

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on
Monday 30th September 2019

PRESENT

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

The Mayor, Councillor Upcraft

Officer in Attendance, Mrs Barbara Atkins

297. APOLOGIES

Apologies were received from Councillor Wilder (Chairman).

298. ELECTION OF TEMPORARY CHAIRMAN

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

RESOLVED: THAT Councillor McGregor should stand as temporary Chairman of this Planning meeting.

299. ADMISSION OF THE PUBLIC

There were no admissions of the public.

300. 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).

There were no declarations of interest.

At this point Councillor Whelan thanked fellow Councillors for picking up her consultation allocations during her period of bereavement

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

i) **Rosie Paget and Jamie Burns – St Josephs Homes – Site B – P19/S2729/RM** – reported that at Site B work had commenced on the Sport's Pitches, drainage and roads. The reserved matters application covered Phase 1 for 125 homes, plots 1 to 50 had not changed.

Some tweaks had been made to plots 51 -75, they were the same scale but improvements had been made to the layout in respect of the bungalows to the east side whereby the entrances had been moved to the front which meant the gardens were deeper. Members of the Planning Committee asked a few questions and the following responses were given: the surfaces for road/pavements are shared by the bungalows, all bungalows are accessible compliant and some of the 5 bedroom homes are too, all have 10 metre back gardens, there are now semi-detached houses which means the rear of properties are more accessible than when there were just terraces and there is parking on the plots as well as visitor parking.

ii) Sue Hendrie – **Waitrose – Application Number P19/S1517/A** – Ms Hendrie reported that although Waitrose had removed the illuminated signs but now the projecting signs over the pavement are over 5 feet in height and the vinyl stripes on the curved windows on the High Street were not in keeping with a conservation area.

1915 Hours – Here Councillor Hughes arrived

Site B - P19/S2729/RM – Ms Hendrie stated that this was an urban development and she objected to the boulevard design.

7 Thames Street – Ms Hendrie stated that this was a listed building and that there were no legal requirements to repair it. She further stated that the Town Council should report the state of it to the District Council and that the owners were the Rowing Club (Councillor Lester stated that they the rowing club did not own it).

302. VARIANCE OF ORDER OF BUSINESS

None

303. PLANNING MINUTES

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

RESOLVED: THAT the Minutes of the Planning meeting held on the 16th September 2019 as set out on pages 113 - 117 of the Minute Book be signed as a correct record.

304. 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/S2729/RM](#) **Cllr Upcraft (The Mayor)**

Type: Major

Proposal: Application for approval of reserved matters relating to appearance, landscaping, layout and scale for the construction of 74 dwellings forming Phase 1+ of land to the west of Wallingford (Site B) pursuant to planning permission P14/S2860/O dated 4th October 2017.

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

The Mayor reported that he had a number of concerns:

i) Affordable housing being situated in the far corner of the phase 1 and not being included within the development. Yellow brick being used for the affordable housing whereas the other houses are red brick – this is contrary to the Wallingford’s emerging Neighbourhood Plan.

ii) The fence line being different in the middle, that is, brick and wooden fencing whereas the rest is just wooden fencing. It should all be the same.

iii) Flint is only used on the two 5 bedroom houses, could it not be used elsewhere thereby linking them to the whole estate.

iv) The Mayor would like to see the developers take on board the Thames Valley Police’s comments regarding crime prevention.

The Site B representatives stated that the location and materials had already been approved as had the retention of the wall with part wooden fencing. Flint has been used elsewhere but mainly within the landscaping walls.

Members of the planning committee discussed the above and

Comment: Object – with additional comments as in 1) to iv) above – The Mayor to write and submit the Town Council’s response.

Proposed by Councillor Upcraft, Seconded by Councillor Whelan. Councillor Cattermole did not take part in the voting.

