

**WALLINGFORD TOWN COUNCIL**

**M I N U T E S**

**of the**

**Virtual TEAMS meeting of Planning on 21<sup>st</sup> December 2020 at 7p.m**

**PRESENT**

Councillors Hughes, Keats-Rohan, Kidley, McGregor and Whelan  
District Councillor George Levy were also present at the meeting

Officer in Attendance, Mrs Barbara Atkins

**Meeting commenced at 1907 Hours due to log on difficulties**

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

The Senior Officer reminded those present that they had received the protocol for the meeting.

**492. APOLOGIES**

There were apologies from Councillors Dolton, Lester and Wilder. Councillor Lester sent a Christmas message to all Members from herself and her husband, Ken.

**493. ELECTION OF TEMPORARY CHAIRMAN IN ABSENCE OF COUNCILLOR WILDER**

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

**RESOLVED: THAT** Councillor McGregor be temporary Chairman for the meeting.

**494. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**495. 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.

There were no declarations of interest.

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

There were no members of the public wishing to speak.

#### **497. VARIATION OF ORDER OF BUSINESS**

There was no variation in order of business.

#### **498. PLANNING MINUTES**

To sign as a correct record the Minutes of the Planning meeting held on the 23<sup>rd</sup> November 2020 as set out on pages 199 - 207 of the Minute Book.

It was Proposed by Councillor Kidley, Seconded by Councillor Keats-Rohan and

**RESOLVED: THAT** the Minutes of the Planning meeting held on the 23<sup>rd</sup> November 2020 as set out on pages 199 – 207 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

#### **499. PLANNING APPLICATIONS**

(i) Application Reference: [P20/S2920/Ful](#) – Councillor Lester – extension not granted

Type: Minor (Full Application) – Winterbrook conservation area

Proposal: Replacement dwelling (as amplified by Tree Survey, Impact Appraisal and Method Statement received 37 November 2020).

Address: The Old Court Winterbrook Wallingford OX10 9DX

Councillor Lester provided the following recommendation which has been sent to the planning officer: I have had a look at The New Tree Survey carried out on The Old Court, Winterbrook. It was a very comprehensive study of trees, shrubs and vegetation on site, in conclusion the trees surveyed can be retained and if adequately protected during the development will continue to screen and give privacy so I am recommending that we support this plan once more. – Response sent to the District Council.

The Senior Officer reported that a further amendment for this property had recently been received and that this would be allocated to Councillor Lester and included at the next planning meeting.

(ii) Application Reference: [P20/S4408/HH](#)- Councillor McGregor

Type: Other (Householder) - Winterbrook conservation area

Proposal: New vehicular access.

Address: 31 Winterbrook Wallingford OX10 9EB

Councillor McGregor reported that the applicant had followed pre-application advice particularly in relation to the trees and that the new planting strategy should improve the area. Councillor McGregor recommended that the Council fully support this application.

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

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

**SODC SUBMISSION REF: 180576**

(iii) Application Reference: [P20/S3748/FUL – Councillor McGregor](#)

Type: Minor (Full Application) - Wallingford Conservation Area - Grade II Listed Building  
Proposal: Conversion of derelict outbuilding into 1 bed dwelling. (As amplified by contaminated land questionnaire received 2 November 2020 and clarified by email from agent received 26 November 2020 in relation to parking and revised Drawing 06 Rev A in relation to access)

Address: Rear of 14 Market Place Wallingford OX10 0AL

Members discussed this application again in detail. Councillors were of mixed views but the following response was passed:

Although access to the site is now clearer and a parking space has been allocated and despite the fact that Wallingford needs smaller dwellings in line with our emerging Neighbourhood Plan this is still overdevelopment of the site.

It was Proposed by Councillor McGregor, seconded by Councillor Kidley and

**RESOLVED: THAT** Wallingford Town Councils resolves to continue to object to this application.

**SODC SUBMISSION REF: 180579**

District Councillor Levy stated that he could not support the town council's decision following his previous discussion with the planning officer in charge of this case.

(iv) Application Reference: [P20/S3603/HH](#) – Councillor Whelan

Type: Other (Householder)

Proposal: It is a single story extension at the front of the house. Projecting 3330 mm from the front, for the full width of 6 metres. It is non-standard construction, though common in the 1970's, where the side walls are solid and both ends a mixture of stud & tile, typically built in blocks of 3/ 4 terraced. The new construction will be standard brick & block making it much more solid and greener to run. I am concerned about 1 neighbour's right of light being

affected. We would address this with a small dog-leg at that side if affected by the 45 degree rule.

Address: 62 Radnor Road Wallingford OX10 0PH

Councillor Whelan gave an overview of the application and reported that the extension should blend in well with the street scene. Neighbours light should not be affected as there was already a tree blocking light.

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

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

**SODC SUBMISSION REF: 180588**

(v) Application Reference: [P20/S3825/Ful](#) – Councillor Dolton?

Type: Minor (Full Application)

Proposal: Construction of a new industrial unit. (Renewal of application P17/S3650/FUL).

