

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 2nd July 2018

PRESENT

The Mayor, Councillor Upcraft

Councillors Cripps, Dolton, Hughes, Kidley, Lester, and Whelan

The Chairman, Councillor Lloyd

In Attendance, Mrs Barbara Atkins

99. APOLOGIES

Apologies were received from Councillors McGregor and Wilder, and County Councillor Atkins

100. ADMISSION OF THE PUBLIC

There were no admissions of the public.

101. 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 Lester stated that she had an interest in Agenda Item 14 – Lloyds Bank and that she would leave before this item was heard. The Chairman, Councillor Lloyd advised that he had just a brief update to give and that there was no need for Councillor Lester to leave as there was no decision to be made, and what was said would be in the public domain upon publication of the minutes.

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

Rosie Paget and Jamie Burns of St Joseph's Homes – Planning Applications [P17/S3891/RM](#), [P18/S0894/DIS](#) Amendment 1 and [P17/S3870/DIS](#) Amendment 2 - Land West of Wallingford (Site B).

Miss Paget and Mr Burns held up a copy of the plans and Miss Paget gave a summary of the main changes:

- The entrance and boulevard had been widened because of highway concerns.
- There were some landscape changes to assist with screening
- The footpath has been widened to 3 metres to cater for cyclists.
- Phase 1 is for 125 1 to 5 bed properties.

Members raised the following:

- Fences on the perimeter with Chiltern Crescent and will there be loss of use of the unofficial footpath? There will be the existing fences plus new fences that the developer erects so yes there will loss of use of the unofficial footpath.
- The bridge to the sports ground is this just for the tractor and maintenance? Just tractors, no other vehicles plus pedestrian access.
- Could regular liaison meetings be held with the Developer, Town Council, members of the public with queries and possibly the district and county council present as well? Miss Paget stated that she could certainly suggest this idea.
- What facilities will be provided on site? Play area for 5 to 8 year olds, open spaces, school plus allotments and sports pitches close by.
- Members raised their concerns regarding disposal of waste water and drainage and the fact that the results of Thames Water's survey is still awaited. Members were aware that this is not the developer's responsibility and Councillor Lloyd is prepared to complain to OFWAT if the Thames Water's response is delayed any further.

103. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 18th June 2018 as set out on pages 35 - 38 of the Minute Book. The following corrections to the minutes were agreed:

*Councillor Whelan – Minute 95(i)/06/2018 – typographical error should be **Until**.*

Council Lester – Minute 97/06/2018 – Councillor Lester's objections to be listed in detail as follows:

Councillor Lester wished that her objections as follows should be minuted:

1. Objects to Councillor Lloyd having a private meeting with the architect/planning consultant when this meeting should take place with the planning committee for their input to be heard.
2. Objects strongly to the developer having rights on to the Kinecroft and Councillor Lloyd's attitude to changing the Members of the Parks, Gardens, Allotments and Open Spaces Committee meeting with regard to the this objection.
3. Councillor Lester also asked that Councillor Lloyd did not give the developer any false hopes regarding access on to the Kinecroft.

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

RESOLVED:

THAT following the agreed corrections listed above that the Minutes of the Planning Committee Meeting held on the 18th June 2018 as set out on pages 35 - 38 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

104. SITE B – PLANNING APPLICATIONS: Applications [P17/S3891/RM](#), [P18/S0894/DIS Amendment 1](#) and [P17/S3870/DIS Amendment 2](#)

Members discussed all three applications and resolved to fully support the application. However, they commented that they still had concerns over drainage but realised that this was Thames Water's responsibility.

105. 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/S1748/HH](#)

Type: Other

Proposal: Single storey rear extension and garage conversion

Address: 50 Fir Tree Avenue

*Members discussed this application and were very concerned that the planning documents did not contain enough detail for them to determine the boundaries accurately. It was noted that neighbours had objected to the application. Members resolved to **object** to this application.*

(ii) Application Reference: [P18/S1807/FUL](#)

Type: Minor

Proposal: A single storey storage building ancillary to existing operations at Rowse Honey Ltd.

