

**WALLINGFORD TOWN COUNCIL**

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on  
Monday 4<sup>th</sup> June 2018

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PRESENT

The Mayor, Councillor Upcraft

Councillors Cripps, Dolton, Kidley, Lester, Lloyd, Norton and Whelan

In Attendance, Mrs Barbara Atkins

**51. ELECTION OF CHAIRMAN**

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

**RESOLVED:**

**THAT** Councillor Lloyd is elected Chairman of the  
Planning Committee for the 2018/2019 Municipal  
Year.

**52. APOLOGIES**

Apologies were received from Councillors Hughes and McGregor, County Councillor  
Atkins and District Councillor Hornsby.

**53. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**54. DECLARATION OF INTERESTS**

Information for each Member was available at the meeting.

Councillor Whelan declared an interest in agenda items 8(iii) and 8(iv) in that 90 High  
Street is her neighbour's property.

## **55. PUBLIC PARTICIPATION - NOTIFIED AND IMPROMPTU (15 MINUTES IN TOTAL)**

There were no members of the public reporting under this section.

## **56. PLANNING MINUTES**

To sign as a correct record the Minutes of the Planning meeting held on the 9<sup>th</sup> May 2018 as set out on pages 310 - 316 of the Minute Book.

Corrections: **Councillor Norton was not present at the meeting.**

***Minute 705 -Councillor Lester stated that the Minutes should be corrected because it should reflect that at the meeting when she had asked how many trustees had been consulted and been told it was two, Councillor Lloyd stated that the trustees had withdrawn their objection.***

It was Proposed by Councillor Kidley, Seconded by Councillor Lester that the corrections above be carried out.

**RESOLVED: THAT the following addition of ‘Councillor Lester stated that the Minutes should be corrected because it should reflect that when, at the meeting, she had asked how many trustees had been consulted and been told it was two, Councillor Lloyd stated that the trustees had withdrawn their objection’, and the correction that Councillor Norton was not at the meeting, the Minutes of the Planning Meeting held on the 9<sup>th</sup> May 2018 as set out on pages 310 - 316 of the Minute Book be signed by the Chairman as a correct record.**

## **57. OUTSTANDING ACTIONS FROM MINUTES ABOVE**

### **(i) Minute 707(i) – [P17/3771/FUL](#) – Former Police Station, Reading Road**

Councillor Lloyd updated Members on the result of SODC’s Planning Committee Meeting held on the 23<sup>rd</sup> May 2018. Planning permission had been given following the Chairman’s casting vote. Additional conditions to planning permission had been applied in that permitted development rights had been removed and any further proposed development in connection with these properties would involve full planning applications. No conditions were applied to tree planting.

### **(ii) Minute 711 – Town and Country Planning Act 1990 – Appeal under Section 78 – [P17/S1526/FUL](#)**

Councillor Lloyd updated Councillors in that the appeal had been won by the developer. The District Council had not supported Councillors comments and the Inspector had ignored arguments including those relating to the 5 year land supply. Costs had been awarded to the developer which meant that the district council had a bill of £225,000. Councillor Norton commented that Crowmarsh Parish Council and residents must be very unhappy with the result.

## **58. 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/S1473/HH](#)

Type: Other

Proposal: Single storey rear and side extension and alterations

Address: 31 Greenfield Crescent

**Comment: No Objection**

(ii) Application Reference: [P18/S1489/LB](#)

Type: Other

Proposal: Replacement of back door.

Address: 23B St Marys Street

**Comment: No Objection**

(iii) Application Reference: [P18/S1532/LB](#)

Type: Other

Proposal: Alterations and refurbishment of existing detached garden cottage

Address: St Nicholas House 90 High Street

*At this point Councillor Whelan stated that the applicant had not consulted neighbouring properties that trees had been planted against shared walls, that it was a garage being converted to a cottage and that the installation of a wood burning stove was proposed.*

*Councillors stated that Councillor Whelan should have brought this up under public participation and Councillor Whelan did not take part in further discussions or voting.*

**Comment: No objection but the following comments to be taken into account:**

**Recent government advice regarding wood burning stoves should be taken into account.**

**Local knowledge regarding air quality in the High Street should be acknowledged in that the air quality in this area is particularly poor and a condition should be added that the wood burning stove should not be installed.**

