

WALLINGFORD TOWN COUNCIL

M I N U T E S

of the

Virtual TEAMS meeting of Planning on 15th March 2021 at 7p.m

PRESENT

The Planning Chairman, Councillor Wilder
Councillors Hughes, Keats-Rohan, Kidley, Lester, Newcombe and Whelan

Officers in Attendance: Mrs Barbara Atkins (Minute Taker) & Jacqui Newcombe

4 Members of the Public

687. TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

Councillor Wilder stated that all Members were aware of the protocol for the meeting.

688. APOLOGIES

Apologies were received from Councillor Dolton and Ex. Officio Chairman Councillor McGregor.

689. ADMISSION OF THE PUBLIC

There were no admissions of the public.

690. 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 interests.

691. PUBLIC PARTICIPATION 15 MINUTES IN TOTAL

Sue Hendrie – Planning Application P21/S0608/HH – Cornerstone Cottage (Ex Gothic Cottage) – Miss Hendrie reported that this was a complex application and she had submitted her comments to the District Council. It was built in the 1844 by the well-known architect John Hakewill for William Blackstone, son of Sir William Blackstone. It is a lodge for Castle Priory and therefore a building of historical and local interest in a conservation area. The proposed 2-storey extension and loss of historic fenestration would unacceptably alter the design rationale and significance of the south elevation of the cottage in terms of bulk, scale and design. The extant L-shaped layout with a hood moulded gothic window are important design features. There would also be an unacceptable loss of historic fabric and character to the attached clunch, flint and brick eastern boundary wall running north/south along Thames Street by the proposed insertion of a wide, modern garage door making an entrance to a car port. Creation of this car port may have implications for the western boundary wall, with Nos 2 & 3 St Pete’s Street, which is proposed to be demolished and rebuilt. It would be far better to have a surveyor look at restoring the wall. Wallingford’s Neighbourhood Plan policies HA1, HA2, HA3 apply.

Sue Hendrie – P19/S1542/Ful plus other applications- Chalmore Hole Ferry House – Miss Hendrie reported that Application P17/S3084/HH is still in force until the 1st May and that the most recent planning application P21/S0692/HH showed an extension that was still big and pilings could be a concern. It would alter the appearance of the original 1913 ferry cottage that was built by a well-known architect and is now unique. The extension would affect the views from the National Thames trail, character and views from the Thames and was in an AONB. Miss Hendrie believes that this has slipped being listed as it is on the border with Winterbrook and asked that Wallingford Town Council support a request to have it included within the listed buildings of Winterbrook. Policy HD1 of Wallingford’s Neighbourhood Plan apply.

Miss Hendrie believes that both the above properties should be listed. Councillor Wilder thanked Miss Hendrie,

692. VARIATION OF ORDER OF BUSINESS

There was no variation in order of business.

693. PLANNING MINUTES

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

RESOLVED: THAT the Minutes of the Planning meeting held on the 17th February 2021 as set out on pages 277 - 281 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

694. PLANNING APPLICATIONS

(i) Application Reference: [P21/S0558/HH](#) – Cllr. Wilder

Type: Other (Householder) Wallingford Conservation Area

Proposal: First floor rear extension over existing single storey extensions & removal of existing second floor dormer

Address: 19 Croft Road Wallingford OX10 0HN

Councillor Wilder reported that this property backed onto the earthworks (ancient Saxon earthworks and formed part of the defensive fortifications of the town) and Members of the planning committee discussed whether an archaeological watching brief was required. The proposed extension should not affect neighbours but Members were very concerned that building debris could be left in the Kinecroft ditches which had previously occurred.

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

RESOLVED: THAT Wallingford Town Council support in principle this planning application but a condition should be to project the ancient Saxon earthworks in that no building debris should be deposited of in this area.

SODC Reference: **184990**

(ii) Application Reference: [P21/S0582/HH](#) – Cllr. Kidley

Type: Other (Householder)

Proposal: Proposed ground floor rear extension. Proposed pitched roofs over existing flat roofs to side and rear

Address: 16 Barley Close Wallingford OX10 9BX

Councillor Kidley reported that there was nothing of concern with this application and that the plans match that of a neighbours.

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

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

SODC Reference: **184991**

(iii) Application Reference: [P21/S0537/HH](#) – Cllr. Whelan

Type: Other (Householder)

Proposal: Single storey kitchen extension to the rear of the property.

Address: Morven Reading Road Wallingford OX10 9DT

Councillor Whelan reported that this was a single storey kitchen extension to the rear, a north east infill to form a square / full building width at rear of existing property with plenty of garden beyond. Materials to match existing and doors to be metal framed bi-fold doors to

the rear leading to the long garden plot. Only one neighbour had commented so far and that was in support of the application.

It was Proposed by Councillor Whelan, Seconded by Councillor Newcombe and
RESOLVED: THAT Wallingford Town Council fully support this application.

SODC Reference: **184998**

(iv) Application Reference: [P21/S0540/HH](#) – Cllr. Hughes

Type: Other (Householder)

Proposal: 2-Storey Rear Extension and Alterations

Address: 1 Sinodun Road Wallingford OX10 8AA

Councillor Hughes reported that this property had a single storey extension and garage and the plans were to build up and out and that he could see no material reason to object to the application.

It was Proposed by Councillor Hughes, Seconded by Councillor Wilder and
RESOLVED: THAT Wallingford Town Council support this application

SODC Reference: **185001**

(v) Application Reference: [P21/S0810/LB](#) & [P21/S0529/FUL](#) – Cllr. Keats-Rohan

Type: Other (Listed Bldg. Consent) Wallingford Conservation Area

Grade II Listed Building

Proposal: Exchange of extract flue system from the old layout to the new layout

Address: 6 St Martins Street Wallingford OX10 0AL

Councillor Keats Rohan reported that this was a retrospective application but she had concerns about the compliance of the installed flue. There had been several issues raised in that it did not meet gas regulations including duck cleaning, lack of a cleaning door and lack of a carbon monoxide detector. The Environment Team had concerns over noise levels too. The flue is a replacement on this listed building.

