

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 25th March 2019

PRESENT

The Mayor, Councillor Upcraft

Councillors Cripps, Dolton, Hughes, Kidley, Lester and Whelan

The Chairman, Councillor Lloyd

The Town Clerk, Paula Lopez

Officer in Attendance: Barbara Atkins (Minute Taker)

Meeting started at 2007 Hours

609. APOLOGIES

Apologies were received from County Councillor Atkins, and Councillors McGregor and Norton.

610. ADMISSION OF THE PUBLIC

There were no admissions of the public.

611. 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).

Councillor Lester declared an interest in Planning Applications P17/S3579/FUL and P17/3580/LB – 4 Market Place

Councillor Whelan declared that the applicant of P19/S0763/HH & P19/S0764/LB – St Nicholas House was a neighbour.

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

The Mayor left the meeting briefly to shut the outer door of the Town Hall.

- **Henry Venners, JPPC Chartered Town Planners – Portcullis Club Site** – Mr Venners gave an overview of the new planning application stating that a heritage report had been taken into account whilst producing the new design. The existing buildings would be demolished enabling safer access to the site, the development was for 14 flats with 15 parking spaces, there was a new pedestrian pavement, overshadowing has been removed and there is an improvement in air quality. There is the potential for Section 106 money.

Councillor Whelan asked how an improvement in air quality has been obtained and Mr Venners stated that in moving the building back an increase in air dispersal can be achieved.

- **Sue Hendry – Resident of Wallingford – Portcullis Club Site** – Ms Hendry asked Councillors to vote against the application as she believed that the heritage buildings on this site should not be lost. Ms Hendry included in her reasons to vote against the application: that the style of the development was too urban, the 15 vehicles accessing and egressing the site would increase the traffic problems in Goldsmith Lane. Finally she asked that each councillor gave a summary of the reasoning behind their voting.
- **Richard Neale - Resident of Wallingford – Portcullis Club Site** – The Chairman, Councillor Lloyd stated that Mr Neale could only speak on planning matters. Mr Neale stated that he was against the development, it was in an inappropriate site, it was a coarsely developed building and the developers should have consulted the residents of the town.
- **John Carroll - Carroll Architects and Surveyors – 4 Market Place** – Mr Carroll stated that there were some technical issues with the planning application and that they were waiting to hear back from the relevant statutory bodies. He asked that the Town Council defer their response to this consultation.

613. PLANNING MINUTES

Councillor Lester stated that she did not have a problem with the Minutes themselves but she was concerned with the submission that had been uploaded on the District Council's Website which stated that Councillor Lester was a part of the meeting but viewed from the public area and took no part in the any discussion or the meeting itself. Councillor Lester

stated that she had sent her apologies for non-attendance at this meeting and sat at the back of the room with members of the public.

The Chairman stated that this would be corrected.

To sign as a correct record the Minutes of the Planning meeting held on the 25th February 2019 as set out on pages 240 - 244 of the Minute Book.

It was Proposed by Councillor Whelan, Seconded by Councillor Dolton and RESOLVED: THAT the Minutes of the Planning Committee Meeting held on the 25th February 2019 as set out on pages 240 - 244 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

614. SITE B

- i) Reserved Matters [P17/S3891/RM](#) – Phase 1 – **No Objections**
- ii) Reserved Matters [P18/S0068/RM](#) – Phase 2 – **No Objections**
- iii) **District Councillor Elaine Hornsby reported on the District’s Planning Officer’s concern with this application in that the District Council are very concerned over the delay in work commencing. Brightwell-cum-Sotwell Parish Council has now agreed not to object (they had concerns over the speed limit on the bypass). The County Council have approved the Highways aspect of the application and the District Council very much hoped that Wallingford Town Council would give its approval too. However, The District Council did have delegated powers and this development could go ahead.**

Members of the Planning Committee through The Chairman, Councillor Lloyd reiterated their objections and it was Resolved that they could not agree to further loss of trees and they still had safety concerns over the close proximity of the 2 site entrances along with the temporary access being for 7 years.

Councillor Lloyd thanked District Councillor Hornsby.

615. 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.

