

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 16th September 2019

PRESENT

Councillors Cattermole, Hughes, Lester and McGregor

Chairman, Councillor Wilder

The Mayor, Councillor Upcraft

Officer in Attendance, Mrs Barbara Atkins

Meeting Commenced at 1905 Hours

268. APOLOGIES

Apologies were received from Councillors Dolton, Kidley and Whelan.

269. ADMISSION OF THE PUBLIC

There were no admissions of the public.

270. 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.

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

A resident of Tumim Court spoke about her concerns regarding planning application P19/S2340/HH – Rowse Honey, Moreton Avenue. The resident stated that vehicles should be restricted to just motor cars, a height barrier should be installed, the car park should be kept weed free, access between boundary lines should be maintained and lighting should not cause a disturbance to neighbouring properties. The resident also had concerns over noise

levels increasing. Councillor Wilder thanked the resident for sharing her concerns and she was invited to stay to listen to Members' discussion regarding the application.

272. VARIANCE OF ORDER OF BUSINESS

None

273. PLANNING MINUTES

It was Proposed by Councillor McGregor, Seconded by Councillor Lester and

RESOLVED: THAT the Minutes of the Planning meeting held on the 2nd September 2019 as set out on pages 99 - 107 of the Minute Book be signed as a correct record.

274. 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: [P19/S2340/HH](#) – 1 Winterbrook – Amended plans – **Cllr Wilder**

Type: Conservation Area

Proposal: Demolition of one existing garage building and existing single storey rear extension and construction of new single storey rear extension, construction of replacement garage and cladding of existing garden store building (as amended by drwgnos TKWW PL01 Rev C and TKWW PL02 Rev C to increase garage size to minimum standard)

Address: 1 Winterbrook, OX10 9DX

Councillor Wilder gave an overview and following a discussion it was Proposed by Councillor Wilder, Seconded by Councillor Lester and Resolved that Wallingford Town Council had no objection to these amended plans.

Comment: No Objections

(ii) Application Reference: [P19/S2629/FUL](#) – **Cllr Hughes**

Type:

Proposal: The land will be used as a car park for the staff of Rowse Honey Limited for a temporary period of 5 years. The land was originally earmarked for Industrial Units however poor local market conditions has meant the units have never been built. Rowse Honey has been using part of the land temporarily as a car park but would like to expand the area being used and to have the original application for Industrial units changed to that of a car park.

Address: Rowse Honey Ltd, Moreton Avenue, OX10 9DE

Councillor Hughes gave an overview stating that Rowse Honey had justified this application by stating that 3 industrial units in the area were unoccupied and The Mayor reported that there does not appear to be a local market for the immediate need of employment land although the emerging

Neighbourhood Plan states that loss of employment land should be resisted. Councillor McGregor stated that he believed that the staff car park also supported employment.

Councillor Hughes also stated that the solar lighting indicated that there should be no spill leak into the car park. Following a discussion it was Proposed by Councillor Wilder, Seconded by Councillor Upcraft and Resolved that Wallingford Town Council had **no objections** to this application but had the following **comments**:

1. Control of weeds in the car park area should be enforced.
2. Height restriction on car park entrance should be installed to prevent use of car park by unauthorised vehicles thereby maintaining proposed use for staff parking of cars.
3. Permission should be granted as a temporary car park for 5 years after which this land should revert to employment/industrial as outlined in Wallingford Town Council's emerging Neighbourhood Plan. Any further consent for alternative use to be the subject of a further planning application.
4. Wallingford Town Council would like clarification regarding the strip of land between the boundaries and who is responsible for it.

(iii) Application Reference: [P19/S2641/FUL](#) – Cllr Kidley

Type:

Proposal: Variation of condition 2 - approved plans (to change slate roof covering to interlocking clay tile and feather wood panels to flexible wood effect tiles) on application ref. P17/S3873/FUL (As corrected by drawings received 3 September 2019 showing the full extent of cladding) Proposed four bedroom, detached two storey, residential dwelling with off road parking and large gardens to be located in the grounds of 123 Wantage Road.

