

**WALLINGFORD TOWN COUNCIL**

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on  
Monday 24<sup>th</sup> June 2019

---

PRESENT

The Mayor, Councillor Upcraft

Councillors Dolton, Hughes, Kidley, McGregor and Whelan

Chairman, Councillor Wilder

Officer in Attendance, Mrs Barbara Atkins

**90. APOLOGIES**

Apologies were received from Councillor Lester

**91. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**92. DECLARATION OF INTERESTS**

Information for each Member was available at the meeting.

Councillor Dolton declared an interest (Chairman of BunkFest) in agenda item 8 relating to Premises Licence Variation Application – BunkFest.

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

**Councillor Dolton - Premises Licence Variation Application – BunkFest** – Councillor Dolton reported on the main reasons that BunkFest were applying for a variation in licence:

- Revised licence will cover up to 8,500 people although BunkFest is not expected to get any bigger – cost of licence £500.
- The police requested that some of the food traders on the Kinecroft stay open until 1am in order to help stagger leaving times when events and the beer tent closes at 11pm.

- The showing of films is merely to cover Mr Magic's (children's entertainer) films that the children watch.

The music and beer tent times remain unchanged.

The Mayor asked if these points could be conveyed to the public so that they are aware of reasons for the variation in licence.

**It was Proposed by Councillor Wilder, Seconded by Councillor Hughes and**

**RESOLVED: THAT** Agenda item 8 Premises Licence Variation Application – BunkFest be brought forward for discussion next.

**Councillor Dolton took no part in the following discussion**

#### **94. PREMISES LICENCE VARIATION APPLICATION**

Members had all received a copy of BunkFest's Application for a Premises Licence Variation. Members discussed and **it was Proposed by Councillor Whelan, Seconded by Councillor Kidley and**

**RESOLVED: THAT** the Wallingford Town Council fully supports BunkFest's Premises Licence Variation Application.

#### **PLANNING MINUTES**

**Proposed by Councillor Whelan, Seconded by Councillor Upcraft and**

**RESOLVED: THAT** Minutes of the Planning meeting held on the 10<sup>th</sup> June 2019 as set out on pages 25 - 30 of the Minute Book be signed as a correct record.

#### **95. 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/S3704/FUL](#)

Type: Minor

Proposal: New lamp post to car parking area and replacement of single heads on existing lamp posts to double head fitting. (As amplified by email form agent received 30 May 2019)

Address: Wallingford Community Hospital Reading Road

**Comment: No Objections**

(ii) Application Reference: [P19/S1636/HH](#)

Type: Other

Proposal: Convert existing flat roof in to a pitched roof

Address: 15 Greenfield Crescent

**Comment: No Objections**

(iii) Application Reference: [P19/S1740/HH](#)

Type: Other

Proposal: Single storey timber outbuilding for use as a garden room

Address: 111 Wantage Road

**Comment: No Objections**

(iv) Application Reference: [P19/S1775/HH](#)

Type: Other

Proposal: Installation of garden pond 15m long 5m wide in puddled clay as per detailed drawing maximum depth of 1m

Address: Park Farm House Castle Street

**Comment: No Objections but watching brief as this is in a conservation area and the area is of historical interest.**

(v) Application Reference: [P19/S1951/HH](#)

Type: Other

Proposal: Front and rear extensions

Address: 7 Fir Tree Avenue

**Comment: No Objections**

(vi) 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**

(vii) Application Reference: [P19/S1835/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 2: Boundary walls of planning application P18/S0068/RM. 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. (As amended by plans received 5 April 2019, 3rd May 2019 and 7th May 2019). 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.

Address: Land to the west of Wallingford (site B) Phase 2- **Noted**

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

i) Application Number: [P19/S0784/FUL](#)

Site Location: Former Garages Site Saxon Close

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

ii) Application Number: [P19/S1149/HH](#)

Site Location: Park Farm House Castle Street

WTC response: No Objections

Decision: Planning Permission - **Noted**

iii) Application Number: [P19/S0951/LDP](#)

Site Location: 1-2 Eastgate House High Street

WTC response: Objection

Decision: Certificate of Lawful Development granted - **Noted**

#### **97. PLANNING CONSULTATIONS**

(i) The Mayor/Councillor Wilder to propose a different approach to handling planning consultations.

The Mayor reported that other councils allocated their planning consultations to individual councillors in order that they can look at a particular application and give their recommendations to the planning committee. The office would allocate applications on a rota system as and when the application is received. Members discussed and agreed to look at any planning consultations sent to them (on a rota basis) in advance of the planning meeting. They agreed to give their recommendations to the planning committee, where it would be discussed, hopefully this will mean that all applications are dealt with efficiently and speed up meetings. Members also agreed to let Barbara/Ruth know if they are unable to look at the application so that it may be re-allocated.

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

**RESOLVED: THAT** Members will look at any planning consultations sent to them (on a rota basis) in advance of the planning meeting and give their recommendations to the planning committee.

(ii) To consider if possible reducing the number of planning meetings to every three weeks in the 2020/2021 Municipal year.

The Senior Officer reported that following an informal conversation with a District Council Planning Officer it would seem they would be concerned that more frequent requests for planning extensions would be received if the Wallingford Town Council cut their planning meetings to one every 3 weeks. The Mayor did not believe that this would happen, he thought that previous extensions had been requested when a planning consultation needed a more detailed response but he hoped that new procedures outlined in (i) above would mean that this would happen. The Senior Officer was asked to look at how the table of minutes would be affected if the change was made.

**Action: Senior Officer to draft a new timetable of meetings for discussion.**

#### **98. SODC - LATEST HOUSING LAND SUPPLY STATEMENT**

South Oxfordshire District Council has published its housing land supply statement for the monitoring year 2019/20. Councillors noted the following:

South Oxfordshire District Council has published its housing land supply statement for the monitoring year 2019/20. The statement confirms the number of homes that developers have built in our district in 2018/19, and how many we expect to be built over the next five years. It also compares this supply against our housing need for the next five years.

The statement includes two supply projections:

1. against our housing need without a new local plan in place. This projection provides an annual housing need of 632 homes, derived from the government's new 'standard method' for working out housing need. This gives us housing land supply for 9.75 years.
2. against the housing targets set out in the local plan. This provides an annual housing need of 775 homes, but from 2021/22, an additional 495 homes a year are added to help meet Oxford's housing need. This gives us a housing land supply for 5.17 years.

Under the Oxfordshire Housing and Growth Deal, we currently benefit from only having to demonstrate a three-year housing land supply, as opposed to the five-year supply which is typically required. However, under the terms of the Deal, we expect this lower threshold to be withdrawn around 2021 when the Oxfordshire Plan 2050 is in place.

When making decisions on planning applications, under both projections, we currently have a strong land supply position.

#### **99. FUTURE AGENDA ITEMS**

**To review new planning consultation procedures (August)**

2019.06.24 – Planning Ba

Chairman