

**WALLINGFORD TOWN COUNCIL**

MINUTES

of the

Planning Committee Meeting held in the Town Hall, Wallingford on  
Monday 14<sup>th</sup> October 2019

---

PRESENT

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

The Mayor, Councillor Upcraft

Officer in Attendance, Mrs Barbara Atkins

**340. APOLOGIES**

Apologies were received from Councillor Dolton and the Chairman will be arriving late.

**341. ELECTION OF TEMPORARY CHAIRMAN**

It was Proposed by The Mayor, Seconded by Councillor Whelan and RESOLVED: THAT Councillor McGregor should stand as temporary Chairman of this Planning meeting.

**342. ADMISSION OF THE PUBLIC**

There were no admissions of the public.

**343. 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.

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

**1903 Hours – Here Councillor Hughes arrived**

**Henry Venners, JPPC Chartered Town Planners and Tim Coleman, Winslade Investments – Former Portcullis Club, 28 & 29 & Front Goldsmith Lane – Planning Application – P19/S2925/FUL**

Mr Venners reported that they had engaged with the public in producing the revised plans which incorporated less alterations to the heritage building, a better conversion scheme and using the existing window openings. However there is no parking. The developer still has the previous planning application's appeal in abeyance until early November but they hope the Town Council will support this new scheme. Mr Venners also spoke about some of the other responses that had been submitted.

**Sue Hendrie - Former Portcullis Club, 28 & 29 & Front Goldsmith Lane – Planning Application – P19/S2925/FUL** – Miss Hendrie stated that she was supporting this application and she was pleased that the developer and architect had taken on the board the comments regarding the heritage buildings. Miss Hendrie believed this planning application was much better than the one in appeal and was the best result. She recommended that the Town Council supports the planning application.

#### **345. VARIANCE OF ORDER OF BUSINESS**

There was no variance in the order of business.

#### **346. PLANNING MINUTES**

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

**RESOLVED: THAT the Minutes of the Planning meeting held on the 30<sup>th</sup> September 2019 as set out on pages 122 - 126 of the Minute Book be signed as a correct record.**

#### **347. UPDATES ON PREVIOUS MINUTES**

**i) 7 Thames Street** – It was confirmed that the property is listed as one with the Rowing Club. Councillor Lester had been unable to report the Town Council's concerns to the Rowing Club's Committee Meeting and to ask if they were interested in acquiring 7 Thames Street as the meeting was not until next week. However individual members that Councillor Lester had spoken to had indicated that the Rowing Club would probably not be interested. Councillor Lester will apprise Rowing Club Committee at next week's meeting.

**ii) Mary Brooks, St Mary's Street** - Councillor Keats-Rohan has been in contact with the District Council, the shop assistant and the owner of Mary Brooks and had discovered that the owner will now be carrying out temporary repairs which will be followed up with permanent repairs in the spring.

#### **348. 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/S2925/FUL](#) – Councillors Cattermole and Hughes

Type: Major

Proposal: Demolition, part demolition, redevelopment and change of use of the Portcullis Club building & No29 to provide 14 residential units (eight two-bedroom houses, three two-bedroom flats and three one-bedroom flats). Provision of on-street loading bay. Demolition of existing and provision of new Masonic Centre frontage wall.

Address: Former Wallingford Portcullis Club, 28 -29 & Front Goldsmith Lane

**Here – Councillor Wilder arrived and took over chairing the meeting**

Councillor Cattermole gave an overview of the application and the comments on line and the concerns regarding parking in the area. Councillor Cattermole concluded that the proposal was still one of overdevelopment with parking concerns.

Members discussed this application and brought up the following points:

- Conservation of the heritage buildings was good.
- If this application is approved it will make parking worse in the area.
- Flats c and f, being 3 storey are higher than the building line and therefore not in keeping with the conservation area.
- This application is almost the same as a previous one.
- Would it be possible to come up with a way forward and offer suggestions to the developer?

**It was Proposed by The Mayor, Seconded by Councillor Hughes and RESOLVED: THAT Wallingford Town Council OBJECTS to this application on: lack of parking, overdevelopment of site: flats c and f are 3 storey and therefore higher than the building line which is not in keeping with the conservation area.**

(ii) Application Reference: [P19/S3072/HH](#) – Councillor Kidley

Type: Other

Proposal: Increase width and depth of existing attached garage to side of property and add second storey above to create additional bedroom and ensuite bathroom.

Address: 13 Barncroft

**Councillor Kidley gave an overview of the application and it was Proposed by Councillor Wilder, Seconded by Councillor Cattermole and RESOLVED: THAT Wallingford Town Council FULLY SUPPORTS this application.**

(iii) Application Reference: [P19/S0191/FUL](#) – Amendment 3 – Councillor McGregor

Type: Major

Proposal: Provision of a new two storey un-attached extension to the school providing 20 new teaching spaces allowing the school to expand by 2 forms of entry (As amplified by email from

agent and accompanying Feasibility Stage Ground Investigation January 2017, Photographs, Contaminated Land Questionnaire received 5 March 2019 and Aether Air Quality Assessment March 2019 received 27 March 2019 and amplified by ownership plan, car park plan and Site Plan - Planting Proposal accompanying email from agent received 3 October 2019)

Address: Wallingford School, St Georges Road

**Councillor McGregor gave an overview stating that following the forestry officer's refusal of this application these amended plans show more planting of trees and greater care in the removal of trees. It was Proposed by Councillor McGregor, Seconded by Councillor Wilder and RESOLVED: THAT Wallingford Town Council has NO OBJECTIONS to this application.**

(iv) Application Reference: [P19/S2999/HH](#) - **Councillor Whelan**

Type: Other

Proposal: Roof extension with a box dormer window for a second floor en-suite bedroom with storage.

Address: 114 Wantage Road

**Councillor Whelan gave an overview and it was Proposed by Councillor Wilder, Seconded by Councillor Whelan and RESOLVED: THAT Wallingford Town Council FULLY SUPPORTS this application.**

(v) Application Reference: [P19/S2692/LB](#) – Amendment 1 – **Councillor Lester**

Type: Other

Proposal: Replacement of rear door, alteration to fireplace and installation of wood-burning stove (amended by agent email dated 3 October 2019 to remove alterations to fireplace and installation of wood-burning stove from the application.)

Address: Albert's, 39 Wood Street

**Councillor Lester gave an overview of the amendment in that it is possible that the original fireplace will not be uncovered and therefore the applicant may not go ahead with the installation of the wood-burning stove. It was Proposed by Councillor Lester, Seconded by Councillor Wilder and RESOLVED: THAT Wallingford Town Council has NO OBJECTIONS to this application.**

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

i) Application Number: [P19/S2340/HH](#)

Site Location: 1 Winterbrook

WTC response: Fully Supports

Decision: Planning Permission - **Noted**

ii) Application Number: [P19/S2641/FUL](#)

Site Location: 123 Wantage Road

WTC response: No Objections

Decision: Planning Permission - **Noted**

iii) Application Number: [P19/S2562/FUL](#)

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

WTC response: No Objections

Decision: Planning Permission - **Noted**

iv) Application Number: [P19/S2563/A](#)

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

WTC response: No Objections

Decision: Consent to Display Advertisements - **Noted**

### **350. NEW CARE HOME**

For Members information: New Care home in Reading Road, is being called Elgar Court Care Home, 26 Winterbrook.

Members noted the response but were disappointed that they had not been consulted about the naming of the care home and they wondered how the name Elgar had come about. The Town Council Office to find out the meaning of the name and to see if the developer would be willing to take alternative suggestions.

### **351. FUTURE AGENDA ITEMS**