

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 10th December 2018

PRESENT

The Mayor, Councillor Upcraft

Councillors Dolton, Hughes, Kidley, Lester, Norton, Whelan and Wilder

The Chairman, Councillor Lloyd

In Attendance, Mrs Barbara Atkins

418. APOLOGIES

Apologies were received from County Councillor Atkins, District Councillor Hornsby and Councillor Cripps.

419. ADMISSION OF THE PUBLIC

There were no admissions of the public.

420. 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).

Councillor Lloyd, the Chairman declared that the applicant relating to planning application 5 Nelson Close was his friend/neighbour. The Mayor will take the Chair during the discussion of planning application P18/S3907/HH – 5 Nelson Close.

It was Proposed by Councillor Lloyd, Seconded by Councillor Hughes and RESOLVED: THAT agenda item 7 (iii) – P18/S3907/HH - 5 Nelson Close be discussed as the last item, that

the Mayor will Chair the discussion and Councillor Lloyd will not participate in the discussion.

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

There were no members of the public present.

422. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 26th November 2018 as set out on pages 162 - 166 of the Minute Book.

Correction: Councillors Whelan and Wilder were present at the meeting

It was Proposed by Councillor Lester, Seconded by Councillor Dolton and RESOLVED: THAT following the correction above the Minutes of the Planning Committee Meeting held on the 26th November 2018 as set out on pages 162 - 166 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

423. P18/S2980/FUL – CHANGE OF USE PLANNING APPLICATION FOR 7 BUSHELL BUSINESS ESTATE

Councillor Lloyd reported that he had spoken to the Planning Officer in relation to this application and had been informed that the Planning Officer would be recommending approval. Councillor Lloyd reiterated the Town Council's concerns in that Class D1 Use. In addition road safety is a concern as this area is very busy (heavy good vehicles operating) and children will be dropped off and collected frequently. Councillor Lloyd stated that the Planning Officer advised that change of use from B1 to D1 but Class V would enable the use to revert back to its original use (B1) without requiring planning permission – subject to the conditions including the 10 year restriction.

With regards to the County Council not having any objections to the application Councillor Lester enquired if it made a difference because it is believed the roads were not adopted.

It was Proposed Councillor Lloyd, Seconded by Councillor Norton and

RESOLVED: THAT Councillor Lloyd contacts the District Council to make them aware that the Town Council believes that the roads are not adopted and that providing Permitted Development Class (V) is applied the Town Council will not object to Planning application P18/S2980/FUL change of use to D1.

424. 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: [P18/S3849/HH](#) & [P18/S3851/LB](#)

Type: Other

Proposal: Variation of conditions 2 - approved plans and 4 - joinery details on application ref P15/S2769/HH. New single storey rear addition to replace existing rear extensions and outbuildings. Internal minor alterations. As amended by elevation plan received on 28 September 2015 showing existing sash window to be re-used to rear elevation.

Address: 8 St Leonards Square

Comment: No Objections

(ii) Application Reference: [P18/S3868/FUL](#)

Type: Minor

Proposal: Demolition of existing retail units and construction of new retail space with 8 retirement apartments above and associated parking

Address: 11 St Martins Street

Members discussed this application in detail and Councillor Lloyd advised Members that Beechcroft Homes had taken pre-application advice from the District Council in April but despite an earlier request they had not consulted Wallingford Town Council.

Members raised the following:

- i) Lack of need for more homes for the over 55 year olds and the fact that developers avoided CIL monies when these developments took place*
- ii) Need for more starter/downsizing homes in Wallingford*
- iii) Impact on the proposals for the ‘New’ Regal*
- iv) Concern over land ownership/boundaries*
- v) Air and noise pollution from road as frontage of building is further forward*
- vi) Possible loss of car parking spaces*
- vii) Disposal of foul water*
- viii) Increased localised flooding in Goldsmith Lane*
- ix) Entrance to development and impact on car park*
- x) This is an opportunity for Thames Water to improve matters*
- xi) New national framework means that development should not cause a nuisance to existing neighbours but how will this affect the ‘New Regal’*

xii) Possibility of working together to demolish Rides on Air and the Regal

Action: Councillor Lloyd to request an extension and raise our concerns with the Planning Officer. Beechcroft Developments to be asked to come and talk to the Town Council

(iii) Discussed as last item on the agenda (Minute 431 below)

(iv) Application Reference: [P18/S3955/HH](#)

Type: Other

Proposal: Conservatory

Address: Belle Vue Cottage 54 Wood Street

Comment: No Objections

(v) Application Reference: [P18/S3962/FUL](#)

Type: Minor

Proposal: Variation of conditions 10 and 11 on application P17/S3771/FUL for a change of wording. Demolition of existing buildings, erection of 9 dwellings provision of access, parking and turning and gardens and associated works (as amended by plans received April 2018 re-configuring layout and reducing floor area).