Address: Rowse Honey Ltd Moreton Avenue

*Members noted that there would be no impact on nearby residents due to an increase in noise and therefore resolved to **fully support** the application.*

(iii) Application Reference: [P18/S1932/FUL](#)

Type: Minor

Proposal: Change of use of Wallingford House from Class B1 (a) offices to Class C3 (dwelling house) residential to provide six two bedroom flats

Address: Wallingford House 46 High Street

*Members discussed this application and concluded that they wished to maintain their original objection of refusal which was submitted under reference P15/S3226/FUL. Members further resolved to **object** on the following grounds: loss of office space in a prime location which is against Wallingford's emerging Neighbourhood Plan, highway concerns re illegal parking due to only 7 parking spaces being allocated for 6 flats, Change of street scene particularly onto the Kincroft due to the change in the window layout. If this application is approved windows should be sash and not UPVC.*

(iv) Application Reference: [P18/S1958/HH](#)

Type: Other

Proposal: Proposed ground floor rear extension

Address: 12 Clapcot Way

Comment: Fully Supports

(v) Application Reference: [P18/S2023/HH](#)

Type: Other

Proposal: Reinstatement of brick chimney stack.

Address: Melbourne House, 3 St Peters Street

Comment: Fully Supports

106. DISCHARGE OF CONDITIONS/ RESERVED MATTERS

i) Application Reference: [P18/S2066/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Demolition of existing building and erection of a Class A1 retail food store 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). P17/S3651/FUL Conditions(s) 7 - surface water drainage, 8 - foul drainage and 11 - Arboriculture Impact Assessment
Address: Land at corner of Lupton Road and Hithercroft Road

Comment: Noted & Fully Supports

107. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S0003/FUL](#)

Site Location: Wallingford Portcullis Social Club, 28 & 29 Goldsmiths Lane

WTC response: Refused

Decision: Planning Refused - ***Noted***

ii) Application Number: [P18/S1231/HH](#)

Site Location: 4 Croft Villas

WTC response: No Objections

Decision: Planning Permission - ***Noted***

iii) Application Number: [P18/S1365/HH](#)

Site Location: 10 Norries Drive

WTC response: Objection

Decision: Planning Permission - ***Noted***

iv) Application Number: [P18/S1448/HH](#)

Site Location: Midway, 64 Wantage Road

WTC response: Objection

Decision: Planning Permission – ***Noted***

v) Application Number: [P18/S1489/LB](#)

Site Location: 23B St Marys Street

WTC response: No Objections

Decision: Planning Refused - ***Noted***

Councillor Lloyd reported that this application had been refused by the district council because the door is composite and not in keeping with a listed building.

108. DRAFT ORDER (REVISED): SE/3356 - PROPOSED STOPPING UP OF HIGHWAY AT OAKDALE COURT AND MERIDEN COURT, WALLINGFORD OX10 0ST

Members discussed this order and did not have any objections.

Comment: No Objections

109. P18/S0003/FUL 28 AND 29 Goldsmith Lane (PORTCULLIS CLUB)

Councillor Lloyd reported on his meeting with the agent, Henry Venners following the application's rejection as an overdevelopment of the site. Councillor Lloyd explained that this was an exploratory meeting to look at what could be done to overcome the Town Council's objections. Councillor Lloyd reported that the agent was looking at the idea of a dual entrance with a loop to prevent the stopping of delivery vehicles on Goldsmith Lane. Councillor Lloyd stated that he advised Mr Venners that parking on site was necessary.

It was further reported that it had been heard that the developer was considering 4 houses with courtyards and parking but there was nothing to substantiate this and nothing had been mentioned to Councillor Lloyd by Mr Venners.

The agent will be requesting a further meeting with the town council's planning committee and the developer once they have considered their options.

110. MW.0033/18 – London Rock Ltd, for offline River Thames Marina

Councillor Lloyd reported that he had started writing the objection on behalf of the town council and that there are omissions in the application regarding ecology, tourism and RAF Benson.

111. Lloyds Bank, 4 Market Place

Councillor Lloyd reported the methodology for the acoustic assessment had been agreed by the experts retained by The Corn Exchange and the developer. It was reported that the bat survey had found no bats present in the existing buildings.

2050 Hours – Meeting Closed.