

**WALLINGFORD TOWN COUNCIL**

**MINUTES**

of the

**Virtual TEAMS meeting of Planning on 27<sup>th</sup> July 2020 at 7p.m**

PRESENT

The Mayor, Councillor Lee Upcraft

Councillors Dolton, Hughes, Keats-Rohan, Kidley, Lester and McGregor.

Councillor Whelan joined the meeting at 1905 Hours

Officer in Attendance, Mrs Barbara Atkins

Meeting commenced at 1903 Hours

**ELECTION OF TEMPORARY CHAIRMAN**

It was Proposed by The Mayor, Seconded by Councillor McGregor and

**RESOLVED: THAT** Councillor Keats-Rohan chair this meeting in the absence of Councillor Wilder.

**156. TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING**

The Senior Officer reported that the one member of the public was present at the meeting and he had been sent the protocol for the meeting via an email from the Town Clerk.

**157. APOLOGIES**

Councillor Wilder sent his apologies.

**158. ADMISSION OF THE PUBLIC**

It was agreed there were no admissions of the public.

**159. 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) Information for each Member was available at the meeting.

Councillor Keats-Rohan reported that she owned a property close to planning application P20/S2133/HH and therefore Councillor Lester would report and give her recommendations for the application to Members in Minute 165 (iv) below.

#### **160. PUBLIC PARTICIPATION 15 MINUTES IN TOTAL**

One member of the public was at the meeting and he had reported to the Town Clerk that he did not wish to speak at the meeting.

#### **161. VARIATION OF ORDER OF BUSINESS**

There was no variation in the order of business.

#### **162. PLANNING MINUTES**

To sign as a correct record the Minutes of the Planning meeting held on the 6<sup>th</sup> July 2020 as set out on pages 52-59 of the Minute Book.

It was Proposed by Councillor Dolton, Seconded by The Mayor and

**RESOLVED: THAT** the Minutes of the Planning Committee Meeting held on the 6<sup>th</sup> July 2020 as set out on pages 52-59 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

#### **163. PLANNING APPLICATIONS**

(i) Application Reference: [P20/S1275/FUL](#) Amendment 2 – Councillor McGregor

Type: Minor - Wallingford Conservation Area Grade II Listed Building

Proposal: Change of use of rear wing of current office (B1) to two 2-bed residential apartments (C3) over ground and first floor. (As amended by email from agent concerning listed building matters and access received 26 May 2020 and amended Statement of Significance and Heritage Impact Assessment received 2 June 2020 and revised site plan and ownership certificate received 7 July 2020)

Address: Hedges & Sons Solicitors 16 Market Place Wallingford OX10 0AE

Councillor McGregor reported that the applicant appeared to want to use both accesses to the site, that is, via Church Lane and Waitrose Car Park. However, the amended plans had not changed the concerns that Members had previously highlighted over pedestrian safety if an increase vehicular traffic via Church Lane did occur.

Members discussed and concluded that Church Lane access should not be used by vehicles. It was Proposed by The Mayor, Seconded by Councillor McGregor and

**RESOLVED: THAT** Wallingford Town Council had no objection to this application. However a condition/covenant should be included that the access via Church Lane should be for pedestrians only and that no vehicular access should be allowed for current or future owners. This condition is based on the local knowledge of the area and that Church Lane is in constant use by pedestrians which include the young, elderly and disabled that travel to the shops/schools via Church Lane and the pedestrian paths across the Kinecroft.

**SODC Submission Reference: 172345**

(ii) Application Reference: [P20/S2238/HH](#) – Councillor Whelan

Type: Householder

Proposal: Proposed demolition of existing conservatory and replacement ground floor rear extension

Address: 30 Greenfield Crescent Wallingford OX10 0PA

Councillor Whelan gave a very detailed overview of the property and recommended that the Town Council fully support the application.

It was Proposed by The Mayor, Seconded by Councillor Whelan and

**RESOLVED: THAT** Wallingford Town Council fully supports this application.

**SODC Submission Reference: 172346**

(iii) Application Reference: [P20/S1179/FUL](#) Amendments 5 & 6 – Councillor Wilder

Type: Major

Proposal: Erection of industrial / distribution units (Class B1(c), B2, and B8) including access and servicing arrangements, car parking, landscaping and associated works (contaminated land report received 5 May 2020, additional information regarding Highways received 26 May 2020, amended plans & additional information received 3 June 2020 and additional information received 29 June 2020, Transport Technical Note Received 8 July 2020).(Amended plans received 9 July 2020)

Address: Land South of Hithercroft Road Wallingford OX10 9TA

The Mayor gave an overview of the amendments in Councillor Wilder's absence. The Mayor stated that nothing had really changed, the main buildings were too high and that the bulk of development will have an impact on an area of natural beauty (AONB). Members agreed.

It was Proposed by The Mayor, Seconded by Councillor Dolton and

**RESOLVED: THAT** Wallingford Town Council objected to this application as the main bulk of the development is too high and it will have an impact on an area of natural beauty (AONB).

**SODC Submission Reference: 172349**

(iv) Application Reference: [P20/S2133/HH](#) – Councillor Keats-Rohan

Type: Householder - Wallingford Conservation Area

Proposal: Single storey Edwardian style conservatory to the rear of the property

Address: 15 St Johns Road Wallingford OX10 9AD

Councillor Lester reported as Councillor Keats-Rohan owns a property in the same terrace.

