

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in The Town Hall, Wallingford on
Monday 23rd April 2018

PRESENT

The Mayor, Councillor Kidley

Councillors Cripps, Dolton, Hughes, Lester, Norton, Upcraft and Whelan

District Councillor Hornsby

The Chairman, Councillor Lloyd

Officer in Attendance, Mrs Barbara Atkins

677. APOLOGIES

Apologies were received from County Councillor Atkins

678. ADMISSION OF THE PUBLIC

Members to consider and resolve those Agenda items for admission of the public.
There were no admissions.

679. DECLARATION OF INTERESTS

Information for each Member will be available at the meeting.

680. PUBLIC PARTICIPATION - NOTIFIED AND IMPROMPTU (15 MINUTES IN TOTAL)

Mr Jonathan Walton of Vocalism, Planning Consultants David Ayre and Robin Gill of ACG Architects presented the proposals for a mixed development of commercial and residential on the vacant site to the south of the emerging Lidl Supermarket which is owned by G. Stow. They believe that this site provides an idea opportunity for a mixture of homes and employment opportunities. Councillors raised the following:

Allocation of affordable homes;

Concerns that even low cost homes will be unaffordable:

Has any research been completed on the need for more/type of commercial usage;

Will any life-time units be provided?

Concerns over road safety;

Concerns over losing commercial/industrial land to housing.

Councillor Lloyd appraised Mr Walton, Mr Ayre and Mr Gill to the fact that he had met with Mr Stow in March, on behalf of the town council, last year and had suggested that any outline plans were discussed with the town council. In addition Councillor Lloyd advised the consultants that the town council owned the railway track land which the Cholsey and Wallingford Preservation Society operated from.

Councillors thanked Mr Walton, Mr Ayre and Mr Gill for coming to the meeting.

681. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 9th April 2018 as set out on pages 292 - 295 of the Minute Book. Councillor Hughes asked for a correction to be made in that he was not present at the meeting.

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

RESOLVED:

THAT following the correction above in that Councillor Hughes was not present at the meeting the Minutes of the Planning Committee Meeting held on the 9th April 2018 as set out on pages 292 - 295 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

682. 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/S0893/HH](#)

Type: Other

Proposal: Single storey side extension

Address: 31 Wantage Road

Comment: Objection – contrary to design guide and overdevelopment.

(ii) Application Reference: [P18/S1032/HH](#)

Type: Other

Proposal: Two storey extension with pitched roof.

Address: 21 Barley Close

Comment: Objection – height of extension and overdevelopment of site.

(iii) Application Reference: [P18/S1110/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.

(iv) Application Reference: [P18/S1113/HH](#)

Type: Other

Proposal: Proposed single storey rear extension and ground floor side window.

Address: 6 Sayer Milward Terrace St Leonards Lane

Comment: No strong views.

683. DISCHARGE OF CONDITIONS

(i) Application Reference: [P18/S0861/DIS](#)

Type: Discharge of Conditions

Proposal: Discharge of conditions 3 (materials) & 4 (joinery details) on [P15/S2769/HH](#) (New single storey rear addition to replace existing rear extensions and outbuildings. Internal minor alterations)

Address: 8 St Leonards Square - **Noted**

684. 9 ST MARYS STREET

(i) Application Reference: [P18/S1256/PDO](#)

Type: Change of Use Office to Dwelling

Proposal: Change of use of ground floor access entrance stairs and first and second floor from class B1 to two one-bed flats and a two-bed flat, ground floor entrance stairs, first and second floor.

Address: 9 St Marys Street

Comment: Objection – loss of office space, concerns over the disposal of rubbish and no parking provided therefore parking will be on the street or in public car parks which is very limited.

(ii) Application Reference: [P18/S1240/LDP](#)

Type: Lawful Development Certificate Proposed

Proposal: Certificate of Lawful Use. Proposed change of use of ground floor access stairs and first and second floors from Class B1(a) to 2No x one bedroom flats and 1No two bedroom flat Class C3. (Details amended as per email received from the agent on 16 April 2018)

Address: 9 St Marys Street

Comment: Objection – loss of office space, concerns over the disposal of rubbish and no parking provided therefore parking will be on the street or in public car parks which is very limited.

685. UPDATE ON SITE B

Councillor Lloyd updated Members following his meeting with the developers.

(i) Phase 3 of the Development

Councillor Lloyd reported that the developers were concerned over the delays. With to potential flooding issues to Fir Tree Avenue homes the French drains along with the retaining wall will protect them.

(ii) Trees on Bypass

The developers have decided on the strength of the feelings of residents in the area that they will change the alignment in order to minimize the number of trees that need to be cut. Although replanting will be undertaken if will take a long time for new ones to become established trees. They are also looking at alternative schemes.

The Town Council discussed the fact they would like to discuss the highway issues with Oxfordshire County Council and perhaps County Councillor Atkins could assist in this matter. If vehicles are only allowed to turn left on entering and exiting the site this will help to alleviate the need for so many trees to be removed and it would be a safer option too. Councillors discussed the need for the public/residents to know that the town council was doing its best and it was suggested that an article could be placed in the newsletter.

Councillor Lloyd further reported that soil samples are being taken this week and the last phase will be the phase containing bungalows. These are currently planned for the back of Wantage Road although Councillor Lloyd is continuing to press for these at the back of Queens Avenue, as he made plain at the district council's planning committee which gave outline permission, and where he was told that this would be a reserved matter for consideration at a later stage.

686. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S3651/FUL](#)

Site Location: UK Bathroom Warehouse, Lupton Road

WTC response: Approved

Decision: Planning Permission – **Noted**

ii) Application Number: [P17/S4232/FUL](#)

Site Location: Hilliard House, Lester Way

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

iii) Application Number: [P18/S0204/LDE](#)

Site Location: 1 Old Buildings Wood Street

WTC response: Approved

Decision: Planning Permission – **Noted**

iv) Application Number: [P18/S0377/LB](#)

Site Location: Natwest Bank Plc, 82 High Street

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

v) Application Number: [P18/S0535/FUL](#)

Site Location: Natwest Bank Plc, 82 High Street

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

vi) Application Number: [P18/S0702/HH](#)

Site Location: 39 Fir Tree Avenue

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

687. OXFORDSHIRE COUNTY COUNCIL – ST NICHOLAS SCHOOL

Application References: OCC Ref: [R3.0011/18](#) and SODC Ref: [P18/S0712/CC](#)

Renewal of consent and continued use of relocatable building, unit T1 for a period of 5 Years.

Planning Permission Granted – Noted

Meeting Closed at 8.05pm

2018.04.23 – Planning ba

Chairman