2045 Hours – Here Councillor Lester left the meeting

(i) Application Reference: [P17/S3579/FUL](#)

Type: Minor

Proposal: Demolition of 20C additions to a listed building and reduction of the A1/A2 retail space to accommodate 8 no. new-build residential units and 9 no. car parking spaces, all

accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 11 March 2019 and amplified by Heritage Statement Appendix A and B Design Statement- Supplement 10 January 2018 and amplified by Arbtech Bat Survey- Emergence and Activity Surveys and Noise Impact Assessment Report No. 18-0025-1 R03 accompanying email from agent received 8 February 2019)

Address: 4 Market Place, OX10 0EH

Councillor Lloyd stated that changes relating to amendments and acoustic measures had been put forward to the Conservation and Environmental Officers and therefore he Proposed that the Town Council's response to this consultation be deferred. This was seconded by Councillor Hughes.

(ii) Application Reference: [P17/S3580/LB](#)

Type: Other

Proposal: Demolition of 20C additions to a listed building and reduction of the A1/A2 retail space to accommodate 8 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 11 March 2019 and amplified by Heritage Statement Appendix A and B Design Statement- Supplement 10 January 2018)

Address: 4 Market Place

As Minute 614(i) above – Defer

2047 Hours – Here Councillor Lester returned to the meeting

(iii) Application Reference: [P18/S3868/FUL](#) – Amendment 3

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

Councillors discussed and concluded that the Town Council would be maintaining its original objections and that Councillor Lloyd will attend the District Council's planning committee meeting.

District Councillor Hornsby stated that she too would be attending the planning committee meeting to object from the retail aspect because of loss of rear access for deliveries would force vehicles to deliver to the front of the building and this bad already.

(iv) Application Reference: [P19/S0255/LB](#)

Type: Other

Proposal: Interior: To make good internal existing walls and ceilings (plaster/plasterboard). Walls in retail space to be painted light grey, ceiling to be painted white; shelving and racking to be fitted to all walls for stock display; walls and ceilings to rear of property to be painted white and shelving and racking to be fitted to all walls for storage purposes. Fireplace to be cleaned and varnished. Exterior: Window and door frames; signage - make good areas showing signs of wear and paint grey. Signwriting 'the cookhouse deli' painted directly in off white.

Address: 14 Market Place, OX10 0AD

Comment – No Objections

(v) Application Reference: [P19/S0657/A](#)

Type: Other

Proposal: Signwriting 'the cookhouse deli' painted directly in off white.

Address: 14 Market Place

Comment – No Objections

(vi) Application Reference: [P19/S0763/HH](#) & [P19/S0764/LB](#)

Type: Other

Proposal: Erection of a free standing powder coated aluminium glasshouse.

Address: St Nicholas House, 90 High Street, OX10 0BW

Councillor Whelan did not take part in the discussion as the applicant is a neighbour

Comment – No Objections

(vii) Application Reference: [P19/S0784/FUL](#)

Type: Minor

Proposal: The construction of 2 x 1bed flats, 4 x 2 bed flats and 2 x 3 bed bungalows and associated works.

Address: Former Garages Site, Saxon Close, OX10 0SR

Members of the planning committee discussed this application in detail and stated that they wished to support this plan as there is a need for suitable family accommodation that is suitable for the disabled. However, they requested that the bin storage is relocated as its current location is un-neighbourly.

Comment: Fully Supports but condition to relocate the bin storage area.

(viii) Application Reference: [P19/S0820/FUL](#)

Type:

Proposal: Demolition of all buildings at Portcullis Club and No29. Construction of fourteen apartments, with vehicular access and parking and associated works. Demolition of and re-construction of frontage wall to Masonic Centre.

Address: Wallingford Portcullis Social Club, 28/29 Goldsmith Lane

Councillors discussed in detail:

The Mayor, Councillor Upcraft believed this application to be a vast improvement and that the question of Section 106 monies had been raised in recognition of additional tree maintenance in regard to the trees on the Kincroft which are in close proximity to the development. The Mayor also mention that the developer had gone to appeal with the original plans.

Councillor Lloyd stated that it was better to demolish and that the Neighbourhood Plan had highlighted this site as a Brownfield site, and although previous applications had been successfully fought the developer could submit again.

Councillor Lester stated that she could not support this application and see an 18th century building demolished in a historic part of the town. She also raised her concerns over Section 106 monies being offered when the developer did not have to do this.

Councillor Cripps stated that she had concerns over the increase in traffic, entrance to the site, car parking, air quality and general highway concerns. She believed that this development following on from Barnaby Court and the new retirement apartments accessed via the car park would only compound the traffic problems in Goldsmith Lane. As a consequence she had sought advice and following this could not support this application.

District Councillor Hornsby stated that although she liked the plans this was not the right site for the development, it was overdevelopment and she had concerns over air quality.

