

**WALLINGFORD TOWN COUNCIL**

**M I N U T E S**

**of the**

**Virtual TEAMS meeting of Planning on 1<sup>st</sup> February 2021 at 7p.m**

**PRESENT**

The Planning Chairman, Councillor Wilder  
Councillors Dolton, Hughes, Keats-Rohan, Kidley, Lester and Whelan  
Councillor McGregor as Ex-Officio Chairman  
Councillor Newcombe as a guest

Officer in Attendance, Mrs Barbara Atkins

District Councillor Levy

Approximately 3 members of public including the press

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

Councillor Wilder reminded Members and the public of the protocol for the meeting.

**572. APOLOGIES**

There were no apologies. Councillor Newcombe was welcomed to his first planning meeting.

**573. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**574. 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.

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

Representatives from Berkeley Homes (Matthew Haley and Richard McGibbon) – Site B-Phase 3 pre-application and energy efficiency were not present as they said their plans were changing.

No other members of the public wished to speak.

District Councillor Levy reported that the light pollution on the Hithercroft industrial estate had been looked at by enforcement and that there were no restrictions on the planning application and subsequent decision notice. This complaint will now be dealt with by the environment health department. Councillor Kidley asked that light shields be recommended in order to help reduce the light pollution in Sovereign Way and District Councillor Levy stated that he would pass this suggestion on to environment health.

District Councillor Levy had via the Senior Officer provided Members with a link to the section of SODC's website that covers the Community Infrastructure Levy.

District Councillor Levy also advised that Wallingford Sports Park is trying to secure Section 106 money (from Hithercroft Habitat allocation) for a 3G Sports pitch and that the Chelsey Cricket Team are also interested in this money.

Councillor Kidley asked if District Councillor Levy could find out why there is a delay starting work on the Radnor Road green space path as this area is deteriorating with all the rain and constant use. District Councillor Levy agreed to follow this up.

**The Chairman thanked District Councillor Levy for attending the meeting.**

**Councillor Levy left before the next item.**

#### **576. VARIATION OF ORDER OF BUSINESS**

There was no variation in order of business.

#### **577. PLANNING MINUTES**

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

**RESOLVED: THAT** the Minutes of the Planning meeting held on the 13<sup>th</sup> January 2021 as set out on pages 246-249 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

#### **578. PLANNING APPLICATIONS**

(i) Application Reference: [P20/S3347/Ful](#) – Cllr Keats-Rohan

Type: Minor(Other)

Proposal: One for one replacement dwelling.

Address: Chalmore Hole Ferry House Chalmore Gardens Wallingford OX10 9EP

Councillor Keats-Rohan reported that she was still concerned with the plans for Chalmore Hole Ferry House, a property of significant historical importance, and the plans still did not reflect its historical importance. She had tried to speak to the Planning Officer but had been unable to make contact. Councillor Hughes reported that the front façade should be maintained and the new plans showed that the chimneys had been moved to the side but this would obviously change the appearance of the front façade as viewed from the river and towpath. The balcony should also remain.

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

**RESOLVED: THAT** Wallingford Town Council support an application for Chalmore Hole Ferry House providing that the front façade remains as it is of historical importance and is an important part of the River Thames and towpath.

**SODC Submission Ref: 182547**

(ii) Application Reference: [P20/S4561/HH](#) – Cllr Kidley (30/1 Extension requested but no response)

Type: Other (Householder) Wallingford Conservation Area Grade II Listed Building

Proposal: Replace all white single glazed timber windows with white double-glazed timber windows. The timber patio doors will be replaced like for like and the timber private entrance doors are also to be changed to a composite material.

Address: 1-6 The Shambles & 4 & 5 St Peter's Street Wallingford OX10 0JS

Councillor Kidley reported that this application was to change the single glaze windows to double glazed and that he would recommend supporting the application.

