

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Virtual TEAMS meeting of Planning on 6th July 2020 at 7p.m

PRESENT

The Mayor, Councillor Lee Upcraft

Councillors Dolton, Hughes, Keats-Rohan, Kidley, McGregor and Whelan.

The Chairman, Councillor Wilder

Officer in Attendance, Mrs Barbara Atkins

Meeting commenced at 1902 Hours

108. TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

Councillor Wilder reminded attendees of the protocol for the meeting.

109. APOLOGIES

There were no apologies for absence. Councillor Lester was unable to join the TEAMS meeting but she sent her recommendation in by text.

110. ADMISSION OF THE PUBLIC

It was agreed there were no admissions of the public.

111. 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) Information for each Member was available at the meeting.

There were no declarations of interests.

112. PUBLIC PARTICIPATION 15 MINUTES IN TOTAL

Councillor Beauchamp viewed the process of the meeting as a guest.

113. VARIATION OF ORDER OF BUSINESS

There was no variation in the order of business.

114. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 15th June 2020 as set out on pages 33-40 of the Minute Book.

Correction - Councillor Keats-Rohan suggested a correction to Page 38, Minute 78 in that she felt the text should be expanded to include some of Councillor Simpson's letter and in particular the following section: 'the ward councillor would not need to agree with the view of the town or parish councillors or attend the planning committee meeting on their behalf but would ensure that there are adequate material planning considerations to justify calling in and referring of the applications to the planning committee. Where a ward member requests an application is called in, the Head of Planning, committee Chair and Vice Chair and the ward member will discuss and decide whether it will go to committee or remain as a delegated decision.' Councillor Keats-Rohan also stated that Members had requested District Councillor Levy's assistance with Appeal Site C at the Hithercroft.

It was Proposed by Councillor Dolton, Seconded by Councillor Kidley and

RESOLVED: THAT the following the above correction the Minutes of the Planning Committee Meeting held on the 15th June 2020 as set out on pages 33 - 40 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

115. LETTER TO DISTRICT COUNCILLORS FROM COUNCILLOR ANNE-MARIE SIMPSON CABINET MEMBER FOR PLANNING

Members discussed the above mentioned letter (copy attached). The Mayor pointed out that the ward councillor does not have to agree with the Town Council's views but he is obliged to represent them.

116. 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: P20/S1179/FUL – Amendment 3 – **Councillor Wilder** – **Deadline 7th July**

Type: Major

Proposal: Erection of industrial / distribution units (Class B1(c), B2, and B8) including access and servicing arrangements, car parking, landscaping and associated works.(contaminated land report received 5 May 2020 additional information regarding Highways received 26 May 2020 and amended plans & additional information received 3 June 2020).

Address: Land South of Hithercroft Road Wallingford OX10 9TA

Councillor Wilder gave an overview of the previous application and this one.

Members of our planning committee discussed this amended application and concluded that they could see very little difference to the original application. Members still considered it to be an overdevelopment of the site as it has not decreased in size and that it will have an impact on an area of natural beauty. Members also believed the Highways Officer's (OCC) comments to be accurate and noted that Thames Water had appeared to change their response. It was Proposed by Councillor Wilder, Seconded by Councillor Whelan and

RESOLVED: THAT Wallingford Town Council object to this amended application with the following comments: We retain our original objection on overdevelopment, impact on AONB, air quality concerns, Highways concerns, impact on trees, lack of cycle parking and that the protection of Bradford Brook and surface water should be a consideration.

(ii) Application Reference: P20/S1922/HH – **Councillor Dolton**

Type: Other

Proposal: Demolition of existing outbuildings, erection of single storey rear and side extension.

Address: 8 Wilding Road Wallingford OX10 8AF

Councillor Dolton gave an overview of this application.

Members discussed this application and it was Proposed by The Mayor, Seconded by Councillor Wilder and

RESOLVED: THAT Wallingford Town Council has no objections to this planning application but that they do have the following comment:

The concerns of the neighbour and therefore the design of the roof should not affect the neighbour in any way.

