

**WALLINGFORD TOWN COUNCIL**

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on  
Monday 10<sup>th</sup> June 2019

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PRESENT

The Mayor, Councillor Upcraft

Councillors Cattermole, Hughes, Kidley, Lester, McGregor and Whelan

Chairman, Councillor Wilder

Officer in Attendance, Mrs Barbara Atkins

**Meeting Commenced at 1905 Hours**

**56. APOLOGIES**

Apologies were received from Councillor Dolton.

**57. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**58. DECLARATION OF INTERESTS**

Information for each Member was available at the meeting.

Councillor Cattermole declared an interest (Personal) in agenda items relating to Eastgate House planning applications.

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

Theresa Jordan – Planning Applications relating to Eastgate House, 1 – 2 High Street – Ms Jordan raised her objections to this application in that the proposals are not in keeping with a conservation area, that the work could de-stabilise the listed wall which is maintained by the Churches Conservation Trust and the balcony is out of keeping with the character of the area. This is an important area of Wallingford deserving of its place in history, Eastgate house is quirky, it always has been, and it is attractive with its own character. Ms Jordan

believes that we are not owners but caretakers of historic listed walls and buildings, with a duty to maintain them with pride.

Sue Hendrie – Eastgate House, 1 -2 High Street, 1-2 High Street – Ms Hendrie spoke about the historical importance of Eastgate House and concluded that insertion of all these windows and the door will cause substantial loss of historic fabric, alter the character of the cottage and do substantial damage to the character of the two listed buildings and their settings.

## **60. PLANNING MINUTES**

To sign as a correct record the Minutes of the Planning meeting held on the 20<sup>th</sup> May 2019 as set out on pages 18 - 24 of the Minute Book.

**It was Proposed by Councillor McGregor, Seconded by Councillor Kidley and**

**RESOLVED:**

**THAT** the Minutes of the Planning Committee Meeting held on the 20<sup>th</sup> May 2019 as set out on pages 18 - 24 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

## **61. 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 Cattermole left the meeting**

**Note: The following 2 applications relating to Eastgate House were taken together.**

(i) Application Reference: [P19/S0872/LB](#)

Type: Other

Proposal: Open doorway to garden in ground floor (east) flank wall. French windows and balcony in first floor (east) flank wall. Open window in ground floor (south) rear wall. Open three windows in first floor (south) rear wall and lower rear courtyard wall.

Address: Eastgate House 1 & 2 High Street

(ii) Application Reference: [P19/S1277/HH](#)

Type: Other

Proposal: Opening of doorway on ground floor in eastern flank wall to garden. Creation of French windows and balcony on first floor of eastern flank wall. Opening of windows on ground and first floors in southern rear wall to garden. Opening of windows on first floor in southern rear wall to St Peter’s graveyard. Lowering of internal courtyard southern wall.

Address: Eastgate House 1 & 2 High Street

*Members had a detailed discussion and concluded:*

Members resolved that they **STRONGLY OBJECTED** to the 2 Eastgate House planning applications on the following grounds:

**Material planning considerations – character of area, conservation area and design, appearance and layout:**

Wallingford Town Council found the application confusing and incorrect and would endorse the conservations officer's advice regarding that the walls are considered to be listed and therefore no work should be executed that alter or extend a listed building that affects its character. Members of the planning committee resolved that the proposed works would affect the character of the wall. The 18<sup>th</sup> century wall is of high aesthetic significance and can be seen from viewpoints by the public/tourists from Wallingford Bridge, the river itself, the High Street and the Churchyard (Churches Conservation Trust currently care for the listed wall and Wallingford Town Council is a key holder in order that when the Church is closed, tourists/public can still visit to see the historic Church and the Churchyard with the wall).

Members considered that work should not have commenced and that waste material should have not have been disposed of in the river. Members request that all building materials be removed from the river.

Finally, Wallingford Town Council request that if appropriate the District Council follow up on enforcement action.

### **Councillor Cattermole returned to the meeting**

(iii) Application Reference: [P19/S0734/HH](#)

Type: Other

Proposal: To erect a wooden outhouse and garden shed.

Address: 77 Croft Road

**Comment: No Objections**

(iv) Application Reference: [P19/S0784/FUL](#) Amended details

Type: Minor

Proposal: The construction of 2 x 1bed flats, 4 x 2 bed flats and 2 x 3 bed bungalows and associated works. (As amended by drawings accompanying letter from agent dated 16 May 2019 reducing the number of windows in western elevation of Flat 6, relocation of bin store and cycle storage).

