

**WALLINGFORD TOWN COUNCIL**

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on  
Monday 2<sup>nd</sup> September 2019

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PRESENT

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

Chairman, Councillor Wilder

The Mayor, Councillor Upcraft

Officer in Attendance, Mrs Barbara Atkins

**Meeting Commenced at 1915 Hours**

**242. APOLOGIES**

Apologies were received from Councillors Dolton, and County Councillor L. Atkins.

**243. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**244. 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).

Councillor Kidley declared an interest in Agenda Item 7 - Application Reference: [P19/S2539/FUL](#) – Land South of Lidl Foodstore Lupton Road Hithercroft Industrial Estate

Councillor Lester declared an interest in Agenda Item 12 - Planning Committee Notification for Planning Applications [P17/S3579/Ful](#) & [P17/S3580/Lb](#) – 4 Market Place

**245. VARIANCE OF ORDER OF BUSINESS**

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

i) Rosie Paget and Jamie Burns, St Joseph - [P19/S2562/FUL](#) & [P19/S2563/A](#) - Site B. Miss Paget and Jamie Burns showed Members the plans for the Marketing suite and advertising. Miss Paget explained that the plans were for the existing house on the site to be used for marketing for a period of 7 years, after which it be converted back to a residential home. Four people will be employed to man the marketing suite. Members had a few clarifying questions relating to: the lighting for the advertisements: will only be lit during office hours, how many car parking spaces: 8 plus 2 disabled places and if less abled people will be able to access the marketing suite: yes.

ii) Tony Stead, Vice Chairman for Cholsey and Wallingford Railway – [P19/S2539/FUL](#) - Mr Stead handed round his presentation to Members and stated that the previous developer had agreed that the Cholsey and Wallingford Preservation Society could access part of the land to enable them to house the historic Maidenhead canopy, run a round loop and house a signal box. Mr Stead also explained that the Society was in discussion with two providers about re-opening the line for commuter traffic on a Monday to Friday basis with at least an hourly service to and from Cholsey. The Cholsey and Wallingford Preservation Society have won grants to make improvements and are looking for further funding to provide a new station, better café, shop and toilets. Mr Stead finished by asking Councillors to object to this application and support the Cholsey and Wallingford Preservation Society in its aims.

## **247. PLANNING MINUTES**

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

**RESOLVED: THAT the Minutes of the Planning meeting held on the 5<sup>th</sup> August 2019 as set out on pages 72 to 75 of the Minute Book be signed as a correct record.**

## **248. 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: [P19/S2562/FUL](#) & [P19/S2563/A](#) - Site B (Cllr Hughes)

Type: Other

Proposal: The temporary use of Plot 50 (as approved as part of Phase 1 Reserved Matters; Reference: P17/S3891/RM) as a Sales and Marketing Suite with temporary access, associated parking, two fixed advertisements on the northern and southern elevation and landscaping for a period of 7 years.

Address: Land West of Wallingford (Site B)

Councillor Hughes reported on this application, which is a variation of a previous application, the hoarding and lighting has been explained and I suggest that the Town Councillors response should be of no objections but with comments.

It was Proposed by Councillor Hughes, Seconded by Councillor Kidley the following

**Response: No objections to this planning application.**

**Comments to Note:**

**Lighting relating to advertising should be during opening hours only.**

**Note for SODC Planning the consultees in King Henry Avenue do not exist as these homes have not been built yet.**

(ii) Application Reference: [P19/S2539/FUL](#) (Cllr Kidley)

Type: Major

Proposal: The erection of 2no. units for a flexible range of uses within Class B2 and/or B8 use (with ancillary trade counter(s)), mezzanine floor and Sui Generis uses within the specified categories:- 1) Storage, distribution of sales of tiles, floor coverings, bathroom and kitchen furniture and fittings and other building materials. 2) Machinery, tool and plant hire. 3) Auto centre for fitting and associated sales of tyres and car parts (including MOT) 4) Plumbers and builders merchants; Together with the creation of new access, parking arrangements, outside storage and servicing areas

Address: Land South of Lidl foodstore Lupton Road Hithercroft Industrial Estate

Councillor Kidley did not take part in the discussion and The Mayor reported that this was a proposed mixed use development and that he believed that the railways concerns were justified.

**It was Proposed by The Mayor, Seconded by Councillor Wilder the following:**

**Response: Objection (copy of response to SODC below)**

**The application is contrary to Policy WAL6 of the SODC Local Plan 2011 which seeks to preserve land adjoining the Cholsey and Wallingford Railway at Hithercroft for uses associated with the railway. The relevant land is marked on the SODC Adopted Local Plan Policies Map, dated December 2012, of the Core Strategy.**

**Wallingford Town Council (WTC) feels that this proposal would unduly restrict the ability of the railway to expand – both as a means of enhancing its heritage and tourism appeal, and possibly of also enabling future commuter use of the line as a means of sustainable public transport. WTC note that preservation and support of Wallingford’s historic environment (the railway being one such element) is stated as a strategy in Policy WAL1 (vii) of the Emerging Local Plan 2034 and that this proposal is therefore contrary to both the existing and proposed Local Plan.**

Further, although we acknowledge that the Wallingford Neighbourhood Plan (WNP) is not yet made and therefore carries limited weight (although it has now been submitted for Regulation 14 consultation), policy MC6 of the WNP also seeks to reserve land to the west of the railway line to enable its expansion to support sustainable transport. Whilst this WNP policy carries limited weight, it refers directly to NPPF paras 102, 103, 104 and 110, as well as policy TRANS6 of the Emerging Local Plan 2034. We feel that this proposal, by restricting the ability of the railway to expand modestly, is therefore contrary to these NPPF statements as well as the emerging Local and Neighbourhood Plans.