Councillor Lester stated that the conservatory was large in the small garden but could see no reason to object to the application. However, due to proximity of the conservatory to the Kinecroft and its ancient scheduled monument Wallingford Town Council should support the Conservation Officer's condition of an archaeological watching brief, to be maintained during the period of construction/during any groundworks taking place on the site.

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

**RESOLVED: THAT** Wallingford Town Council had no objection to this application but that a condition of an archaeological watching brief, to be maintained during the period of construction/during any groundworks must take place on the site.

**SODC Submission Reference: 172350**

(v) Application Reference: [P20/S0820/LB](#) – Councillor Dolton

Type: other, LBC - Wallingford Conservation Area, Grade II Listed Building

Proposal: Replacement of 2x shopfront fascia signs

Address: Sue Ryder, 4 St Martins Street Wallingford OX10 0AQ

Councillor Dolton reported that that the sign was not being replaced just the fascia and that it would not be illuminated. Members discussed and

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

**RESOLVED: THAT** Wallingford Town Council had no objection to this application.

**SODC Submission Reference: 172351**

Furthermore if an advertising application was submitted to the Town Council for the same property it was Proposed by The Mayor, Seconded by Councillor Dolton and

**RESOLVED: THAT** the Officer could respond in the same way, no objection.

**SODC Submission Reference: 172421**

#### **164. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL**

i) Application Number: [P20/S1656/FUL](#)

Site Location: 11 Queens Avenue Wallingford OX10 0NE

WTC response: No Objection

Decision: Planning Permission - **Noted**

ii) Application Number: [P20/S1401/HH](#)

Site Location: 4 Kinecroft Wallingford OX10 0DT

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

iii) Application Number: [P20/S0428/HH](#)

Site Location: 9 Blackstone Road Wallingford OX10 8JR

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

iv) Application Number: OCC: R3.0143/18 (P18/S4042/CM

Site Location: Field Area Directly West of St George's Road

Decision: Approved Condition 2 commencement - **Noted**

v) Application Number: [P20/S1922/HH](#)

Site Location: 8 Wilding Road Wallingford OX10 8AF

WTC response: No Objections

Decision: Planning Permission - **Noted**

vi) Application Number: [P20/S1856/DIS](#)

Site Location: Costa, 3 Market Place Wallingford OX10 0EG

Decision: Approved - **Noted**

#### **165. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS**

Application Reference: [P20/S2217/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Application to discharge planning conditions 9 - electric vehicle charging points, 12 - photovoltaic panels and 24 - external lighting attached to Planning Approval P19/S2539/FUL  
The erection of 2no. units for Class B8 use (with ancillary trade counter(s)), mezzanine, floor and Sui-Generis uses within the specified categories: 1) Storage, distribution of sales of tiles, floor coverings, bathroom and kitchen furniture and fittings and other building materials including electrical products. 2) Machinery, tool and plant hire. 3) Plumbers and builders'

merchants Together with the creation of new access, parking arrangements, outside storage and servicing areas.

Address: Land south of Lidl Foodstore Lupton Road Wallingford OX10 9BS - **Noted**

**166. NEW BARN FARM QUARRY**

Councillor Wilder to report.

See attached letter – Comments by 10<sup>th</sup> August 2020.

MW.0078/20 – Details of Pursuit of Condition 11 (Soil Storage Bunds details) of Planning Permission P16/S2662/CM (MW.0094/16.

Councillor McGregor reported in Councillor Wilder’s absence and stated that this was details of the storage bunds to be noted.

**167. PLANNING ENFORCEMENT**

i) General Update – The Senior Officer reported that that there were 13 chases to chase with enforcement but hopefully most of them just needed to be updated on the website.

Councillor Keats-Rohan reported that the lime plasterer was due to start work on 58 St Mary’s Street in 6 to 8 weeks’ time however she is very concerned about the dormer window. **To chase with above enforcement.**

Members were also concerned about the condition of the Thames Street cottages by the Rowing Club, **to chase with the District Council what can be done so that repairs are undertaken.**

ii) Trees at the Lidl store – **Still outstanding to chase with enforcement**

iii) Fraggie Farm- **Nothing new to report but would chase with enforcement.**

**168. LETTER FROM THE LEADER OF SOUTH OXFORDSHIRE DISTRICT COUNCIL TO THE RT HON ROBERT JENRICK MP, CONCERNING THE CURRENT HOUSING DELIVERY TEST AND THE 5-YEAR HOUSING SUPPLY RULES**

Members noted the contents of the above mentioned letter which had been sent to them in advance of the meeting.

The Mayor stated that he believed that the letter indicated that the District Council were concerned but if the local plan is updated and District Council’s 5.2 year housing supply is counted then hopefully the district will be safe from speculative housing developers. The Mayor added that if Wallingford has its Neighbourhood Plan in place it will then be safe for 2 years.

Councillor McGregor stated that he was disappointed and he would like it to be noted Wallingford's District Councillors should have let us see the detail of the letter before it was sent so that our comments could have been included.

**169. ERECTION OF 8 NEW RESIDENTIAL DWELLINGS TO BE STREET NAMED AND NUMBERED: 1A BOROUGH AVENUE, WALLINGFORD AND 1A, 1B, 1C, 1D, 1E, 1F, 1G BURH CORNER, SAXON CLOSE WALLINGFORD**

See attached plan. Noted by Members.

**170. FUTURE AGENDA ITEMS**

**1940 Hours – The Meeting Closed**

2020.07.27 – Planning Ba

Chairman