Address: Fischer Fixings UK Ltd Whitley Road Wallingford OX10 9AT

Members discussed this application in Councillor Dolton's absence and it was Proposed by Councillor McGregor, Seconded by Councillor Keats-Rohan and

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

**SODC SUBMISSION REF: 180590**

(vi) Application Reference: [P20/S4346/Ful](#) – Councillor Hughes

Type: Minor (Full Application)

Proposal: The construction of a 62m<sup>2</sup> Music Room extension within an existing paved courtyard and the partial demolition of a steel framed canopy.

Address: Wallingford School St Georges Road Wallingford OX10 8HH

Councillor Hughes reported that Wallingford School found that to have all new specialist classrooms incorporated in their extension would be too costly therefore the existing classrooms had to be extended.

The application for a proposed music room extension would not overlook any other properties.

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

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

**SODC SUBMISSION REF: 180592**

(vii) Application Reference: [P20/S4402/HH – Councillor Keats-Rohan](#)

Type: Other (Householder) - Wallingford Conservation Area

Proposal: Single storey rear extension.

Address: 5 South View Wallingford OX10 0HJ

Councillor Keats-Rohan reported that the applicant wished to knock down the shed and effectively build a similar extension to the one next door. However, although there was unlikely to be much ground disturbance because this is in a conservation area it would be wise to ask for an archaeological watching brief. Wallingford Museum whilst carrying out a garden test pit investigation had found some items of interest in the area.

It was Proposed by Councillor Keats-Rohan, Seconded by Councillor Kidley and

**RESOLVED: THAT** Wallingford Town Council supports this application with the condition of an archaeological watching brief.

**SODC SUBMISSION REF: 180597**

(viii) Application Reference: [P20/S4357/A](#) – Councillor Kidley

Type: Other (Advertisement)

Proposal: Illuminated and non illuminated fascia signs. One illuminated totem sign.

Address: MKM Building Supplies Land off Lupton Road Wallingford OX10 9BS

Councillor Kidley reported that all the proposed signage should be fine including the illuminated signs.

It was Proposed by Councillor Kidley, Seconded by Councillor Hughes and

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

**SODC SUBMISSION REF: 180601**

(ix) Application Reference: [P20/S4607/HH](#) – Councillor Lester

Type: Other (Householder)

Proposal: Proposed first floor side extension and ground floor porch. Proposed garden studio

Address: 23 St George's Road OX10 8JE

Councillor Lester had sent an email recommending that the Town Council support this application as the plot was large enough and there would be no loss of parking. It should also not affect any neighbours.

It was Proposed by Councillor McGregor, Seconded by councillor Kidley and

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

**SODC SUBMISSION REF: 180602**

**500. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL**

i) Application Number: [P20/S2985/HH](#)

Site Location: 20 St John's Road

WTC response: Supports

Decision: Planning Permission – **Noted**

ii) Application Number: [P20/S3692/HH](#)

Site Location: 35 Brookmead Drive

WTC response: Supports

Decision: Planning Permission – **Noted**

iii) Application Number: [P20/S3373/LB](#)

Site Location: Thames House

WTC response: Supports

Decision: Listed Building Consent – **Noted**

iv) Application Number: [P20/S3678/A](#)

Site Location: Waterside Court Care Home

WTC response: Supports

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

v) Application Number: [P20/S3653/HH](#) & [P20/S3654/LB](#)

Site Location: 12 Castle Street

WTC response: Supports

Decision: Planning Permission and Listed Building Consent – **Noted**

vi) Application Number: [P20/S0912/FUL](#)

Site Location: Land Opposite Whitecross House

WTC response: No objections with conditions

Decision: Planning Permission various conditions applied – **Noted**

vii) Application Number: [P20/S1179/FUL](#)

Site Location: Land South of Hithercroft Road

WTC response: Objection

Decision: Planning Permission – **Noted that the District Council passed when WTC objected**

viii) Application Number: [P20/S3817/HH](#)

Site Location: 63/65 St Georges Road  
WTC response: Supports  
Decision: Planning Permission – **Noted**

ix) Application Number: [P20/S3906/LB](#)  
Site Location: 1 Market Place  
WTC response: Supports with condition  
Decision: Listed Building Consent – **Noted**

x) Application Number: [P20/S3346/HH](#)  
Site Location: 13 St Nicholas Road  
WTC response: Supports  
Decision: Planning Permission – **Noted**

xi) Application Number: [P20/S3644/HH](#)  
Site Location: 5 Chalmore Gardens  
WTC response: Supports  
Decision: Refusal of Planning Permission – **Noted**

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

### **Permitted Development**

(i) Application Reference: [P20/S4246/PDH](#)  
Proposal: Single storey rear extension extending 6m from the rear elevation. Extend - 6.00m  
Height - 3.60m Eaves - 2.50m  
Address: 109 Wilding Road – **Noted**

### **Lawful Development Certificates issued**

(i) Application Reference: [P20/S3613/LDP](#)  
Type: Other (Law. Dev. (proposed))  
Proposal: Lawful Development Certificate for a proposed single storey side and rear extension.  
Address: 20 Fir Tree Avenue – **Noted**

