

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in The Ridgeway Church, Wallingford on
Monday 9th May 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

702. APOLOGIES

Apologies were received from Councillor Norton and County Councillor Atkins.

703. ADMISSION OF THE PUBLIC

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

1902 Hours – Here Councillor Whelan and the Mayor arrived.

704. DECLARATION OF INTERESTS

Information for each Member was available at the meeting. Councillor Cripps asked for clarification on declarations of interests and Councillor Lloyd reported on his understanding of the item in question.

Councillor Upcraft declared an interest in respect of planning application

P18/S1448/HH – Midway, 64 Wantage Road

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

- i) Mr Tim Coleman, Winslade Investments and Henry Venners of JPPC, Chartered Town Planners – Planning Application [P17/S3771/FUL](#) – Former Police Station Reading Road.

Mr Coleman and Mr Venners explained to Councillors and to those members of the public present the amended plans and their consultation process with the residents of neighbouring properties including the Almshouse tenants. Mr Coleman stated that the feedback on the consultation forms had been good although one Almshouse resident had not been keen.

(Mrs Atkins was in the outer chamber of the room for part of this presentation due to a coughing fit)

- ii) Residents of St Lucian's Lane - Planning Application [P17/S3771/FUL](#) – Former Police Station Reading Road. The first resident stated that the application did not meet planning guidelines relating to meterage between dwellings, that he had not seen the full urban drainage guidelines, was also unhappy about the visitor parking and he had highway concerns.
- iii) Resident of the Angiers Almshouses – Planning Application [P17/S3771/FUL](#) – Former Police Station – concerned over the proximity of new dwellings to the almshouse and loss of daylight.
- iv) Resident of Wantage Road – Planning Application [P18/S1448/HH](#) – Midway Wantage Road – The resident had no problems with the extension in principle, however, he had not been approached by the homeowner and he believed that a pitched roof along with a velux window would be more neighbourly.

Councillors raised the following points:

Councillor Lester asked how many had been in agreement with the amended plans and if any of the almshouse trustees had been consulted. Mr Coleman stated that 14 had been in agreement and Councillor Lloyd stated that he had spoken with the trustees and they had confirmed that they were not objecting.

Councillor Upcraft suggested that as the gardens in St Lucians were only 4 metres in length perhaps the developer could donate some of their land to them in order that the distance between properties would be greater. Mr Coleman responded that in place of the hedge new fences would be build inside their boundary which would mean that they would gain a bit more land. Councillor Lloyd asked if the deeds could contain a covenant stating no large trees as the development is small.

District Councillor Hornsby was very concerned about the lack of sunlight to residents in the winter month and refuse lorries and bins

Councillor Cripps was concerned about the restricted access to the development and the close proximity to the pedestrian crossing.

Councillor Whelan was disappointed that they had not reduced the number of dwellings to 7.

There was also a query as to whether the correct calculations had been used regarding daylight hours as they differ between new and existing buildings.

706. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 23rd April 2018 as set out on pages 299 - 303 of the Minute Book.

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

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 23rd April 2018 as set out on pages 299 - 303 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

707. 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/S3771/FUL](#)

Type: Minor

Proposal: Demolition of existing buildings. Erection of nine dwellings, provision of access, parking and turning and gardens and associated works. (as amended by plans received 18 April 2018 reconfiguring layout and reducing floor area of dwellings, and as amplified by and sunlight information and public consultation feedback)

Address: (Former) Police Station Reading Road

Councillors discussed this application in detail and concluded

Objection: Overdevelopment of site, Wallingford Town Council’s emerging neighbourhood plan states 7 houses for site, highway concerns re site entrance and its proximity to the zebra crossing and a busy junction feeding the town centre, Reading Road and the Hithercroft Industrial Estate. Scale of new development is not sensitive to its contexts nor is it sensitive to the neighbouring properties.

(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).

Address: Land adjoining Lester Way

Councillor Lloyd stated that he was surprised this had come back for discussion as it was settled however biodiversity should be followed through.

The Mayor briefly left the meeting to take a telephone call

The Mayor returned

(iii) Application Reference: [P18/S0876/HH](#)

Type: Other

Proposal: Render and partially clad exterior, re-roof using slate tiles rather than cement, extend roof pitches and replace existing guttering with metallic/zinc runs (as amended by applicant email received 30 Apr 18 to delete wooden cladding in favour of composite cladding)

Address: 9 Croft Villas

Comment: Supported

(iv) Application Reference: [P18/S1230/FUL](#)

Type: Minor

Proposal: Single storey extension to existing store retail building (Class A1) and siting of a storage container for stock.