Address: Former Garages Site Saxon Close

**Comment: No Objections**

(v) Application Reference: [P19/S0931/HH](#)

Type: Other

Proposal: Remove plastic conservatory to rear aspect, replace with new single-storey low flat roofed proposal. (as amended by drawing no. 1010 E to reduce depth received on 14 May 2019)  
Address: 7 St Rumbolds Road

**Comment: No Objections**

(vi) 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

**Comment: No Objections**

(vii) Application Reference: [P19/S1521/FUL](#)

Type: Minor

Proposal: The proposed installation of a new glazed MOE door to the Waitrose Store and associated works.

Address: 1 St Martins Street

***Members discussed this application and concluded:***

**Comment: Objection on grounds of traffic generation including parking and safety of pedestrians. Members were very concerned that the proposed new door being close to a busy junction would generate an increase in pedestrian activity where the pavement is narrow. They stated that members of the public were likely to drop of passengers at the door and that the safety of pedestrians could be an issue with the existing general usage of the pavement close to a junction along with people entering and exiting Waitrose. This part of the High Street also has regular delivery lorries stopping at the shops which compromises pedestrian safety.**

(viii) Application Reference: [P19/S1542/FUL](#)

Type: Minor

Proposal: Additions and Alterations, Change of Use.

Address: 7 Mill Lane

**Comment: No Objections**

(viii) Application Reference: [P19/S1560/HH](#)

Type: Other

Proposal: Proposed ground and first floor side extension

Address: 63 Station Road Wallingford OX10 0JZ

**Comment: No Objections**

(x) Application Reference: [P19/S1613/HH](#)

Type: Other

Proposal: Single storey side and rear extensions.

Address: 66 Wantage Road

**Comment: Fully Supports**

(xi) Application Reference: [P19/S1668/HH](#)

Type: Other

Proposal: Single storey side and rear addition. Interior alterations, loft.

Address: 15 Sinodun Road

**Comment: No Objections**

## **62. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL**

i) Application Number: [P19/S0820/FUL](#)

Site Location: Demolition of all buildings at Portcullis Club and No29. Construction of fourteen apartments, with vehicular access and parking and associated works. Demolition of and re-construction of frontage wall to Masonic Centre.

WTC response: No Objections

Decision: Refused - **Noted**

ii) Application Number: [P19/S1047/HH](#)

Site Location: 1 St Georges Road

WTC response: No Objections

Decision: Planning Permission - **Noted**

iii) Application Number: [P19/S1106/FUL](#)

Site Location: Lidl Corner of Lupton Road and Hithercroft Road

WTC response: No Objections

Decision: Planning Permission – **Noted**

## **63. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS**

### **RESERVED MATTERS**

(i) Application Reference: [P17/S3891/RM](#)

Type: Reserved Matters

Proposal: Phase 1 Reserved Matters comprising the construction of 125 dwellings, landscaping, sports pitches, allotments, estate roads and associated infrastructure (as amended by plans and supporting information received 19 March 2019) 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.

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

Approved by District Council - **Noted**

## **64. NEW BARN FARM, CHOLSEY [P16/S2662/CM \(MW.0094/16\)](#)**

To see if any member wishes to attend the liaison meeting on 24<sup>th</sup> July 2019.

**Members discussed and decided that a replacement Gravel Extraction Representative should be sourced at the full council meeting and that they should then attend the meeting.**

## **65. WITHDRAWN PLANNING APPLICATIONS**

(i) Application Reference: [P19/S1102/FUL](#)

Type: Minor

Proposal: Hard standing to the rear of the industrial building in lieu of wild flower planting approved under application 'P12/S2580' and the subsequent conditions.

Address: G Stow Plc Lupton Road – **Noted**

(ii) Application Reference: [P19/S1045/LDL](#) / [P19/S1103/LDL](#)

Type: Other (Law. Dev. Listed)

Proposal: Creation of French windows and balcony on first floor in eastern flank wall to garden.  
Creation of windows on ground and first floors in southern rear wall to garden.

Creation of windows on first floor in southern rear wall to graveyard and lowering of courtyard southern wall.

Address: Eastgate House 1 & 2 High Street – **Noted**

## **66. BEECH CROFT/11 ST MARTIN'S STREET**

The developers wish to meet with Town Council representatives prior to the demolition of 11 St Martin's Street.

**Members discussed and concluded that Beechcroft representatives should be asked to attend a meeting with Councillors prior to the next Full Council Meeting.**

**2020 Hours – The Meeting Closed**