Following a detailed discussion it was Proposed by Councillor Keats-Rohan, Seconded by Councillor Wilder and

RESOLVED: THAT Wallingford Town Council objects to this application on the grounds that the installed flue does not meet safety requirements particularly in relation to gas compliance. The building is listed and all compliance regulations should be adhered to.

SODC References: **185003 & 185005**

(vi) Application Reference: [P21/S0608/HH](#) – Cllr Lester

Type: Other (Householder) Wallingford Conservation Area

Proposal: Demolition of existing rear, single storey extension. Construction of new two-storey infill extension at rear. Fenestration changes to the existing house. Various internal alterations/re-modelling. Demolition of existing detached garage and store building on Thames Street and construction of a new detached flat-roofed single garage and carport. Careful taking down of existing buttressed brick boundary wall between No. 1 and Nos. 2 & 3 at the rear which is structurally unsound and leaning dangerously and re-construction with new foundations.

Address: Cornerstone Cottage 1 St Peters Street Wallingford OX10 0BQ

Councillor Lester reported that this was a little gem of a cottage in a conservation area and was a historical asset. Councillor Lester thanked Miss Hendrie for her full report in minute 691 above. Councillor Lester stated that she strongly objected to losing the rear wall, Gothic window and internal staircase. Councillor Lester also stated that she would bring this to the attention of the Conservation Officer. Use of the proposed new garage and carport onto a busy one way street was also a concern.

Councillor Newcombe stated that he would support the objection however perhaps a single storey extension would be much more in keeping with the property.

Councillors discussed in detail and asked that the Senior Officer draft a response that was circulated to Members before submission.

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

RESOLVED: THAT Wallingford Town Council strongly objects to this application.

Submission Reference: **185178**

(vii) Application Reference: [P20/S3629/HH](#) – Cllr. Hughes

Type: Other (Householder) Wallingford Conservation Area

Proposal: Proposed ground floor rear extension and first floor rear extension as amended by drawings received on 4 March 2021 which reduce the size of the first floor extension

Address: 1 Crispin Place Wallingford OX10 0DR

Councillor Hughes reported that he believed that this was an amendment in response to concerns from neighbours and therefore a very neighbourly thing to do.

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

RESOLVED: THAT Wallingford Town Council support this application

SODC Reference: **185109**

695. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P20/54591/HH](#)

Site Location: 11 St Leonards Lane Wallingford OX10 0HA

WTC response: Support

Decision: Planning Permission – **Noted**

ii) Application Number: [P20/S2920/FUL](#)

Site Location: The Old Court Winterbrook Wallingford OX10 9DX

WTC response: Support

Decision: Planning Permission – **Noted**

696. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

Lawful Development Certificates issued

(i) Application Reference: [P21/S0621/LDP](#)

Type: Other (Law. Dev. (proposed))

Proposal: Proposed ground floor rear extension to existing dwelling.

Address: 20 Station Road Wallingford OX10 0JX – **Noted**

Discharge of Conditions

(i) Application Reference: [P21/S0477/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge condition 4 (Archaeological Watching Brief) 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**

697. [P19/S1542/FUL](#) 7 MILL LANE WALLINGFORD OX10 0DH

Minute 626/02/2021 refers. Cllr Keats-Rohan to provide an update on her advice on approving this application.

Councillor Keats Rohan reported that she had spoken to the planning officer and the application relates to the dormer and presents no problem in itself. I raised a concern about how this work had been done, producing a nicely restored property overall but one not in keeping with its location in the conservation area. The jarring bit is the windows on the front. The Planning Officer explained that this whole development had been difficult and that the windows will have bars added, which resolves the problem to the Conservation officer's satisfaction.

Wallingford Town Council therefore approve the application.

698. CHALMORE HOLE FERRY HOUSE CHALMORE GARDENS – Councillor Keats-Rohan

[Application Numbers: P21/S0692/HH; P21/S0688/DIS; P20/S3347/FUL; P17/S3084/HH](#)

Councillor Keats Rohan reported that the applicant was now proposing to use an earlier approved application. The property has changed hands over recent years and the owners wished to make it into a family home. Councillors discussed the application and the concerns of Miss Hendrie in minute 691 above. Councillor Newcombe stated that he would support modernization but there was no need to raise the roofline so that the side extension was overbearing on the footpath. Councillors agreed that the Senior Officer should raise the Town Council's concerns with the planning officer.

699. ENFORCEMENT CASES – UPDATED LIST ATTACHED

No new cases since the last planning meeting.

i. **Fraggle Farm** – See attached email correspondence. Case to go to enforcement.

ii. **USA Fried Chicken** – Planning application submitted as seen in minute 694(v) above.

iii. **Lidl Tree Planting / Landscaping Scheme** – Members discussed and requested that the County and District Councillors support the Town Council's concerns that the tree planting had not yet taken place. Councillor Newcombe will raise the Town Council's concerns with Lidl.

700. LOCAL TRANSPORT CONNECTIVITY PLAN. VISION CONSULTATION

Members discussed and Councillor Hughes commented that Wallingford sits just outside the 10 mile radius and should we not be included. Response to this effect to be submitted.

701. ST GEORGE'S ROAD PARKING RESTRICTIONS

No update.

702. NEW COMMERCIAL DEVELOPMENT NEAR ROUNDABOUT

Members discussed and agreed that the name Verda Park be submitted to the District Council.

2025 Hours – The Meeting Closed