

WALLINGFORD TOWN COUNCIL

M I N U T E S

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 16th July 2018

PRESENT

The Mayor, Councillor Upcraft

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

The Chairman, Councillor Lloyd

In Attendance, Mrs Barbara Atkins

129. APOLOGIES

Apologies were received from Councillors Cripps, Lester, McGregor, District Councillor Hornsby and County Councillor Atkins

130. ADMISSION OF THE PUBLIC

There were no admissions of the public.

131. 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).

There were no declarations of interest.

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

To be notified to The Town Clerk by 10.30am on Friday 13th July 2018.

Jamie Burns of St Joseph's Homes and David De Sousa, architect from PCKO– Planning Applications [P18/S0068/RM](#) – Site B 75 unit Extra Care Facility - Phase 2 – Amendment 3

Mr De Sousa, Architect reported that the only architectural changes to the building since the planning committee had last seen the plans were that the door swings are outwards. The cycle stands and parking spaces are unchanged.

South Oxfordshire Housing Association will be managing the 75 units.

Members had the following questions:

Electric Charging Stations for Cars? There will 3 and 2 point 3 phase quick charging stations which meets planning policy.

Car Parking for Staff and Visitors? 4 staff car parking spaces and 2 visitor spaces. 49 spaces in total but resident of nearby properties are likely to use these too.

Materials – The materials/brick used is unchanged as this was agreed at outline planning.

The Chairman thanked Mr Burns and Mr De Sousa.

133. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 2nd July 2018 as set out on pages 39 - 44 of the Minute Book.

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

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 2nd July 2018 as set out on pages 39 - 44 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

134. MONTHLY FORUM/LIAISON GROUP REGARDING SITE B

Following the receipt of Rosie Paget, Planning Manager of St Josephs' email Members considered the format and location for the meetings. Members were very appreciative of this proposal and excellent format of communication with local residents. However, Members believe that the Town Hall would be a better venue and that the Mayor should chair the meeting.

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

RESOLVED:

THAT the Monthly Forum/Liaison Group Meeting regarding Site B should be held in the Town Hall and the Mayor should chair the meeting.

Action: The office staff to check available and confirm the first meeting as Tuesday 7th August at 7pm in The Town Hall Wallingford.

135. PLANNING APPLICATION – WALLINGFORD HOUSE – P18/S1932/FUL

Members reconsidered their response to the above planning application following an email from the District Council's planning officer. Councillors considered the historic building which although not listed is in a conservation area. The Members noted that the planning application showed the additional windows as being sash and as change of use is not required as this will be covered by lawful development they would redraw their objection.

Proposed by Councillor Upcraft, Seconded by Councillor Norton and

RESOLVED:

THAT Wallingford Town Council withdraws its objection to Planning Application P18/S1932 – Wallingford House.

136. 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. (As amended by drawing no.s 14318-04A, 14318-06A and 14318-07A to reduce size of rear extension.)

Address: 50 Fir Tree Avenue

Members considered this application stating that although there is a slight reduction in the size of the extension the plans still did not show the boundary line and the drawings were not accurate and lacked detail and they wished to maintain their objection.

Comment: Objection

(ii) Application Reference: [P18/S1968/FUL](#) & [P18/S1969/LB](#)

Type: Minor

Proposal: Demolition of an existing redundant agricultural barn and outbuildings and erection of two proposed 2-storey dwellings with detached single-storey, 4-bay carport, upgrading of existing access to include part demolition of existing brick walls to provide adequate visibility, proposed new sections of brick wall to access drive and proposed new parking and turning area. Demolition of existing curtilage Listed outbuilding and replacement with new single-storey outbuilding. Re-pointing and repair of sections of existing curtilage Listed brick walls. Proposed associated landscaping.

Address: Winterbrook Farm House, 6 Winterbrook

Members discussed this planning application in detail and noted the following:

- Character of area - Since the Waites development the property can no longer be classed as being in an agricultural setting.
- Local Planning Policy - We now have a five year land supply
- Highway Concerns - Access is onto a narrow road opposite The Murran and there are road safety concerns – OCC has objected.
- Character of Area - Proposed dwelling is within a conservation area and close to Bradford Brook and a public footpath.

Comment: Objection

(iii) Application Reference: [P18/S2112/HH](#)

Type: Other

Proposal: Lower Kerb at front of property to enable single vehicle off road parking

Address: 75 Fir Tree Avenue

Members considered the proposal and did not consider that an additional drop kerb was necessary however if it was required for disability access then they had no objection.

Comment: No Objection

(iv) Application Reference: [P18/S2171/FUL](#)

Type: Other

Proposal: Replacement of second floor east elevation external door (conservation area)

Address: 9 St Marys Street

Comment: No Objection

(v) Application Reference: [P18/S2236/HH](#)

Type: Other

Proposal: Proposed ground floor front extension

Address: 30 Greenfield Crescent

Comment: No Objection

137. DISCHARGE OF CONDITIONS/ RESERVED MATTERS

(i) Application Reference: [P18/S0068/RM](#)

Type: Major

Proposal: Phase 2 Reserved Matters comprising the construction of a 75 unit Extra Care Facility and provision of the Central Square including a Locally Equipped Play Area (LEAP) with associated parking, landscaping and infrastructure provision. The outline application was considered to be EIA development and an Environmental Statement was submitted in support of the outline application. An EIA Screening Notice has been issued by SODC confirming that there is no requirement for additional EIA information to support the Phase 2 Reserved Matters Submission. (As per amended plans and landscaping / ecology information received on 13, 14 and 22 February 2018, and highways details received 7 March 2018, and amended plans received 19 June 2018).

Address: Land to the West of Wallingford (site B) Phase 2 Wallingford

Members discussed in detail and considered the allocation for staff parking was inadequate, particularly as staff would be working shifts and public transport would not be available for some of this shifts. Regarding the positioning of the allocated car parking Members considered that this could be improved. In general the parking allocation was considered inadequate and they believed that local residents would suffer.

However, regarding the proposal above:

Comment: No Objection

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

Type: Other

Proposal: Demolition of existing building and erection of a Class A1 retail foodstore with associated car parking, access, landscaping and associated engineering works P17/S3651/FUL Conditions(s) 7 - surface water drainage, 8 - foul drainage and 11 - Arboricultural Impact Assessment (as amended up drainage information, updated drainage plan and updated arboricultural method statement received 3 July 2018)

Address: Land at Corner of Lupton Road and Hithercroft Road

Comment: No Objection

(iii) Application Reference: [P18/S2159/DIS](#)

Type: Other

Proposal: Discharge conditions 3 (boundary treatment), 4 (surface water) and 9 (landscape) of Planning Permission P17/S1778/FUL. Variation of condition 2 of planning application P16/S3107/FUL - to amend plan BS332-002 to include an air source heat pump (as amended by plan relocating pump and as amplified by acoustic assessment received 27 July 2017 and

specification of pump received 10 August 2017) Original permission - Detached dwelling with attached garage and a new separate driveway access (as amended)
Address: Land adjacent to Bezants 33A Reading Road Winterbrook

Comment: No Objection

138. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S1314/FUL](#)

Site Location: 7-8 Market Place, Boots the Chemist.

WTC response: No Objections

Decision: Planning Permission - **Noted**

ii) Application Number: [P18/S1649/HH](#)

Site Location: 76 St Nicholas Road

WTC response: No Objections

Decision: Planning Permission - **Noted**

iii) Application Number: [P18/S1690/A](#)

Site Location: Land at corner of Lupton Road and Hithercroft Road

WTC response: No objections

Decision: Planning Permission - **Noted**

2050 Hours – Meeting Closed.