(ii) Application Reference: [P19/S2340/HH](#) **Cllr Wilder apologies. Councillor McGregor**

Type: Other

Proposal: Amended details: 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 dtaring no.s TKWW PL01 Rev C and TKWW PL02 Rev C to increase garage size to minimum standard received 1 August 2019 and further amended by drawing numbers TKWW PL01 Rev E, TKWW PL02 Rec E and TKWW PL07 Rev D to detach garage from main dwelling, new roof form to garage and rear extension; casement windows in rear extension received on 6th September 2019)

Address: 1 Winterbrook

Councillor McGregor stated that the changes in this amendment were aesthetic and he could not see any reason to object.

Comment: Fully Supports

Proposed by Councillor McGregor, Seconded by Councillor Dolton.

(iii) Application Reference: [P19/S1517/A](#) Cllr Lester

Type: Other (Advertisement)

Proposal: Amended details: Erection of new and replacement signage (as amended by drwgn0 WAI.870.002 E to remove illumination and totem signage received on 12 September 2019)

Address: Waitrose, 1 St Martins Street

Councillor Lester reported that they had removed the illuminated signs from their application but it was a shame they had not kept to the brief, the District Council's Conservation Officer will be looking at the signage. On contacting the Manager of Waitrose, Wallingford councillor Lester found that he had no idea about the signage as this had been decided by head office. Councillor Lester believed it was not in keeping with a conservation area, the large windows would need some covering but the vinyl stripes was not in keeping in such a prominent part of the conservation area.

Comment: Objection – size and scale inconsistent within a conservation area, particularly St Martin's street. Vinyl stripes for large windows excessive for a conservation area.

Proposed by Councillor Lester, Seconded by Councillor Cattermole.

305. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P19/S1238/FUL](#)

Site Location: Winterbrook Park, Winterbrook

WTC response: Objection

Decision: Planning Refused - **Noted**

ii) Application Number: [P19/S2342/HH](#)

Site Location: Parsons Lawn, Castle Street.

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

iii) Application Number: [P19/S2389/HH](#)

Site Location: 28 Millington Road

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

iv) Application Number: [P17/S3579/FUL](#)

Site Location: 4 Market Place

WTC response: No Objection

Decision: Planning Refused - **Noted**

306. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: [P18/S4294/DIS](#) Amendment no 3.

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 – **Noted**

307. CONNECTING OXFORD

Members had received a copy of the relevant email and links. Members considered a response and concluded that they had no comments to make but decided to pass the information to Councillors in case they wished to comment.

308. NEIGHBOURHOOD PLAN UPDATE

The Mayor reported that the public consultation had been reasonably attended and some feedback had been received. Councillor McGregor asked for a record of thanks to the Mayor and Steering Committee be made in the Minutes.

309. 7 THAMES STREET, WALLINGFORD

Councillor Cattermole opened the discussion on the above property by passing round a couple of photographs of the property, 7 Thames Street. Councillor Cattermole stated that the property was unoccupied, not a listed building and the current owner had several properties including Castle Priory. Councillor Cattermole believed that an eviction order should be made via Wallingford's District Councillors (an S215 order). Members of the planning committee discussed and Councillor Lester reported that there was a flying freehold with the Rowing Club's changing rooms, a tree growing in the middle and no garden. Councillor Lester stated that she would report the Town Council's concerns to the Rowing Club at their next meeting. The Mayor stated that the Town Council could express concern over the future of the building particularly if the Rowing Club is interested and that it may be possible to have the property designated as a Building of Community Interest, this might then encourage the owner to take action. **It was Proposed by Councillor Cattermole, Seconded by Councillor Hughes and RECOMMENDED: THAT** 7 Thames Street should be a building of Townscape merit if it is not listed and that Building Control be contacted once further information is available.

310. FUTURE AGENDA ITEMS

7 Thames Street and Mary Brooks, St Mary's Street.

2019.09-30 – Planning Ba

2020 Hours – Meeting Closed

Chairman