wallingford Town Council requests that care should be taken when dismantling the plastic pontoons to ensure that no plastic/polystyrene enters the river.**

(v) Application Reference: [P18/S0709/HH](#)

Type: Other

Proposal: Demolition of garage, new two-storey side extension with single storey front and rear extensions and porch.

Address: 62 Brookmead Drive, OX10 9BJ

**Comment: Refused on grounds of it being unneighbourly, loss of light, oppressive and against SODC's design guide principles.**

(vi) Application Reference: [P18/S0731/HH](#)

Type: Other

Proposal: Double and Single Storey Additions and Alterations

Address: 70 Brookmead Drive, OX10 9BJ

**Comment: Refused – Loss of Light, additions and alterations go beyond the building line and will alter the street scene.**

(vii) Application Reference: [P18/S0753/HH](#)

Type: Other

Proposal: Replacement of wooden five-bar gate with cast iron driveway gates in a traditional Victorian design.

Address: Melbourne House, 3 St Peters Street, OX10 0BQ

**Comment: No Strong Views**

(viii) Application Reference: [P18/S0863/FUL](#)

Type:

Proposal: 1) To replace the 16, 2000 Watt luminaires on the existing 8, 14.5m masts to the main stadium football pitch with replacement 16, 2000 Watt HID luminaires, the effect of which will be less spillage than existing on the surrounds to the pitch but with a higher (200 lux) intensity at pitch level, and 2) The installation of 3 new 10m floodlighting columns just outside the perimeter of the east end of the main pitch with 4, 2000 Watt narrow beam asymmetric low glare floodlight luminaires, the effect of which will be to provide average horizontal illuminance of 153 lux on the football training area.

Address: Wallingford Sports Park, Hithercroft Road

**Comment: Approved/Supported**

### **656. DISCHARGE OF CONDITIONS**

(i) Application reference: [P17/S3870/DIS](#)

Type: Other

Proposal: Discharge of condition 10 - Design Code on application ref. P14/S2860/O (as updated by revised design code received 9 March 2018) 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 to the West of Wallingford (Site B)

**Comment: Holding Objection – Councillor Lloyd responding – further information required regarding tree planting and narrow streets.**

### **657. RESERVED MATTERS**

(i) Application reference: [P18/S0068/RM](#)

Type: Major – Amendment 2 – dated 13<sup>th</sup> March 2018

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. As updated by additional information received 5, 13, 14 February and 7 March 2018 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: Maintain previous response of No Strong Views**

**Deferred from meeting on the 12<sup>th</sup> March 2018**

(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

**Comment: Holding Objection – Councillor Lloyd to submit following further consultation with planning at SODC – concerns over tree removal, French drain – require retaining wall to protect Fir Tree residents.**

**Notes: Sports Park has expressed concerns over the tree removal as balls/children will have easy access to road.**

**Some residents would like speed limit on by-pass reduced to 50 miles an hour**

#### **658.. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL**

i) Application Number: [P18/S0022/LB](#)

Site Location: 14 High Street, OX10 0BP

WTC response: No Strong Views

Decision: Listed Building Consent – **Noted**

ii) Application Number: P18/S0133/FUL

Site Location: 14 Market Place, OX10 0AD

WTC response: No Objection

Decision: Planning Permission - **Noted**

iii) Application Number: [P18/S0201/LB](#)

Site Location: 16 Market Place, OX10 0AE

WTC response: Approved

Decision: Listed Building Consent - **Noted**

**Meeting Closed at 8pm**