

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 20th May 2019

PRESENT

The Mayor, Councillor Upcraft

Councillors Dolton, Kidley, Lester, McGregor, Whelan and Wilder

The Town Clerk, Mrs Paula Lopez (start of meeting)

Officer in Attendance, Mrs Barbara Atkins

41. ELECTION OF CHAIRMAN

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

RESOLVED:

THAT Councillor Wilder is elected Chairman of the
Planning Committee for the 2019/2020 Municipal
Year.

2105 Hours – Here the Town Clerk left the meeting

42. APOLOGIES

Apologies were received from Councillor Hughes.

43. ADMISSION OF THE PUBLIC

There were no admissions of the public.

44. DECLARATION OF INTERESTS

Information for each Member was available at the meeting.

Councillor Lester declared an interest (Personal) in agenda items 8(i) 4 Market Place

Councillor Kidley declared an interest (Chairman of Society) in agenda item 8 (iii) The Cholsey and Wallingford Railway Station

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

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

46. TERMS OF REFERENCE

Members reviewed Planning Terms of Reference. **It was Proposed by Councillor Kidley, Seconded by Councillor Whelan and**

RESOLVED:

THAT the Terms of Reference for the Planning Committee are adopted.

47. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 24th April 2019 as set out on pages 279 - 284 of the Minute Book.

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

RESOLVED:

THAT the Minutes of the Planning Committee Meeting held on the 24th April 2019 as set out on pages 279 - 284 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

48. 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.

Councillor Lester left the meeting

(i) Application Reference: [P17/S3579/FUL](#) & [P17/S3580/LB](#)

Type: Amended details Minor & Other

Proposal: Demolition of 20C additions to a listed building and alteration of the A1/A2 retail space to accommodate 8 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 11 March 2019 and 3 May 2019 and amplified by Heritage Statement Appendix A and B Design Statement- Supplement 10 January 2018 and amplified by Arbtech Bat Survey- Emergence and Activity Surveys and Noise Impact Assessment Report No. 18-0025-1 R03 accompanying email from agent received 8 February 2019)

Address: 4 Market Place

Response: No Objection

Comments: Agent for Change to be enforced, Recommendations of sound engineer to be enforced.

Councillor Lester returned to the meeting

(ii) Application Reference: [P19/S1384/HH](#)

Type: Other

Proposal: Removal of existing box dormer and replacement with gabled dormer; a variation from the existing planning permission P18/S3165/HH

Address: The Elms, 16 Castle Street

Response: Fully Support

Councillor Kidley did not take part in the discussion on P19/S0270/FUL

(iii) Application Reference: [P19/S0270/FUL](#)

Type: Minor

Proposal: Erection of a covered iron framed railway station structure.

Address: The Cholsey and Wallingford Railway Station, 5 Hithercroft Road

Response: Fully Support

(iv) Application Reference: [P19/S0968/FUL](#)

Type: Minor

Proposal: Remove existing landing stage. Break down existing riverbank making a line for piling. Drive steel sheet piles along riverbank. Repair damage to brickwork wall.

Address: Riverside Thames Street

Response: Fully Support

(v) Application Reference: [P19/S1238/FUL](#)

Type: Major

Proposal: Variation of condition 3 on application P15/S0191/FUL for a revised boundary treatment of a metal railing barrier. Demolition of No.2 Reading Road. Erection of 85 new homes and creation of new access. Proposed new roads, car parking, footpaths, communal orchard, public open space, landscaping, ecological enhancement areas and associated infrastructure. (As amended by additional information on flood risk received 30 April 2015)

Address: Winterbrook Park, Winterbrook

Response: Objection

Comment: The fencing is not appropriate in a conservation area

49. P19/S0764/LB, P19/S0763/HH & P19/S1333/HH ST NICHOLAS HOUSE, 90 HIGH STREET

Withdrawal of application [P19/S0764/LB](#) – See email - **Noted**

Decision Notice:

Application Number: [P19/S0763/HH](#)

Site Location: St Nicholas House, 90 High Street

WTC response: No Objections

Decision: Planning Permission - **Noted**

Planning Application :

Application Reference: [P19/S1333/HH](#)

Type: Other

Proposal: Removal of existing derelict structure and to replace it with a potting shed.

Address: St Nicholas House, 90 High Street

Response: No Objections

Comment: If any ground work is undertaken an archaeological survey/watching brief should be enforced.