Address: Police Station Reading Road

Members discussed in detail stating that this development was on the southern boundary of the town and that there is likely to be a lot of archaeological interest in this area.

Comment: No Objections but with conditions: No work to commence before archaeological work and drainage is complete.

425. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S3372/HH](#)

Site Location: 68 Wantage Road

WTC response: No Objections

Decision: Planning Permission – **Noted**

ii) Application Number: [P18/S2617/FUL](#)

Site Location: Land West of Wallingford (Site B)

WTC response: Objection

Decision: Planning Permission - **Noted**

426. DISCHARGE OF CONDITIONS – TO BE NOTED

Application Number: [P18/S3827/DIS](#)

Site Location: Discharge of condition 3 - Sustainable Design Features on application ref. P17/S4007/FUL The provision of a porous, semi-hardened, overflow parking area for 50 cars
Proposal: Wallingford Sports Trust Hithercroft Road

Noted

427. PLANNING APPLICATION AMENDMENTS RE: [P18/S2506/O](#)

Land at Hithercroft Farm - Planning Amendments: 2, 3 & 4.

Members discussed the amendments and agreed to maintain their objections.

Action: Councillor Lloyd to submit the objection

428. [P18/S3704/FUL](#) – WALLINGFORD COMMUNITY HOSPITAL

Councillor Lloyd updated Members in that work had already commenced on the lighting and that Councillor Whelan had taken some photographs. Councillor Lloyd had contacted the Planning Officer who noted his comment in that all the lights were in place prior to planning permission although they had not been switched on. Members discussed and it was agreed that Councillor Lloyd would contact the Planning Enforcement Officer with Wallingford Town Council's concerns with regard to the work that had already commenced and the impact of light pollution on neighbouring properties and wildlife.

429. NEIGHBOURHOOD PLAN

Councillor Norton stated that Peter Starr and the Steering Group Volunteers had worked extremely hard that Peter Starr's project management skills were very good. Bluestone Consultants are looking at the policies and Version 9 of the Neighbourhood Plan should be submitted to the District Council by the 31st January 2019.

430. COUNTY COUNCIL PLANNING APPLICATION - [R3.0143/18](#)

Planning application by Oxfordshire County Council for planning permission: Provision of a new 100 space carpark, comprised of a 43 space formally laid out paved parking area with an overflow grass-protected area providing the additional spaces. Works include the adaption of the existing site opening and installation of an access barrier at Field area directly to the West of St Georges Road, Wallingford, OX10 8HL

Councillor Hughes reported that the school was short of car parking spaces and that the proposal was for the exclusive use of car parking by the school. Wallingford School is also short of space and needs to expand into its current site and find additional car parking.

Councillor Norton reported to Members that she had been in contact with Wallingford's County and District Councillors and she gave an overview of the email correspondence.

Members discussed in detail and the following points were raised:

- i) The school needs to expand*

- ii) *Proposed car park site should not be segregated/access to rest of area*
- iii) *Rest of area should be car park for public*
- iv) *If parking is to be exclusively available to school could out of school hours be made available to the public to ease on the street car parking in St George's Road*
- v) *Wallingford Town Council would be willing to work to provide better sports facilities on its properties*
- vi) *Attempts should be made to get the County and District Councils talking to one another and the Town Council to try to get a public car park on the site.*
- vii) *To appraise Sports England of all of the above.*
- viii) *If appropriate to set up a working party to discuss/work with Sports England for the general benefit of the town.*

1955 Hours – Here Councillor Wilder left the meeting

Action: Members concluded that Councillor Lloyd should submit that the Town Council had no objections but with conditions ii) and iii) above and that Wallingford Town Council will work to provide better sports conditions.

1957 Hours – Here Councillor Wilder returned to the meeting

In addition Councillor Lloyd will contact Jane Murphy (Leader SODC) and Ian Hudspeth (Leader OCC) to try to re-open negotiations between them with the Town Council in relation to remainder of the playing field being used as a public car park.

431. COUNTY COUNCIL PLANNING APPLICATION - [MW.0131/18](#)

Details pursuant to condition 32 (Public rights of way buffer zone) of planning permission P16/S2662/CM (MW.0094/16) at New Barn Farm, Cholsey, Nr Wallingford, Oxfordshire, OX10 9HA

Members stated that they had a problem with the links to the application and Councillor Lloyd stated that he would circulate some direct links to them. Basically the application was to seek approval for restoration work and infill due to pollution.

Action: Councillor Lloyd to submit objection in relation to air quality.

The Mayor took the Chair and Councillor Lloyd did not take part in the discussions.

432. PLANNING APPLICATIONS

(iii) Application Reference: [P18/S3907/HH](#)

Type: Other

Proposal: Proposed ground floor rear extension

Address: 5 Nelson Close

Comment: No Objections

433. FUTURE AGENDA ITEMS

Peter Starr – Neighbourhood Plan to be invited to full council in January

2000 Hours – Meeting Closed.