As the application is contrary to both the existing and emerging Local Plan (as well as the Wallingford Neighbourhood Plan) we feel it should be rejected.

WTC are broadly supportive of redevelopment on the site along the lines proposed by the applicant, but request that they make minor amendments to enable the use of a narrow strip of land adjacent to the existing railway to support its expansion as a tourist, heritage and sustainable commuter asset.

WTC note that LIDL, immediately to the north of the applicant's site, have made a similar allowance and agreement with the railway and we would support an equivalent effort being made by the developer in this case.

(iii) Application Reference: [P19/S2600/HH](#) & [P19/S2601/LB](#) (Cllr McGregor)

Type: Other

Proposal: Insertion of addition window to Eastern end gable

Address: St Lucians Lower Wharf

Councillor Wilder did not take part in this discussion.

Councillor McGregor gave an overview of the application and reported that the plans were solid detailing the materials to be use. The plans were appropriate to the area, there would be no impact on neighbours and the conservation officer had not raised any concerns to date.

**It was Proposed by Councillor McGregor, Seconded by Councillor Lester that the following response be submitted:**

**Response: No objection**

(iv) Application Reference: [P19/S2641/FUL](#) (Cllr Whelan)

Type: Minor

Proposal: Variation of condition 2 - approved plans (to change slate roof covering to interlocking clay tile and feather wood panels to flexible wood effect tiles) on application ref. [P17/S3873/FUL](#) Proposed four bedroom, detached two storey, residential dwelling with off road parking and large gardens to be located in the grounds of 123 Wantage Road.

Address: 123 Wantage Road

**Councillor Whelan gave an overview of the application reporting that the variation of materials was in keeping with the area. Proposed, Seconded by Councillor McGregor that the following response be submitted:**

**Response: Fully Supports**

(v) Application Reference: [P19/S2556/HH](#) (Cllr Wilder)

Type: Other

Proposal: Demolition of existing garage; erection of a carport, workshop and garden storage unit.

Address: Wansbeck 16b Castle Street

**Councillor Wilder gave an overview of the application stating that although the application was light in detail, it was for a 2 storey replacing a single storey with windows in the games room. It was not out of keeping with the area as it was not visible from the street or park nor were the windows overlooking the park. there were no comments from Neighbours on SODC's website. Councillor Wilder Proposed, Seconded by Councillor Kidley that the following response be submitted:**

**Response: No Objection**

(vi) Application Reference: [P19/S2342/HH](#) (Cllr McGregor)

Type: Other

Proposal: Erection of 3 bay car-port

Address: Parsons Lawn, Castle Street.

Councillor McGregor gave an overview of the application stating that the plans were reasonable and would have no impact on neighbouring properties. Councillor McGregor Proposed, Seconded by Councillor Hughes **that the following response be submitted:**

**Response: Fully Supports**

(vii) Application Reference: [P19/S2626/FUL](#) & [P19/S2627/LB](#) (Cllr Lester)

Type: Other

Proposal: Change of use of building to Class D1 to be used as holistic well-being centre.

Address: Rear Building 81 High Street

Councillor Lester gave an overview of the plans stating that this building was used as office space and the application was for just internal alternations. Councillor Lester drew to Members attention the fact that the parking bay referred to in the application is one of the

town council's and has not been allocated to the applicant. Councillor Lester contacted the planning officer at the District Council so that they are aware of the ownership of the parking space and the planning officer is likely to ask for it to be removed from the application. Pre-application advice given by the planning officer had indicated that a parking space was not required. Councillor Lester stated that the conservation officer was a little concerned and may watch this application. Councillor McGregor stated that the Town Council's parking area should not be used by customers of the business.

**Councillor Lester Proposed, Seconded by Councillor McGregor that the following response be submitted:**

**Response: No Objection, with comment that the Town Council owned car park is not for use by customers of the Holistic Well-being Centre if planning permission is granted.**

(viii) Application Reference: [P19/S2389/HH](#) (Cllr Whelan)

Type: Other

Proposal: Demolition of existing conservatory; construction of a single-storey side and rear extension; conversion of existing garage; internal alterations.

