

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 22nd July 2019

PRESENT

Councillors Hughes, Kidley, Lester, McGregor, and Whelan

Chairman, Councillor Wilder

The Mayor, Councillor Upcraft

Officer in Attendance, Mrs Barbara Atkins

Meeting Commenced at 1900 Hours

147. APOLOGIES

Apologies were received from Councillor Dolton.

148. ADMISSION OF THE PUBLIC

There were no admissions of the public.

149. DECLARATION OF INTERESTS

Information for each Member was available at the meeting.

Councillor Lester declared an interest in Agenda Item 7(i) P17/S3579/Ful – 4 Market Place.

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

i) **Mr Henry Venners (JPPC) Chartered Town Planner – Ex Portcullis Club Site** – Mr Venners stated that he wanted to come back to report again as there had been a number of Councillors missing at the last meeting. Following the last planning meeting Mr Venners, Mr Coleman and a number of interested residents had visited the Portcullis Club site and discussed various ideas that could be incorporated in the next planning application. These include rebuilding the end wall and moving the Clunch wall towards the Masonic Centre's entrance, all of which will hopefully offer a better scheme.

There will be no parking on site but a space for delivery vehicles will be incorporated. Hopefully the planning application will be submitted in a couple of weeks but the architect is currently on holiday.

Mr Venner stated that he would be staying to the end of the meeting if anyone wished to ask him questions.

ii) **Sue Hendrie – Local Resident** – Miss Hendrie stated that she had been against any demolition of the site but since several people with historic, conservation and planning backgrounds had met to discuss the plans she had changed her view. If the delivery bay is necessary then, the developers have promised that any removal of walls will be completed by conservation bricklayers. The ‘group’ have also been looking at other details such as the Clunch wall, 18th century trusses and the detail of the windows. Therefore at this stage Miss Hendrie is supporting. Miss Hendrie added that she believed that people buying a historic property in Wallingford would not be concerned by the lack of car parking.

Councillor Lester commented that these reports were very reassuring.

151. PLANNING MINUTES

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

RESOLVED: THAT the Minutes of the Planning meeting held on the 8th July 2019 as set out on pages 53 - 56 of the Minute Book be signed as a correct record.

Councillor Lester asked about planning application P19/S1517/A, 1 St Martin’s Street but was reminded that as this was not an agenda item it could not be discussed at this meeting.

152. PRE-APPLICATION PROTOCOL

The Mayor advised that although this policy was good it would have to be changed once the Neighbourhood Plan was adopted and part of the plan was that the Town Council should advise developers/planning applicants on the policies within the Neighbourhood Plan. Members discussed the draft pre-application protocol policy that the Town Clerk has prepared. **It was Proposed by Councillor Lester, Seconded by Councillor McGregor and**

RECOMMENDED: THAT the pre-application protocol policy is recommended for adoption by Full Council and that it will be reviewed once the Neighbourhood Plan is in place.

153. 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 whilst the following application was discussed.

(i) Application Reference: [P17/S3579/FUL](#) (Cllr McGregor)

Type: Minor

Proposal: **Amendment No 6 dated 1st July 2019** - 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 1 July 2019 changing fenestration design and detailing 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

Councillor McGregor gave an overview of this application with regards to the amendments, window design and lighting. Councillor McGregor also stated that Historic England did not believe there was any heritage damage providing the Corn Exchange did not have any issues. The Theatre's Trust had objected. The Conservation Officer had asked for conditions which included the garden Folley and boundary wall. Members discussed and it was Proposed by Councillor Kidley, Seconded by Councillor Upcraft and concluded as follows:

RESOLVED: THAT

Comment: No Objection but with conditions: Agent for Change in relation to the Corn Exchange to be included, Sound Engineer's recommendations to be enforced and to reinforce the Conservations Officer's suggested conditions in relation to garden Folley, boundary wall and materials.