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

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

**SODC Submission Ref: 182548**

(iii) Application Reference: [P20/S2920/FUL](#) – Cllr Lester (Information only) Amendment 3 & 4

Type: Minor (Full Application) Winterbrook Conservation Area

Proposal: Replacement dwelling (as amplified by tree survey, impact appraisal and method statement. Comments in response to the council's tree officer memo date 10 December all received 14 December 2020. Amended Design & Access Statement received 18 January 2021 to include Energy Statement. As amplified by Flood Risk Assessment and Foul Drainage Assessment received 18 January 2021).

Address: The Old Court Winterbrook Wallingford OX10 9DX

Councillor Lester reported that there was a very extensive flood report and energy statement which were for information.

Members requested that the Senior Officer send an email to Planning Officer stating that Wallingford Town Council had noted the amendments and had no comments to make.

**Email sent 02/02/21**

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

i) Application Number: [P20/S3603/HH](#)

Site Location: 62 Radnor Road Wallingford OX10 0PH

WTC response: Support

Decision: Planning Permission - **Noted**

ii) Application Number: [P20/S3748/FUL](#)

Site Location: Rear of 14 Market Place Wallingford OX10 0AL

WTC response: Object

Decision: Planning Permission – **Noted** (Members briefly discussed the property and the planning officer's email)

iii) Application Number: [P20/S4357/A](#)

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

WTC response: Support

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

iv) Application Number: [P20/S4402/HH](#)

Site Location: 5 South View Wallingford OX10 0HJ

WTC response: fully support/ archaeological watching brief.

Decision: Planning Permission with conditions - **Noted**

v) Application Number: [P20/S4346/FUL](#)

Site Location: Wallingford School St Georges Road Wallingford OX10 8HH

WTC response: Support

Decision: Planning Permission - **Noted**

vi) Application Number: [P20/S3825/FUL](#)

Site Location: Fischer Fixings UK Ltd Whitley Road Wallingford OX10 9AT

WTC response: Support

Decision: Planning Permission - **Noted**

vii) Application Number: [P20/S4156/A](#)

Site Location: Highcroft Land to the west of Wallingford (Site B) Wallingford

WTC response: Objection to original times of illumination call in by D. Clr Levy

Decision: Consent to Display Advertisements (As amended by applicant's email dated 12/01/2021 agreeing to restrict illumination hours to 08:00 - 18:00 Monday to Saturday or to hours in the afternoon when the sales office is open, whichever is earlier, and to hours 11:00 - 16:00 on Sundays and Bank Holidays). – **Noted** (Members briefly discussed and thanked District Councillor Levy)

viii) Application Number: [P20/S4408/HH](#)

Site Location: 31 Winterbrook Wallingford OX10 9EB

WTC response: Support

Decision: Planning Permission - **Noted**

ix) Application Number: [P20/S4607/HH](#)

Site Location: 23 St Georges Road Wallingford OX10 8JE

WTC response: Support

Decision: Planning Permission- **Noted**

x) Application Number: [P20/S4604/HH](#)

Site Location: 12 Nelson Close Wallingford OX10 0LG

WTC response: Support

Decision: Planning Permission - **Noted**

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

### **Discharge of Conditions**

(i) Application Reference: [P20/S4853/DIS](#)

Proposal: Discharge of Condition 3 (joinery details) on planning application P19/S1542/FUL. Additions and Alterations, Change of Use.

Address: 7 Mill Lane Wallingford OX10 0DH - **Noted**

(ii) Application Reference: [P20/S4893/DIS](#)

Proposal: Discharge of condition 3 (Landscaping Scheme (trees and shrubs only)) on planning application P19/S0191/FUL Provision of a new two storey building to the school providing 20 new teaching spaces allowing the school to expand by 2 forms of entry.

Address: Wallingford School St Georges Road Wallingford OX10 8HH - **Noted**

(iii) Application Reference: [P20/S3058/DIS](#)

Proposal: Discharge of Condition 34 (Lighting) on Planning Application P14/S2860/O following approval of phase 1+. Residential development comprising 555 dwellings, a one form entry primary school, associated landscaping and open spaces, construction of a new access onto the A4130 Calvin Thomas Way/Bosley Way, construction of a public transport link/emergency access onto Wantage Road and other supporting infrastructure works and facilities. Additional information received - illumination and ecology 14/01/2021.

