

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 30th July 2018

PRESENT

The Mayor, Councillor Upcraft

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

The Chairman, Councillor Lloyd

District Councillor Elaine Hornsby

In Attendance, Mrs Barbara Atkins

167. APOLOGIES

Apologies were received from Councillors Lester, Norton and County Councillor Atkins

168. ADMISSION OF THE PUBLIC

There were no admissions of the public.

169. 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.

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

There were no members of the public present.

171. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 16th July 2018 as set out on pages 51 - 56 of the Minute Book.

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

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 16th July 2018 as set out on pages 51 - 56 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

172. MONTHLY FORUM/LIAISON GROUP REGARDING SITE B

Members noted that the first meeting of this group will be on Tuesday 7th August at 7pm in the Town Hall Wallingford. Residents of neighbouring properties to Site B have received letters of invite. The Mayor will be meeting members of the liaison group prior to the meeting to discuss the format.

1903 Hours – Here Councillor Whelan arrived

173. PLANNING APPLICATION REFERENCE: [P18/S1748/HH - 50 FIR TREE AVENUE](#)

Councillor Lloyd reported to Members that he had a detailed discussion with the planning officer in that the applicant has reduced the size of the development and that it now falls within permitted development. Councillor Lloyd stated that he had reiterated to the planning officer that the plans had not been accurate and thus the members of the planning committee had objected to the application. Councillor Lloyd requested that once building works commence that the district council's building control keep a careful watch to ensure that the development was kept within permitted development conditions.

174. 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: [P16/S3852/FUL](#)

Type: Hybrid planning application for the erection of 100 new residential dwellings including new access road off the A4074, public open space (full application) and the provision of school land (outline application) at Newnham Manor, Crowmarsh Gifford (as amended by plans submitted 11 July 2018).

Proposal: Major

Address: Land to the south of Newnham Manor Crowmarsh Gifford

Members of the planning committee discussed this application in detail noting the change in the highway layout. Members had concerns over this stretch of the 4074 as vehicles frequently exceed the speed limit, concerns for the safety of pedestrians and cyclists and the impact of the layout on local residents.

Comment: Objection: concerns over impact of new highway layout on traffic, local residents, national cycle route and pedestrians.

(ii) Application Reference: [P18/S2323/HH](#)

Type: Other

Proposal: First floor rear extension.

Address: 22 Barley Close

Comment: No objections

(iii) Application Reference: [P18/S2363/HH](#)

Type: Loft conversion and associated works

Proposal: Other

Address: 7 Weedon Court

Comment: No objections, policy H4 applies: protection of privacy of neighbours therefore dormer/Velux windows should be of frosted glass.

(iv) Application Reference: [P17/S3499/FUL](#)

Type: Major

Proposal: Demolition of all existing buildings and erection of 16 sheltered apartments for older people and 8 houses. (as amended & amplified by drawings and information received 16 July 2018).

Address: Oakdale Court and Meriden Court

Members of the planning committee discussed this application in detail noting the impact on the doctors surgery, flood risk as foul water drainage cannot be connected to existing drainage, location of bins is unneighbourly, the development is bordering the conservation area and the roof line is much higher than the surrounding properties and is therefore not in keeping with the area and loss of affordable homes.

Comment: Objection: Ridge Height out of character with surrounding properties and proximity to conservation area, bin storage area is in an unneighbourly position, impact on the GP surgery concerns regarding drainage and risk of flooding.

Furthermore a planning condition of providing sheltered accommodation for over 55 years and social housing should be included.

(v) Application Reference: [P18/S2336/FUL](#)

Type: Other

Proposal: Installation of Bank of Ireland ATM. To be installed through the glazing on the LHS of the shop front viewed externally.

Address: Master Floors 52 St Martins Street

Members were slightly confused to begin with as Master Floors is no longer at 52 St Martins Street but the Post Office is.

Members discussed this application in detail and had concerns over illuminated signs in the centre of town, location of ATM encouraging illegal parking, highway concerns over build-up of traffic due to illegal parking, safety of pedestrians due to illegal parking on pavements, increase in delivery vehicles to post office because security vehicles will be collecting and delivering money.

Comment: Objection – illuminated ATM not in keeping with location, location of ATM will encourage illegal parking and traffic congestion, delivery vehicles will increase, safety of pedestrians due to illegal parking on pavements.

175. DISCHARGE OF CONDITIONS/ RESERVED MATTERS

Location Melbourne House, 3 St Peters Street – [P18/S2335/DIS](#) on planning permission P16/S3125

Proposal: Discharge of condition 4 joinery details – External works to property and removal of existing garage (As clarified by email received 7th November 2016 to remove the gate aspect from the application).

Noted

176. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P17/S3564/FUL](#)

Site Location: Land at Wallingford Road/Reading Road

WTC response: Refused

Decision: Planning Permission

Noted

177. PERMITTED DEVELOPMENT RIGHTS

(i) Application Reference: [P18/S2381/PDH](#)

Type: Permitted Development

Proposal: Single storey rear extension with flat roof

Address: 28 Wilding Road, OX10 8AS

Councillor Lloyd reported that he would like to challenge the permitted development of this application as the extension is over 6 metres and will cause loss of amenity to neighbours and it is along the boundary line.

Comment: Councillor Lloyd to challenge the status of permitted development and object to the application.

178. WHITE CROSS FARM, READING ROAD, CHOLSEY

Councillor Lloyd reported that the objection to the proposed marina had been submitted. Councillors Lloyd and Kidley had visited the RAF regarding their lack of comment and then their subsequent submission of no objection to the application but they did not have any further information for councillors.

179. SOUTH OXFORDSHIRE LOCAL PLAN

Members had all received a copy of District Council Leader's statement regarding the local plan and national policy. Councillor Lloyd reported that as the second preferred option site of Chalgrove airfield was now doubtful, alternatives/current sites were being looked at and a new local plan timetable will be brought before cabinet in August. Councillor Lloyd stated that the new national policy framework included a new standard method of calculating housing with a 40% cap although this would not help Wallingford now. Also local plans are likely to need to be reviewed every year and the targets set could not be overridden by a neighbourhood plan that is more than two years old.

180. PREFERRED OXFORD TO CAMBRIDGE EXPRESSWAY ROUTE

Councillor Lloyd stated that he had sent an email to all councillors regarding the preferred Oxford to Cambridge Expressway route and that members had seen the copy of the Leader of the district council's statement calling all MP's to support their preferred option of Corridor C. Councillor Lloyd stated this was south of Oxford running as close to the railway as possible that is A34-M40-A421- M1.

1957 Hours – Meeting Closed.

2018.07.30 – Planning- Ba

Chairman