

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 14th January 2019

PRESENT

Councillors Dolton, Hughes, Kidley, Lester, Norton, Whelan and Wilder

The Chairman, Councillor Lloyd

The Mayor, Councillor Upcraft

In Attendance, Mrs Barbara Atkins

465. APOLOGIES

Apologies were received from County Councillor Atkins, District Councillor Hornsby and Councillors Cripps and McGregor.

466. ADMISSION OF THE PUBLIC

There were no admissions of the public.

467. DECLARATION OF INTERESTS

A Councillor with voting rights who has a disclosable pecuniary interest or another interest as set out in our Council's Standing Orders code of Conduct (Item 13) in a matter being considered at a meeting is subject to statutory limitations or restrictions under code of conduct and his right to participate and vote on the matter (guidelines are available at the meeting and all Councillors have received a copy prior to the meeting).

There were no declarations of interest.

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

There were representatives of the Wallingford Rangers (Senior Section of the Girl Guides) present to observe the procedures of a planning committee.

469. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 17th December 2018 as set out on pages 188 - 190 of the Minute Book.

It was Proposed by Councillor Hughes, Seconded by Councillor Whelan and RESOLVED: THAT the Minutes of the Planning Committee Meeting held on the 17th December 2018 as set out on pages 188 - 190 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

470. 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/S2506/O](#)

Type: Major - Outline – Amendment 5

Proposal: Additional Information Received 21-12-2018 (email sent to SODC to see if they can abbreviate specifics)

Address: Land at Hithercroft Farm

The Mayor expressed his concern that the Town Council’s previous comments had not yet been submitted – Councillor Lloyd stated he had been very busy with his work and Councillor Wilder offered, if Councillor Lloyd provided guidance, to submit the comments.

In respect of Amendment 5 Members wished to maintain their objections. Councillor Wilder to respond.

(ii) Application Reference: [P18/S3165/HH](#)

Type: Other

Proposal: Demolition of external PVC conservatory and replacement with new slim profiled aluminium. External render repairs and redecoration. Opening of existing 'blind' window. Removal of PVCu windows and replacement with timber casements. Replacement of existing dormer windows. Installation of new bi-folding doors. Installation of PV cells to roof. Construction of new boundary wall and installation of oak gate. Internal refurbishment (as amended by drawings A01 Rev 1, A02 Rev 1, A04 Rev 1, A09 Rev 1 and A12 Rev 1 to revise site boundary, remove dormers from out building and replace with conservation roof lights and remove new wall to site entrance)

Address: The Ems, 16 Castle Street, OX10 8DL

Comment: Support Application

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

Type: Major

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, amended plans and supporting information received 28 February 2018, amended highway plans 15 March 2018, amended tree proposals received 8 May 2018, and amended plans and supporting information received 12 June 2018 and amended plans and supporting information received 13 December 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

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

Comment: No Objections with the following comments:

Concern over the safety of the ponds particularly the pond which is close to the children's playground; they had hoped to see of vernacular architecture in the design of the buildings; Members wished it to be noted that the town Council would not be liable for any future maintenance of Site B.

(iv) Application Reference: [P18/S4082/FUL](#) & [P18/S4083/A](#) (Retrospective)

Type: Minor

Proposal: Update of existing Shopfront Decorations/Update of existing signage

Address: Nationwide Building Society, 15 St Mary's Street, OX10 0LE

Comment: No Objections to this retrospective planning application.

(v) Application Reference: [P18/S4148/HH](#)

Type: Other

Proposal: Single storey side extension

Address: 62 Brookmead Drive, OX10 9BJ

Comment: No Objections with comments:

There should be no future permitted development applications; no further vertical development; although not objecting to this application Members had concerns over the loss of site access and that the proposed extension goes up to the boundary line.

(vi) Application Reference: [P18/S4156/HH](#)

Type: Other

Proposal: First Floor extension above living room

Address: 2 Craig Gardens, Thames Street, OX10 0HG

Councillor Wilder did not take part in the discussion or the decision.

Comment: No Objections

(vii) Application Reference: [P18/S4236/HH](#)

Type: Other

Proposal: conversion of loft space to form habitable room, incorporating dormer window to the rear elevation and 1 no Velux roof light to the front elevation.

Address: 143 Fir Tree Avenue, OX10 0PL

Comment: No Objections

471. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S2980/FUL](#)

Site Location: Unit 7 Bushells Business Park, Lester Way, OX10 9DD

WTC response: initially objection but later possible removal of objection with provisos.

Decision: Planning Permission

Noted by councillors but Councillor Lloyd to follow up on the conditions applied to this decision.

ii) Application Number: [P18/S3363/FUL](#)

Site Location: Edge of Kinecroft Park, OX10 0DT

WTC response: Fully Supports

Decision: Planning Permission

Noted

472. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: [P18/S3868/FUL](#) – Amendment 1 – dated 8/1/2019

Type: Minor

Proposal: Demolition of existing retail units and construction of new retail space with 8 retirement apartments above and associated parking

Address: 11 St Martin's Street, OX10 0AL

Members noted that the County Council had objected and members resolved to submit a holding objection on the grounds of: loss of public parking; inadequate parking allocated to the development; no further need for more retirement homes in the town centre of Wallingford; impact on the Town council's property The Regal (Agent for Change).

(ii) Application Reference: [P18/S4144/DIS](#)

Proposal: Discharge of conditions: 3 – Schedules of materials, 13- landscaping, 15- boundary treatments, 17 – Construction of traffic management plan on application ref: P17/S3771/FUL Demolition of existing buildings, Erection of nine dwellings, provision of access, parking and turning and gardens and associated works.

Address: Police Station, Reading Road.

Noted

1947 Hours – Here Councillor Kidley left the meeting

473. PROPOSED TRAFFIC CALMING MEASURES, WALLINGFORD ROAD, CHOLSEY

Please see attached paper work. Councillor Lloyd

Members decided not to formally respond as the traffic calming measures are in the parish of Cholsey.

2000 Hours – Here Councillor Kidley returned to the meeting

474. UPDATES FROM THE CHAIRMAN

i) Saxon Close – Planning Proposals – **The Town Clerk to arrange meeting.**

ii) South Oxfordshire Local Plan 2034 – **Councillor Lloyd stated that he would formally object on behalf of the Town Council: density of dwellings 50 dwellings per hectare is too much; underdevelopment of leisure strategy.**

The Mayor stated that he had concerns over the outline permission for Site E and would this be effected by the density of dwellings in the Local Plan? Councillor Lloyd stated that any numbers would be subject to a reserved matters application.

475. FUTURE AGENDA ITEMS

Change in Planning Policy re Fast Food Outlets – Councillor Norton

2005 Hours – Meeting Closed.

2018.12.17 – Planning- Ba

Chairman