Address: Highcroft Phase 1 (Plots 1 -125) Land to the west of Wallingford Wallingford - **Noted**

(iv) Application Reference: [P20/S4600/DIS](#)

Proposal: Discharge of conditions- 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 Wallingford OX10 9BS – **Noted**

(v) Application Reference: [P21/S0128/DIS](#)

Proposal: Discharge of conditions 13 (New vehicular access), 14 (Vision splay protection) & 15 (Parking & Manoeuvring Areas Retained) in application 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

Address: Unit 1 Trademarq Lupton Road Wallingford OX10 9BS - **Noted**

#### **581. PRE-APPLICATION POLICY**

Senior Officer advised that the Town Clerk had suggested, following an email from a resident, that the wording in the policy be changed/amended to clarify the following by adding the section that is highlighted: 'Council prefers developers to make presentations at scheduled meetings of its Planning Committee and that this would take place in public participation'. Members also to consider if the section, it is noted however that expressing a pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible indicates that councillors will be engaging more positively with any developers than has happened previously?

Members discussed and it was agreed that the Pre-application Policy should be amended and the Senior Officer suggested that an additional point should be added regarding all pre-application paperwork submitted by the developer should be made available to the public. With regards to the section highlighted in pink above this was discussed and believed that it could be clearer.

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

**RECOMMENDED: THAT** the Pre-Application Policy be redrafted as agreed and that it be taken back to Council for adoption.

#### **582. SITE B - PRE-APPLICATION PLANS**

Members to discuss the plans. Ref. Agenda item 5.

Members started to discuss the plans that had been distributed but the Senior Officer advised that this item should be deferred as the developers had not attended because the current plans submitted would be changed. Members agreed.

#### **Agenda Item Deferred**

#### **583. COUNTY COUNCIL CONSULTATION – ST GEORGES ROAD (WALLINGFORD) PROPOSED PARKING RESTRICTIONS**

County Council seek views on the proposals to introduce additional parking restrictions on the western side of St Georges Road in Wallingford, adjacent to the playing field opposite Nos. 8 & 10. The proposal is being put forward in response to the construction of a new car park and access road to the adjacent playing fields, specifically the proposals comprise of extending the existing double yellow lines on St Georges Road by a further 36 metres northwards. Deadline 12<sup>th</sup> February 2021.

Members discussed the proposals and were very concerned that the parking bay was to be removed. This bay is used by users of the Bull Croft Park and the terms of the new car park on the old school playing field are such that it will only be available for use by the general public for the 4 days of BunkFest.

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

**RESOLVED: THAT** Wallingford Town Council reject the removal of the parking bay in St Georges Road.

#### **584. CROWMARSH NEIGHBOURHOOD PLAN**

Members discussed and considered their response on behalf of the Town Council on the Crowmarsh Neighbourhood Plan. After clarifying that the boundary was correct Members concluded that they supported the plan.

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

**RESOLVED: THAT** Wallingford Town Council supports the Crowmarsh Neighbourhood Plan.

**585. DISTRICT COUNCIL PRESS RELEASES REGARDING CONSULTATIONS FOR MEMBERS TO NOTE/DISCUSS**

Previously sent to all Councillors on the 21<sup>st</sup> January 2021.

i) Right to Regenerate – Deadline 13<sup>th</sup> March 2021 – The Senior Officer reported that the recent OALC newsletter had an article on this consultation that Members might find useful. **Item deferred to next meeting.**

ii) Government consultation on housing delivery and public service infrastructure. The consultation deadline has passed. Members made no comment.

**586. ENFORCEMENT CASES – UPDATED LIST ATTACHED**

Members discussed the length of the enforcement list and acknowledged that the District Council had a back log due to some of their employees being redeployed to assist with Covid.

The Chairman, Councillor Wilder thanked the Senior Officer for keeping the list up to date.

**587. FUTURE AGENDA ITEMS**

Upgrade on Cholsey Waste Water – Rolling item

Site B Developers to be invited back

Right to Regenerate Consultation – Deadline 13<sup>th</sup> March 2021

Pre-application Policy – to Full Council

**1945 Hours – The Meeting Closed**