

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 17th September 2018

PRESENT

The Mayor, Councillor Upcraft

Councillors Cripps, Dolton, Wilder and Whelan

The Chairman, Councillor Lloyd

In Attendance, Mrs Barbara Atkins

257. APOLOGIES

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

258. ADMISSION OF THE PUBLIC

There were no admissions of the public.

259. 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.

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

- **Henry Venners, JPPC Chartered Town Planners – Portcullis Club Site** – Mr Venners had brought copies of the proposed plans for the Portcullis Club Site which were distributed to Members. The site will be demolished and will have 15 parking spaces for 15 flats along with cycle and bin storage. There is an amenity area along with

enough space to turn vehicles in. Mr Venners stated that he hoped the Town Council would give broad support to this plan. Members expressed their concern over:

- Increased traffic in Goldsmith Lane which is very narrow for a two way street
- Concerns over the effect of the development on the Kinecroft
- Exits
- Windows onto the Kinecroft

Councillor Lloyd, Chairman of the planning committee explained that this was not an agenda item but the new plans were an improvement and members were pleased to see the parking areas and the provision for disabled parking.

Action: Portcullis Club Site agenda item at next meeting.

- **Taylor Cherrett and colleague Charlie – David Wilson Homes – Site D** – Mr Cherrett explained that David Wilson Homes had submitted an outline planning application for 170 dwellings plus employment space on Site D. There is a pedestrian link and it offers some affordable housing. Following research, public consultation and as Wallingford is a key town there is provision for a nursery.

Members expressed their concern over:

- Wallingford does not need more homes
- Sports facilities rather than a nursery were required in Wallingford
- This site is for B1, B2 and B8 usage.
- Employment space rather than homes are needed in Wallingford
- No infrastructure
- Schools are already over prescribed particularly at secondary level
- Clinical Care have entered a holding objection
- The site has, on the advice of the district council, not been allocated in Wallingford's emerging Neighbourhood Plan
- The allocated 3.1 ha of employment land is being used by Rubies who are expanding

The Chairman thanked the representatives for coming to the meeting but stated that their participation at this meeting would not affect members resolution to object to this application although Wallingford Town Council are willing to discuss matters further with the developers.

261. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held of the 3rd September 2018 as set out on pages 93 -98 of the Minute Book.

Councillor Whelan stated that Minute 240 had a typo in it- passed should be past and that she had not left the meeting after the discussion on Site B drainage.

Action: Corrections to Minute 240, page 97- passed to past and delete Councillor Whelan as leaving the meeting.

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

RESOLVED:

THAT subject to the above correction being completed the Minutes of the Planning Committee Meeting held on the 3rd September 2018 as set out on pages 93 - 98 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

262. 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/S1968/FUL](#)

Type: Minor

Proposal: Amendment: 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 (amplified by contamination report received 13th August 2018 and amended plans received 4th September 2018).

Address: Winterbrook Farm House 6 Winterbrook

Members discussed this application stating that there was little change on the amendment. Members agreed to maintain their original objection – overdevelopment of site.

Comment: Objection

(ii) Application Reference: [P18/S2673/HH](#)

Type: Other

Proposal: Two storey side extension to replace existing garage and enlargement of single storey rear extension.

Address: 12 Chalmore Gardens

Comment: No Objection

(iii) Application Reference: [P18/S2674/HH](#)

Type: Other

Proposal: Demolition of existing garage and construction of two storey side extension, with new pitched roof porch to front elevation

Address: 27 Brookmead Drive

Comment: No Objection

(iv) Application Reference: [P18/S2819/HH](#)

Type: Other

Proposal: Erection of powder coated aluminium free standing glasshouse attaching to an existing host wall sited on a dwarf wall built in keeping with the brickwork around the property and existing wall

Address: The Elms 16 Castle Street

Comment: No Objection

(v) Application Reference: [P18/S2821/HH](#)

Type: Other

Proposal: New single storey rear extension to the existing dwelling. To re-build existing fence line on boundary with footpath to Millington Way.

Address: 31 Millington Road

Comment: No Objection

(vi) Application Reference: [P18/S2906/HH](#)

Type: Other

Proposal: Proposed part two storey part single storey rear extension plus porch alteration.

Address: 51 Wantage Road

Comment: No Objection

(vii) Application Reference: [P18/S2980/FUL](#)

Type: Minor

Proposal: Proposed change of use B1 to D1 (offices to Dance School/Studio)

Address: Units 7 Bushells Business Park Lester Way

Members discussed this application and resolved to object to the change of use. Wallingford's emerging Neighbourhood Plan identifies the Hithercroft Industrial Estate as being B1, B2 and B8 use and that this should be retained. If a change of use were allowed to D1 this valuable/key employment site could be lost in the future.