50. DISCHARGE OF CONDITIONS/ RESERVED MATTERS

i) Application Reference: [P19/S1321/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 11- accessible and adaptable homes, 14- details of cycle parking, 17- details of drainage, 18- levels, 20- biodiversity enhancement, 21- housing delivery document, 28- landscaping, 30- landscape management plan 31- electric vehicle charging points, 34- lighting 35- allotments and play areas, 36- roads and footpaths, 37- turning area and car parking to application ref P14/S2860/O. Residential development comprising 555 dwellings, a one form entry primary school, associated landscaping and open spaces, construction of a new access onto the A4130 Calvin Thomas Way/ Bosley Way, construction of a public transport link/ emergency access onto Wantage Road, and other supporting infrastructure works and facilities. As amended by I) revised drawings and supporting information 16 September 2015; ii) additional information - planting schedule, assessment of Mill Brook and highway information 24 November 2015; iii) revised bus/emergency access onto Wantage Road 9 May 2017 and iv) additional drainage information 6 June 2017.

Address: Phase 2 Land to the West of Wallingford (Site B) - **Noted**

ii) Application Reference: [P18/S0489/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 4 - new vehicular access, 6 - new estate roads, 8 - construction details and 10 - access and vision splays on application ref. P17/S3969/FUL Construction of a temporary Information Centre for Land to the West of Wallingford (Site B) incorporating two fixed advertisements with a temporary access, car parking and landscaping.

Address: Temporary Information Centre Land to the West of Wallingford (Site B) - **Noted**

iii) Application Reference: [P18/S4294/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions on application ref. P17/S3564/FUL: 3 - Levels, 4 - Materials, 5 - Landscape, 7 - Road Access, 9 - Drainage, 11 - Cycle Parking Details, 12 -

Construction Traffic Management Plan, 13 - Green Travel Plan, 14 - Off Site Highway Works, 15 - External Lighting, 16 - Sustainable Drainage Scheme, 17 - Drainage Strategy, 18 - Air Quality Report, 21 - Biodiversity Enhancement, 22 - Arboriculturalist Method Statement and 23 - Oak Tree Details Erection of a 70 bed care home (within Use Class C2), access, parking, landscaping and other associated works.

Address: Land at Wallingford Road / Reading Road Wallingford - **Noted**

51. [MW.0095/19](#) NEW BARN FARM, CHOLSEY

Details Pursuant to condition 67 (Liaison meeting details) of planning permission P16/S2662/CM

Members noted that work had commenced before the discharge of conditions application had been received and they commented that they would watch the work in progress.

52. APPEAL DECISION NOTICE RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S2336/FUL](#)

Site Location: The Post Office 52 St Martins Street

WTC response: Objection

Decision: Planning Permission on appeal APP/Q3115/Z/18/3216666

Members noted and expressed their disappointment that their recommendations had not been enforced.

53. PLANNING COMMITTEE NOTIFICATION

Location: Wallingford Portcullis Social Club (28) & 29 & frontage of Masonic Centre Goldsmith Lane

Proposal: Demolition of all buildings at Portcullis Club and No 29. Construction of fourteen apartments, with vehicular access and parking and associated works. Demolition of and reconstruction of frontage wall to Masonic Centre.

Application Reference: P19/S0820/FUL

Application to be considered on 22 May 2019 at 6pm Didcot Civic Hall. Planning Officer's recommendation is to refuse planning permission.

The Mayor asked Members to approve his attendance at this committee and asked if any other Councillors wished to attend with him. The Mayor explained that he wished to build up a relationship with the District Council's Committee and believed his attendance would help to establish this. The Mayor stated that he would report Members recommendations of no objections and their reasoning behind this.

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

RESOLVED:

THAT The Mayor attends the District Council's Planning Committee to express the reasons behind Members recommendations of no objection on planning application P19/S0820/FUL Portcullis Club.

54. 28 High Street, Wallingford – Enforcement Case SE18/551

The Mayor appraised Members of the contents of the Enforcement Officer's email regarding this case. Members were disappointed that this breach of planning control had not been enforced and that the applicant had not entered a retrospective planning application. Councillor Lester asked that the District Council pursue the retrospective planning application from the owner but it was explained that the District Council had stated that it was not expedient to pursue the matter.

Action: Office to respond that Members thanked the District Council for keeping them informed and now awaited the outcome of their enquiry regarding the light.

55. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

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

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

WTC response: No Objections

Decision: Planning Permission - **Noted**

ii) Application Number: [P19/S0657/A](#) & [P19/S0255/LB](#)

Site Location: 14 Market Place

WTC response: No Objections

Decision: Planning Permission - **Noted**

iii) Application Number: [P19/S0675/HH](#)

Site Location: 35 Chiltern Crescent

WTC response: No Objections

Decision: Planning Permission - **Noted**

iv) Application Number: [P19/S0689/LB](#) & [P19/S0684/A](#)

Site Location: 3 Market Place

WTC response: No Objections

Decision: Planning Permission - **Noted**

v) Application Number: [P19/S0791/HH](#)

Site Location: 47 St Johns Road

WTC response: No Objections

Decision: Planning Permission - **Noted**

vi) Application Number: [P17/S3891/RM](#)

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

WTC response: No Objection

Decision: approval of reserved matters - **Noted**

2150 Hours – The Meeting Closed