(iv) Application Reference: [P18/S1530/HH](#)

Type: Other

Proposal: Alterations and refurbishment of existing detached garden cottage

Address: St Nicholas House 90 High Street

**Comment: No objection but the following comments to be taken into account:**

**Recent government advice regarding wood burning stoves should be taken into account.**

**Local knowledge regarding air quality in the High Street should be acknowledged in that the air quality in this area is particularly poor and a condition should be added that the wood burning stove should not be installed.**

(v) Application Reference: [P18/S1649/HH](#)

Type: Other

Proposal: Proposed rear extension with minor interior alterations. Rear extension to replace existing single storey extension

Address: 76 St Nicholas Road

**Comment: No Objection**

(vi) Application Reference: [P18/S1690/A](#)

Type: Other (Advertisement)

Proposal: One wall mounted small illuminated fascia sign (1 metre by 1 metre), two wall mounted billboards (1.64 metres by 3.25 metres), three wall mounted billboards (3.25 metres by 6.30 metres), column mounted poster display unit (1.17 metres by 1.7 metres), one illuminated column mounted canopy sign (2.5 metres by 2.5 metres), and one illuminated totem sign (7.46 metres by 2.67 metres).

Address: Land at corner of Lupton Road and Hithercroft Road

**Comment: No Objection but would like the following comments to be taken into account:**

**The one illuminated totem sign (7.46 metres by 2.67) is sited in the wrong place as it is too close to the Sovereign Place development and the illuminated sign is unneighbourly. Wallingford Town Council requests that the illuminated sign is moved closer to the junction with Lupton Road and Hithercroft Road.**

## **59. DISCHARGE OF CONDITIONS/ RESERVED MATTERS**

i) Application Reference: [P18/S1646/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 4 - construction traffic management, 6 - schedule of materials and 9 - contamination on application ref. P17/S3651/FUL Demolition of existing building and erection of a Class A1 retail foodstore with associated car parking, access, landscaping and associated engineering works (as amplified by tree and landscaping information received 22 December 2017 and Ground Gas Supplementary Report received 4 January 2018 and details of electric vehicle charging points and tree retention plan received 28 February 2018).

Address: Land at corner of Lupton Road and Hithercroft Road

Lidl - **Comment: No Objection**

ii) Application Reference: [P18/S1685/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 5 - Implementation of Programme or Archaeological Work on application ref. P17/S3651/FUL Demolition of existing building and erection of a Class A1 retail

foodstore with associated car parking, access, landscaping and associated engineering works (as amplified by tree and landscaping information received 22 December 2017 and Ground Gas Supplementary Report received 4 January 2018 and details of electric vehicle charging points and tree retention plan received 28 February 2018).

Address: Land at corner of Lupton Road and Hithercroft Road

**Lidl - Comment: No Objection**

iii) Application Reference: [P18/S1670/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 5 - Biodiversity Offsetting Scheme and 9 - Impact studies of the existing water supply infrastructure on application ref. P14/S2633/FUL New 11,100m sq (B8) warehouse distribution unit with offices and trade showroom and detached 1620m sq (B1) headquarters offices. 214 car parking spaces accessed from the new service road off Hithercroft Road. 900m sq (B1) light industrial/research and development starter units accessed from Lester Way. (As clarified by additional Flood Risk Assessment (15 Jan 2015) and Air Quality Assessment (Dec 2014) Adenda and Biodiversity Accounting and Offsetting Land Report and access as amended by drawing no x213558-200-P1 and as further clarified by additional drainage information received on 18 March 2015 and archaeological report from Thames Valley Archaeological Services Ltd dated June 2014).