Address: 123 Wantage Road

Councillor Kidley had provided an overview in advance of the meeting stating that the clay Weinerburger tiles would make this dwelling more amenable to the local area as slate tiles would not have matched the surrounding area. Councillor Kidley recommended no objection. It was Proposed by Councillor Wilder, Seconded by Councillor Hughes and Resolved that Wallingford Town Council had submitted the following:

Comment: No objection

(iv) Application Reference: [P19/S2692/LB](#) – Cllr Lester

Type: Wallingford Conservation Area, Grade II Listed Building

Proposal: Replacement of rear door, alteration to fireplace and installation of wood-burning stove

Address: Albert's 39 Wood Street, OX10 0AX

Councillor Lester reported that the applicant was replacing the door with a stable door and opening up the fireplace. The neighbour appeared to have some concerns and following a discussion it was thought that the applicant should have a party wall agreement with the neighbour. It was Proposed by Councillor Lester, Seconded by Councillor Wilder and Resolved that Wallingford Town Council had submitted the following:

Comment: Fully Supports

(v) Application Reference: [P19/S2727/HH](#) – Cllr McGregor

Type: Wallingford Conservation Area, Grade II Listed Building

Proposal: Construction of a new garage to replace previous garage building - now removed - in a revised location and design.

Address: Suffolk House, 12 Wood Street, OX10 0BD

Councillor McGregor stated that the applicant wished to create space for 3 cars and that the garage did not appear to have an additional floor. There will be no impact on neighbouring properties. One tree will be removed but there is still a large crab apple tree in the vicinity. It was Proposed by Councillor McGregor, Seconded by Councillor Wilder and Resolved that Wallingford Town Council had submitted the following:

Comment: Fully Supports

275. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P19/S1952/HH](#)

Site Location: 10 St John's Terrace, OX10 9AH

WTC response: No Objections

Decision: Planning Permission - **Noted**

ii) Application Number: [P19/S2232/HH](#)

Site Location: 5 Wormald Road, OX10 9BD

WTC response: No Objections

Decision: Planning Permission - **Noted**

iii) Application Number: [P19/S2296/FUL](#)

Site Location: Wallingford School, St Georges Road

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

276. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: [P18/S0489/DIS](#)

Type: DISCHARGE OF CONDITIONS/MAJOR

Proposal: Discharge of conditions 4 - new vehicular access, 6 - new estate roads, 8 - construction details and 10 - access and vision splays on application ref. P17/S3969/FUL Construction of a temporary Information Centre for Land to the West of Wallingford (Site B) incorporating two fixed advertisements with a temporary access, car parking and landscaping.

Address: Land West of Wallingford – Site B - **Noted**

(ii) Application Reference: [P19/S2691/DIS](#)

Type: DISCHARGE OF CONDITIONS

Proposal: Discharge of condition 6 (Written Scheme of Archaeological Investigation) on planning application P19/S0791/HH 1. A single storey rear extension of 4.2m wide x 6m deep with a first floor room above, 3.5m deep x 2.85m wide. 2. A single storey side extension of 1.8m wide x 5.2m deep. 3. Installation of gates 3m wide for vehicular access to the rear garden via a service road off Fluger Close 4. Installation of a single pedestrian gate to give access to the rear garden from a car park off Fluger Close.

Address: 47 St John's Road - **Noted**

277. LICENSING APPLICATION TO BE NOTED BY COUNCILLORS

The Cartshed Café, Preston Crowmarsh (Crowmarsh Parish Council is the Consultee) - **Noted**

Members stated that if they had been a consultee they would have supported this application.

278. CONTRIBUTIONS FROM DEVELOPMENT TO MEET PRE-COMMENCEMENT OBLIGATIONS – SITE B

Please see the attached and also the link within the email - **Noted**

279. HEDGEROW REMOVAL NOTICE – FIR TREE AVENUE

Please see the attached and also the link within the email. Members discussed commenting that Thames Water need sizable trenches to carry out the work.

Comment: Wallingford Town Council request that a replacement hedge of equivalent species to that removed is replanted.

280. NEIGHBOURHOOD PLAN UPDATE

The Mayor reported that he had received some comments and he encouraged councillors to ask members of the public to respond. Positive feedback had been in relation to including in the Neighbourhood Plan policies provision for schools/surgeries.

281. FUTURE AGENDA ITEMS

- i) District Councillors – Re Local Plan – Full Council on 7th October
- ii) 7 Thameside (Falling into dereliction) – Councillor Cattermole – Planning on 30th September.

1950 Hours – Meeting Closed

2019.09-16 – Planning Ba

Chairman