Councillor Lester returned to the meeting

(ii) Application Reference: [P19/S1866/HH](#) (Cllr Whelan) & [P19/S1867/LB](#)

Type: Other **Wallingford Conservation Area, Grade II Listed Building**

Proposal: Removal of existing paint from front and side elevations and entrance porch. Repair underlying stone/rendered masonry as required and repaint render. Repaint exterior windows and door. Replace modern tiled floor in entrance hall and ground floor corridor with limestone octagonal flags/slate inset squares. Replace modern door between ground floor corridor and drawing room with door matching existing frieze and lock rails of door surround. Replace modern steel garden gate with wooden gate. Replace modern plastic guttering and downpipes with cast iron. Addition of ceiling decoration (fibrous plaster) to first floor drawing room. Addition of coving to second floor stairwell ceiling.

Address: Stone Hall, 51 High Street

Councillor Whelan appraised Members of her detailed observations and concluded that the proposals would not result in any detrimental impact on the building or its setting, improving its currently rather dilapidated appearance and contributing to the character of the area by returning Stone Hall to a condition closer to that of the early 19th century instead of the current modern colour scheme. Similarly, the interior would be improved by completing/restoring decorative details (door, cornicing and flooring) in harmony with the rest of the building, using decorative themes from existing details or patterns/schemes commonly used at the time of construction.

Members discussed and it was Proposed by Councillor Whelan, Seconded by Councillor Lester and

RESOLVED: THAT

Comment: Fully Supports

(iii) Application Reference: [P19/S2070/HH](#) (Cllr Lester)

Type: Other

Proposal: Double and Single Storey Additions and Alterations

Address: 54 High Street

Councillor Lester reported that this property was behind Flint House (Museum) and despite contacting them she had not received a response. There were no objections from neighbours but her recommendation would be no objections but that there should be a watching brief as this property was in an area where historical artefacts had previously been discovered.

Members discussed and it was Proposed by Councillor Lester, Seconded by Councillor McGregor and

RESOLVED: THAT

Comment: No objections but a watching brief should be a condition.

(iv) Application Reference: [P19/S2107/HH](#) (Cllr Kidley)

Type: Other

Proposal: Rear extension and alterations

Address: 2 Heritage Close

Councillor Kidley reported that this was a new property and that the applicants wished to put a glass canopy at the rear/side of the property. There was no one to the side of the property and the applicant will be planting trees.

Members discussed and it was Proposed by Councillor Lester, Seconded by Councillor McGregor and

RESOLVED: THAT

Comment: Fully Supports

154. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P19/S1542/FUL](#)

Site Location: 7 Mill Lane

WTC response: No objections

Decision: Planning Permission - **Noted**

ii) Application Number: [P18/S3868/FUL](#)

Site Location: 11 St Martins Street

WTC response: holding objection on the grounds of: Loss of public parking; Inadequate parking allocated to the development; No further need for more retirement homes in the town centre of Wallingford; Impact on the Town Council's property The Regal (Agent for Change). Further objection on same grounds.

Decision: Planning Permission - **Noted**

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

Site Location: 77 Croft Road

WTC response: No objections

Decision: Planning Permission - **Noted**

iv) Application Number: [P19/S1333/HH](#)

Site Location: St Nicholas House, 90 High Street

WTC response: No Objections

Decision: Planning Permission – **Noted**

155. MW.0062/19 – NEW BARN FARM, CHOLSEY, NEAR WALLINGFORD

(i) Councillor Wilder reported that as Wallingford Town Council's representative he had attended a meeting where he had learnt the following:

- The gas board had decided that closing the road to relay the gas mains there was easier than re-laying it in the adjacent field.
- It is in the vicinity of the Bronze Age burial site.
- Dust should not be long term problem although the developers are indicating that it could be agricultural dust.
- The Gravel Extraction plant should be operational from December.
- Extraction is likely to be for 18 to 20 years.
- There will be 7 full time employees.

Action: Members had a detailed discussion regarding monitoring the dust situation and it was concluded that The Mayor would make enquires and it was suggested that Cholsey Parish Council be contacted to see if they had any concerns.

(ii) MW.0062/19 – New Barn Farm, Cholsey, Near Wallingford discharge of conditions in relation to Turning area and parking area – **deferred to next meeting.**

156. FUTURE AGENDA ITEMS

Conservation Area – Illuminated Signs – Councillor Lester

Neighbourhood Plan – The Mayor

MW.0062/19 – New Barn Farm, Cholsey, Near Wallingford – Discharge of Condition

Planning Protocol Policy – Full Council for Resolution

2050 Hours – Meeting Closed