Address: Land adjoining Lester Way

**Rubies - Comment: No Objection**

iv) Application Reference: [P18/S1472/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 3 - materials on application ref. P14/S2633/FUL New 11,100m sq (B8) warehouse distribution unit with offices and trade showroom and detached 1620m sq (B1) headquarters offices. 214 car parking spaces accessed from the new service road off Hithercroft Road. 900m sq (B1) light industrial/research and development starter units accessed from Lester Way. (As clarified by additional Flood Risk Assessment (15 Jan 2015) and Air Quality Assessment (Dec 2014) Adenda and Biodiversity Accounting and Offsetting Land Report and access as amended by drawing no x213558-200-P1 and as further clarified by additional drainage information received on 18 March 2015 and archaeological report from Thames Valley Archaeological Services Ltd dated June 2014).

Address: Land adjoining Lester Way

**Rubies - Comment: No Objection**

v) Application Reference: [P17/S3891/RM](#)

Type: Major (Reserved Matters)

Proposal: Phase 1 Reserved Matters comprising the construction of 125 dwellings, landscaping, sports pitches, allotments, estate roads and associated infrastructure (as updated by additional information 28 November 2017, amended plans and supporting information received 28 February 2018, amended highway plans 15 March 2018 and amended tree proposals received 8 May 2018) The outline application was considered to be EIA development and an Environmental Assessment was submitted

in support of the application. This reserved matters submission has been the subject of a Screening Request. The local planning authority has determined that there is no requirement for additional environmental assessment in support of this submission.

Address: Land to the West of Wallingford (Site B) Phase 1

*Councillors discussed and asked for an extension to be applied for in order that the Planning Chairman could contact the developer regarding the highways response. Although Wallingford Town Council are in agreement with the highway's concern members are mindful that if they object to this may delay matters. Councillor Lloyd will circulate his proposed response to Members prior to submission.*

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

i) Application Number: [P18/S0508/HH](#)

Site Location: 14 Borough Avenue

WTC response: No Strong Views

Decision: Planning Permission - **Noted**

ii) Application Number: [P18/S0678/HH](#)

Site Location: 103 Wantage Road

WTC response: No Strong Views

Decision: Planning Permission - **Noted**

iii) Application Number: [P18/S0682/FUL](#)

Site Location: Wallingford Rowing Club, Thames Street

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

iv) Application Number: [P18/S0893/HH](#)

Site Location: 31 Wantage Road

WTC response: Refused

Decision: Planning Permission - **Noted**

v) Application Number: [P18/S1110/HH](#)

Site Location: 12 Chalmore Gardens

WTC response: No Strong Views

Decision: Planning Permission - **Noted**

vi) Application Number: [P18/S1113/HH](#)

Site Location: 6 Sayer Milward Terrace, St Leonards Lane

WTC response: No Strong Views

Decision: Planning Permission – **Noted**

**61. PLANNING APPLICATION BY LONDON ROCK LTD – FOR OFFLINE RIVER THAMES MARINA**

**Planning Reference – Oxfordshire County Council [MW.0033/18](#)**

*Councillor Lloyd reported that The University of Oxford had not as yet objected however CAGE would be objecting.*

*Councillor Lloyd stated that this application, if it went ahead, would increase traffic on the Bypass and adversely affect air pollution. Councillor Lloyd had asked for the sales figures for sand and gravel from County Minerals as he believed these were lower than expected. In addition, specific planning conditions should be applied in order that work is started within 6 years with all gravel being extracted at the start and the developer should be forced to put aside the money required for the Marina. Chelsey are objecting strongly to the application. Councillors asked that Crowmarsh and Mongewell Parish Councils and the RAF at Benson be asked to object. Councillors concluded and*

**Proposed by Councillor Norton, Seconded by Councillor Lester and**

**RESOLVED: THAT Councillor Lloyd prepares the Town Council’s objection and circulates it to Councillors prior to submission.**

**Action: Extension until the 12<sup>th</sup> July to be requested.**

**62. P18/S1422/N1A – 10A ST MARTINS STREET**

*Councillors discussed this application and the following was agreed that Councillor Lloyd will submit a detailed objection based on the change to residential use will increase parking as there is no allocated parking and this will have a knock on effect on illegal parking. Councillors were also concerned over the storage and collection of refuse.*

**Action: Councillor Lloyd to prepare a response on behalf of the Town Council**

**63. LOCAL PLAN UPDATE**

Councillor Lloyd gave Councillors an overview of the lasted information, referring to the attached map.

**2010 Hours – The Meeting Closed**