Address: Rectory Service Station, Station Road

The Mayor and Councillor Dolton left the meeting at 1955 Hours to go to the situation on the Kinecroft

Comment: Objected – Lack of need, impact on setting and out of keeping with the area. Proximity of extension and container too close to the boundary of the premises.

(v) Application Reference: [P18/S1231/HH](#)

Type: Other

Proposal: Removal of rear canopy and erection of single storey rear extension and new roof and windows to existing entrance extension, and relocation of garage to form garden store.

Address: 4 Croft Villas

Comment: Supported

(vi) Application Reference: [P18/S1256/PDO](#) – Change of Use office to dwelling

Type: Other

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: Objector – Councillors wish to maintain previous response of Objection on loss of office space being contrary to Wallingford’s emerging Neighbourhood Plan.

(vii) Application Reference: [P18/S1314/FUL](#)

Type: Minor

Proposal: Installation of two new external AC condenser units to be located on the roof of the property. Infill external doorway at the rear of the property

Address: 7-8 Boots The Chemist Market Place

Comment: No Objections providing

- 1. Level of noise of condenser units should be LAQ90 not more than 10**
- 2. Location of units should be away from adjacent properties**
- 3. Recommended that external door should not be infilled if this results in additional deliveries to St Mary’s Street.**

(viii) Application Reference: [P18/S1365/HH](#)

Type: Other

Proposal: Demolition of existing garage. Erection of new two storey side extension.

Address: 10 Norries Drive

Comment: Objection – overdevelopment of site and loss of parking (loss of garage).

(ix) Application Reference: [P18/S1436/HH](#)

Type: Other

Proposal: Remove existing conservatory, erect a single storey front and rear extension.

Address: 7 Trenchard Close

Comment: Supported

2002 Hours – Councillor Upcraft left the meeting

(x) Application Reference: [P18/S1448/HH](#)

Type: Other

Proposal: Single storey rear/side extension.

Address: Midway 64 Wantage Road

Comment: Councillors did not object to the principle of this application however they considered it to be overdevelopment and overbearing and that it would be more neighbourly to have a pitched roof and Velux window.

(xi) Application Reference: [P18/S1449/HH](#)

Type: Other

Proposal: Conversion of internal garage into kitchen and to create additional parking space to front of property

Address: 35 Rowland Close

Comment: Supporter but the two parking spaces shown on plans should be enforced in order to prevent further parking on the street.

708. DISCHARGE OF CONDITIONS

(i) Application Reference: [P18/S1387/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 8 - surface water drainage works on application ref. 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.(As clarified by additional Flood Risk Assessment (15 Jan 2015) and Air Quality Assessment (Dec 2014) Adenda and Biodiversity Accounting and Offsetting Land Report and access as amended by drawing no x213558- 200-P1 and as further clarified by additional drainage information received on 18 March 2015 and archaeological report from Thames Valley Archaeological Services Ltd dated June 2014).

Address: Land adjoining Lester Way

Noted

709. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S0731/HH](#)

Site Location: 70 Brookmead Drive

WTC response: Refused

Decision: Planning Permission

Noted

ii) Application Number: [P18/S0753/HH](#)
Site Location: Melbourne House 3 St Peters Street
WTC response: No Strong Views
Decision: Planning Permission

Noted

iii) Application Number: [P18/S0863/FUL](#)
Site Location: Wallingford Sports Park Hithercroft Road
WTC response: Fully Supports
Decision: Planning Permission

Noted

710. DISTRICT COUNCIL PLANNING COMMITTEE NOTIFICATION

i) Application Number: [P18/S0678/HH](#)
Site Location: 103 Wantage Road
The meeting will be on 2nd May at Didcot Civic Hall at 6pm.

Noted

711. TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78

v) Application Number: [P17/S1526/FUL](#)
Site Location: Oak House, 1 New Road, OX10 0AU

Written representation only and must be submitted by 1st June 2018.

Councillor Lloyd stated that he would write a letter of support.

712. FIVE YEAR LAND SUPPLY

Councillor Lloyd gave a very brief update stating that this would help with resisted development in the local plan.