Councillor Dolton stated that although he was struggling with demolishing the original building he felt it was the only way forward and that sometimes you had to move on. He further believed that the only way to get a good development here was to demolish the old building.

Councillor Hughes stated that he agreed with Councillor Dolton, it was new but he liked it.

Councillor Kidley thought the new plans were better and mentioned that Goldsmith Lane had been one-way up until the 'old' Waitrose had been built when it had become two-way due to the difficulties that the delivery lorries were having in accessing the Goldsmith Lane car park.

It was Proposed by Councillor Lloyd, Seconded by The Mayor and Resolved to support this application.

6 Councillors voted to support the Portcullis Club application with Councillors Lester and Cripps voting to refuse the application.

(ix) Application Reference: [P19/S0191/FUL](#) – Amendment

Proposal: Amplified by Feasibility Stage Ground Investigation & photos and contaminated Land questionnaire received 05-03-2019.

Address: Wallingford School, St Georges Road.

Councillor Hughes stated that there was no pollution.

Comment- No Objection

(x) Application Reference: [P19/S0675/HH](#)

Type: Other

Proposal: Removal of roof existing storage area; erection single storey front, side and rear extensions together with external alterations.

Address: 35 Chiltern Crescent, OX10 0PG

Comment – No Objection

616. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S4236/HH](#)

Site Location: 143 Fir Tree Avenue

WTC response: No Objections

Decision: Planning Permission – **Noted**

ii) Application Number: [P19/S0162/A](#)

Site Location: Henderson House, Hithercroft Road, OX10 9DG

WTC response: No Objections

Decision: Consent to Display Advertisements – **Noted**

iii) Application Number: [P19/S0274/HH](#)

Site Location: Belle Vue Cottage, 54 Wood Street, OX10 0AY

WTC response: Objects

Decision: Planning Permission – **Noted**

iv) Application Number: [P19/S0317/HH](#)

Site Location: 107 Brookmead Drive, OX10 9BH

WTC response: No Objections

Decision: Planning Permission – **Noted**

617. PREMISES LICENCE APPLICATION

Wallingford Sports Park – Premises Licence Application – Full Variation

This application is to be considered on Wednesday 3rd April at 10am in Meeting Room 6 at the Council Offices, 135 Eastern Avenue, Milton. The agenda and reports can be accessed via the following link:

<http://democratic.southoxon.gov.uk/ieListDocuments.aspx?CId=141&MId=2470>

The Mayor/Councillor Lloyd to represent The Town Council.

618. PLANNING COMMITTEE NOTIFICATION

11 St Martin's Street, OX10 0AL – P18/S3868/FUL

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

The District Council's planning officer is recommending that planning permission is granted. Date of meeting 28th March 2019 at 6pm at The Fountain Conference Centre Howberry Park.

Councillor Lloyd to represent the Town Council.

619. SOUTH OXFORDSHIRE DISTRICT COUNCIL – APPLICATION FOR A FOOTPATH DIVERSION

Footpath diversion under S119 Highways Act 1980 – Public footpath Wallingford No 1 (Oxford Boathouse).

Councillor Whelan's stated that on reviewing the footpath that a temporary diversion had been put in place 5 years ago and that this application was to make this permanent.

Comment – No Objections

620. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: [P19/S0633/DIS](#)

Type: Discharge of Conditions

Proposal: Discharge of condition 3 (Car Parking Layout)

Address: 7 Bushell Business Estate, Lester Way - **Noted**

(ii) Application Reference: [P19/S0835/T28](#)

Type Telecoms

Proposal: Removal of all existing antenna to be replaced with 12no. 2.2m x 0.55m apertures (or airspace) capable of accommodating up to 2no. antenna and development ancillary thereto.

Address: Verco, The Cottage, Moreton Avenue, Wallingford - **Noted**

(iii) Application Reference: [P19/S0645/LDP](#)

Type: Certificate of Lawful Development

Proposal: Attic conversion

Address: 62 Brookmead Drive, OX10 9BJ – **Noted**

620. ONE WAY TRAFFIC DOWN GOLDSMITH LANE

Members briefly discussed and concluded that this should be discussed by Full Council. Points to note: Previously discussed under Neighbourhood Plan and Wallingford Bridge/air quality. Goldsmith Lane uses to be one way, could have emergency vehicle control traffic lights if it reverts to one way, SODC used wrong wind data, air quality issues and suggested 20 mile speed limit throughout town.

621. FUTURE AGENDA ITEMS

One Way Traffic down Goldsmith Lane – Full council

2140 Hours – Meeting Closed