Address: 28 Millington Road

Councillor Whelan gave an overview of the application stating that this is a relatively new estate and was a red brick family home. The proposed brick work/roof will match existing and the pedestrian route to the rear of the property will be maintained. No comments from neighbours have been entered on the district council's website. **Councillor Whelan Proposed, Seconded by the Mayor that the following response be submitted:**

**Response: Fully Supports**

(ix) Application Reference: [P19/S2340/HH](#) (Cllr Wilder)

Type: Other

Proposal: Demolition of one existing garage building and existing single storey rear extension and construction of new single storey rear extension, construction of replacement garage and cladding of existing garden store building (as amended by drwgnos TKWW PL01 Rev C and TKWW PL02 Rev C to increase garage size to minimum standard)

Address: 1 Winterbrook

Councillor Wilder gave an overview of the application stating that this was an enlargement to the existing, that no complaints had been submitted and that the Agricultural Consultant had been contacted. It was Proposed by Councillor Wilder, Seconded by Councillor Whelan **that the following response be submitted:**

**Response: Fully Support with comment that the SODC's Forestry Officer's recommendations be enforced.**

**249. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL**

i) Application Number: [P16/S4275/O](#)

Site Location: Land North of A4130 Wallingford Bypass

WTC response: Objects

Decision: Planning Permission – **Noted along with the update from the Mayor regarding how this effects CiL money.**

ii) Application Number: [P19/S0968/FUL](#)

Site Location: Riverside Thames Street

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

iii) Application Number: [P19/S1636/HH](#)

Site Location: 15 Greenfield Crescent

WTC response: No Objections

Decision: Planning Permission – **Noted**

iv) Application Number: [P19/S1866/HH](#) & [P19/S1867/LB](#)

Site Location: Stonehall, 51 High Street

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

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

Site Location: 7 Fir Tree Avenue

WTC response: No Objections

Decision: Planning Permission – **Noted**

vi) Application Number: [P19/S2070/HH](#)

Site Location: 54 High Street

WTC response: No Objections

Decision: Planning Permission – **Noted**

vii) Application Number: [P19/S2107/HH](#)

Site Location: 2 Heritage Close

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

viii) Application Number: [P19/S2407/LDP](#)

Site Location: Argyll House Winterbrook

Decision: Certificate of Lawful use or Development – **Noted**

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

(i) Application Reference: [P18/S3368/DIS](#)

Type: Other

Proposal: Discharge of condition 6 - lighting plan on application ref P16/S1514/FUL (as clarified by additional information received 9 August 2019). Redevelopment of the Former Waitrose to create 22 retirement apartments, two ground floor retail units and associated parking

Address: Crown House 14 St Martins Street – **Noted**

(ii) Application Reference: [P19/S2396/DIS](#)

Type: Other

Proposal: Discharge of condition 10 - archaeology on application ref. P18/S3868/FUL Demolition of existing retail units and construction of new retail space with 8 retirement apartments above and associated parking.

Address: 11 St Martins Street – **Noted**

### **251. CONSERVATION AREA – ILLUMINATED SIGNS – COUNCILLOR LESTER**

Councillor Lester provided the following update:

The forestry report stated that the tree in the area in question was protected as it was in a conservation area and should therefore remain. Planning Officers are in contact with Waitrose regarding removing the illuminated signs and amended plans are awaited.

### **252. NEIGHBOURHOOD PLAN**

The Mayor provided the following update:

The Neighbourhood Plan is now in the consultation period until 20<sup>th</sup> October and The Mayor asked that Councillors encourage the public to comment on the plan. The open event when members of the public can talk to Members of the Steering Group will be on Saturday 28<sup>th</sup> September 10am to 2pm in the Ridgeway Community Church. Members of the Planning Committee thanked the volunteers of the Steering Group and all those who have been involved with the plan.

### **253. PLANNING COMMITTEE NOTIFICATION**

For Planning Applications [P17/S3579/FUL](#) & [P17/S3580/LB](#) – 4 Market Place  
Date of meeting 4<sup>th</sup> September 2019 at 6pm at Fountain Conference Centre, Howberry Park.  
Notification for Councillor Attendance is by 12noon on the 3<sup>rd</sup> September 2019.

See attached paperwork.

**Councillor Lester left the room while this item was discussed.**

Councillor McGregor stated that this application and notification of it going before the District council's planning committee was being highlighted over social media. Members discussed their reasoning behind their response of no objection with comments relating to planning legislation re Agent for Change principle, sound engineer's report and decided that it was sound and therefore they did need to attend this planning committee.

**Councillor Lester returned to the room.**

**254. COPY OF SODC'S LEADER'S LETTER RE LOCAL PLAN**

Members noted the Leader's letter and The Mayor stated that if the changes are implemented it could put Wallingford Town Council's Neighbourhood Plan at risk.

**255. FUTURE AGENDA ITEMS**

Members discussed future agenda items and Members agreed following a Proposal by Councillor Lester, Seconded by Councillor Whelan that Wallingford's District Councillors should be invited to attend a meeting in light of the District Council Leader's letter regarding the local plan to discuss how the lack of a local plan could affect the current situation of the local plan and how Wallingford Town Council can address the Neighbourhood Plan as it is in consultation.

- i) District Councillors – Re Local Plan
- ii) 7 Thameside (Falling into dereliction) – Councillor Cattermole

**1950 Hours – Meeting Closed**