Comment: Objection

(viii) Application Reference: [P18/S2617/FUL](#)

Type: Minor

Proposal: Ancillary highway works to include bank re-profiling and consequential tree/landscape removal along Calvin Thomas Way to deliver the access approved in planning permission P14/S2860/O.

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

Members discussed the application and in particular they were concerned over the size of trees to be planted but noted that there is a 5 year protection plan if trees fail to establish. Members were also concerned that the plans included some unnecessary tree removal. Members agreed to object to the plans and the Chairman, Councillor Lloyd offered to write the response but he requested that the senior officer ask for an extension to the 15th October 2018.

Comment: Objection

263. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S2363/HH](#)

Site Location: 7 Weedon Court

WTC response: No Objection

Decision: Planning Permission - **Noted**

264. EXPANSION OF WALLINGFORD MEDICAL PRACTICE

Councillor Lloyd outlined the planning issues that Wallingford Medical Practice had and that Dr Simon Morris had asked for pre planning advice and been told that the proposed expansion site was too close to Bradford Brook. Three or four more consulting rooms are required along with additional parking. It was suggested that a pragmatic approach is taken, that Councillor Norton (Chairman of The Patient Participation Group); the Town Clerk and Dr Morris should meet to discuss the plans, The Mayor writes a letter of support and that Councillor Lloyd has discussions with the appropriate District Councillors. It was further reported that if an objection to a planning application could be overridden if it was proved that there was an exceptional need for the proposed development. Members agreed that

the Town Council should support Wallingford Medical Practice in any way it can and that Councillor Lloyd contact Dr Morris to let him know that this is the Town Council's intention.

265. SOUTH OXFORDSHIRE – DRAFT COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING STRATEGY

The Mayor reported that the Town Council had missed the deadline of the 16th September 2018 and that Councillor Hughes had not assisted the Mayor with the Consultation. Councillor Lloyd suggested that The Mayor should submit the Town Council's views even though they were a bit late. The Mayor outlined the proposed response that is objecting to the parish component of CIL being allocated in fixed percentages between County, District and Primary Health Care as this did not cater for local need. That the proposed system was flawed and that the existing system should be maintained.

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

RESOLVED: THAT The Mayor should respond to the Draft Community Infrastructure Levy (CIL) Spending Strategy stating that Wallingford Town Council objected to CIL being allocated in fixed percentages and that the existing system should be maintained.

266. SITE B DRAINAGE

Councillor Lloyd reported that The Mayor, Mrs Collins (Officer) and he had met with Thames Water representatives at the current allotment site off Fir Tree Avenue. The existing pipe line did not follow the route that they had originally thought and it was now possible to change the proposed pipe line to Site B (for grey water) so that only one allotment was affected. Thames Water's work could not be objected to as it was a statutory requirement but the utility company would pay compensation and restore the affected allotment for the holder.

Although local knowledge confirms that the area is flooded during heavy rain Thames Water have no record of this but Thames Water have agreed to look at a strategy for Wallingford and Councillor Lloyd and Mr Darby will be meeting with the utility company. Councillor Lloyd reported that he was still awaiting plans for new water tanks.

The proposed pipe line work has been delayed and will now take place in spring 2019.

Members thanked Councillor Lloyd.

267. OXFORDSHIRE COUNTY COUNCIL MINERALS AND WASTE LOCAL PLAN: PART 2 – SITE ALLOCATIONS - ISSUES AND OPTIONS CONSULTATION

Councillor Lloyd reported that County's report continued to state that there is a need for extraction even though there is a 22 year supply. Councillor Lloyd reported that the consultation form did not have enough space for the Council's objection and he would submit a report instead.

268. OAKDALE COURT, MERIDEN COURT AND SAXON CLOSE

Councillor Lloyd stated that the District Council did not support the Town Council's objection and that the application had been approved.

269. APPEAL DECISION – P17/S1526/FUL – OAK HOUSE, NEW ROAD

Paperwork attached. Councillor Lloyd reported that the applicants appeal had been dismissed mainly because the property was in a conservation area and in the inspector's opinion proposals would harm the historic significance of designated and non-designated heritage.

270. CONSERVATION AREA

Councillor Lloyd reported on concerns over the preservation of the conservation area within Wallingford. A local resident had reported her concerns over building work and localised advertising in a conservation area and reported this direct to the enforcement team at the District Council as well as to the Town Council. Councillor Lloyd had followed this up and it was only after his intervention that the enforcement team were looking into four cases:

- i) Wallingford Tandoori – Listed building – new illumination and signage
- ii) Hot Nails – Non-designated heritage asset in conservation area – new neon illumination and signage.
- iii) Istanbul Hair and Beauty - Non-designated heritage asset in conservation area – new illumination and signage.
- iv) Ex Catherine's Café - Non-designated heritage asset in conservation area – clad historic brickwork and possibly new signage.

271. FUTURE AGENDA ITEMS

Ex Portcullis Club Site

2020 Hours – Meeting Closed.