### **Discharge of Conditions**

(i) Application Reference: [P20/S4390/DIS](#)  
Proposal: Discharge of condition 4 (Tree Protection) on planning application P19/S4675/FUL  
Demolition of the 'rec' rooms building and associated playground and fencing  
Address: Bull Croft Park Recreation Rooms – **Noted**

(ii) Application Reference: [P20/S3700/DIS](#)

Proposal: Discharge of conditions 8 - Remediation Strategy Verification Report 10 - Gas Fired Boiler Specification and 11 - BREEAM Evidence on application ref. P19/S2539/FUL.(additional information received 2 November 2020). The erection of two 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.

16 (cycle parking facilities) & 26 (easements associated with existing culvert running through the site) on application P19/S2539/FUL. The erection of two 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: Unit 1, Trademarq, Lupton Road – **Noted**

#### **502. NEW BARN FARM QUARRY - PLANNING APPLICATION MW.0114/20**

Members discussed this application in detail and requested that the Senior Officer draft a response which should be circulated to Members before submitting. In addition Wallingford Town Council would request that the District and County Councillors be asked to support the Town Council's objection.

#### **503. UPGRADE ON CHOLSEY WASTE TREATMENT PLANT**

Members discussed the recent correspondence received from a Thames Water representative and thought that Wallingford's real problem was sewerage and the blocking of sewers, breakdown of pumping stations, and the need to upgrade the sewers (pipes) and pumping stations that were the real concern. Members decided that this item should be deferred until after Councillor Wilder has had his meeting with the Thames Water representative.

#### **504. DISTRICT COUNCILLORS CALL INS**

District Councillor Levy supported Wallingford Town Council's objection to P20/S4156/A and Members discussed the recent email correspondence. Councillor Levy reported that a mistake had been made on the recent amended consultation form but Councillor Levy and Members still believed the cut of time for the lighting to be switched off was too late. A better option would be 8am to dusk and it was agreed that no further objection would be submitted if this option was agreed and received in writing.

District Councillor Levy was thanked.

#### **505. PLANNING ENFORCEMENT**

- i) General Update – see updated list of cases – **Noted**
- ii) Hong Kong House, Castle Street – Enforcement Officer closed case as per email correspondence which Members had all received – **Noted**
- iii) Members to raise any enforcement concerns - **None**
- iv) Any updates from Members on enforcements cases – **Councillor Whelan asked if there was any further news regarding the Thames Street Cottage but unfortunately there is not.**

#### **506. SOUTH OXFORDSHIRE'S LOCAL PLAN**

Members noted the recent correspondence in that the District Council has adopted the South Oxfordshire's Local Plan. Councillor Levy stated that he had abstained from voting. Councillor Levy reported that the energy efficiency was a good point but that the housing numbers were not. He suggested that the Site B Developers should be asked to abide with the Local Plan's recommendation with regards to energy efficiency.

#### **507. PRE-APPLICATION POLICY**

Draft Policy attached.

Members reviewed and suggested one amendment: the first highlighted paragraph should be removed before the pre-application policy is adopted by Full Council.

#### **508. SITE B – REQUEST BY DEVELOPER TO VIEW AND COMMENT ON PHASE 3 BEFORE THE PLANNING APPLICATION IS SUBMITTED IN FEBRUARY**

Members considered the request and requested that the developers attend the next planning meeting on Wednesday 13<sup>th</sup> January 2021.

#### **509. CIL (INFRASTRUCTURE LEVY)**

Members considered the impact of the changes in the how the District Council spends Community Infrastructure Levy (CIL) funds secured from housing developments in the district and how this may affect the Wallingford and any proposed projects. Members were concerned as it would appear that these changes were cementing spending in other villages such as Harwell and Didcot when Wallingford has significant needs such as the expansion of the medical practice, improving the children's play facilities in the town and other community facilities. Members asked District Councillor George Levy to investigate and said they would be grateful if he could report at the next meeting on any pots of money that were available.

**510. RESIDENTS REQUEST TO HAVE A ROAD NAMED AFTER HER FATHER.**

Members discussed the email correspondence relating to the request regarding having a road named after a resident's father. The District Council prefer to name roads after people posthumously. The Senior Officer reported that she had not heard back from the Site B Developers as to whether there would be any further roads which needed naming in Phase 3 and also reminded Members that they had in the past tended to follow a theme when naming roads particularly on new developments.

Defer until Site B respond.

**511. PLANNING APPEALS**

Update if appropriate on P17/S3580/LB and P17/S3579/FUL - 4 Market Place Wallingford OX10 0EH.

The Senior Officer reported that the result should be known around the middle of January 2021.

**512. FUTURE AGENDA ITEMS**

Site B Developers Phase 3 and energy efficiency  
CIL/Section 106 Monies – District Councillor George Levy  
Upgrade on Cholsey Waste Water – Rolling item

**2026 Hours – The Meeting Closed**