Submission Ref: 170902

(iii) Application Reference: P20/S1959/FUL – **Councillor Hughes**

Type: Major (Full Application)

Proposal: Variation of condition 5 (hours of delivery) of application P19/S1106/FUL-to allow deliveries to be undertaken during a longer period of time on a Sunday. Variation of condition

15- service areas delivery times to application ref P17/S3651/FUL. Demolition of existing building and erection of a Class A1 retail food store with associated car parking, access, landscaping and associated engineering works (as amplified by tree and landscaping information received 22 December 2017 and Ground Gas Supplementary Report received 4 January 2018 and details of electric vehicle charging points and tree retention plan received 28 February 2018).

Address: Lidl Lupton Road Wallingford OX10 9BS

Councillor Hughes gave an overview of this application:

Members of Wallingford Town Council's Planning Committee discussed this application and it was Proposed by Councillor Whelan, Seconded by Councillor Keats-Rohan and

RESOLVED: THAT Wallingford Town Council has no objections to this planning application but that they do have the following comments:

So long as there are no complaints from surrounding residents;

That the tree planting which is subject to an enforcement issue needs to be addressed;

A footpath should be installed from Wallingford/Cholsey railway to the store to prevent further damage to grass.

Submission Ref: 170908

(iv) Application Reference: P20/S1266/Ful – **Councillor Hughes**

Type: Major (Full Application)

Proposal: Demolition of three warehouse/light industrial units; construction of warehouse, two starter units and Estate building (amended plans received 7 May 2020 to alter red line and 25 May 2020 to include cycle storage).

Address: Bushell Business Estate Lester Way Wallingford OX10 9DD

Councillor Hughes gave an overview of this application:

Members of Wallingford Town Council's Planning Committee discussed this application and it was Proposed by Councillor Hughes, Seconded by Councillor Wilder and

RESOLVED: THAT Wallingford Town Council has no objections to this planning application but that they do have the following comment:

The Bradford Brook area needs to be protected as highlighted by the Countryside Officer.

Submission Ref: 170911

(v) Application Reference: P20/S2013/CM - **Councillor Kidley** - Note Decision appears to be logged already.

Type: Other (County Matters)

Proposal: Details pursuant to condition 3 (Access) and condition 4 (Landscaping) of planning permission P18/S4042/CM (R3.0143/18)

Address: Field area directly to the West of St Georges Road and North of Millington Road
Wallingford Oxon OX10 8HL

Councillor Kidley gave an overview in that we have already dealt with this application at County level.

It was Proposed by Councillor Kidley, Seconded by Councillor Wilder and

RESOLVED: THAT Wallingford Town Council submits the same comments that it made at county level to the district council:

No objection to the application but would like to add the condition that future use of the car park should be expanded to include use by the users of the Bull Croft Park and other event holders.

Sent to SODC by email

(vi) Application Reference: P20/S1401/HH Amendment 2 – **Councillor Lester**

Type: Other (Householder) - Wallingford Conservation Area

Proposal: Replacement of rear ground and first floor windows with Heritage slimline double glazing. Replacement of the rear garden door with cottage style door. Fitting of three light tunnels into the single storey extension flat roof at the rear of the property. Replacement of the single storey flat roof sealing, as amended by dwg no. COM-01 Rev A and Design and access statement Rev A to raise the height of the existing rear extension with Certificate B (certificate of ownership) received on 20 May 2020 and further amended by drwng no COM-01 Rev B to revise window and roof dimensions received 17 June 2020)

Address: 4 Kinecroft Wallingford OX10 ODT

Councillor Lester had been unable to join the TEAMS meeting but submitted her comments by text to the Chairman. Members discussed.

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

RESOLVED: THAT Wallingford Town Council Fully Supports amendment 2 re windows/roof as the Conservation Officer is happy with the amendment.

Sent to SODC by email

(vii) **Address: 59a St Mary's Street – Councillor Keats-Rohan**

P20/S2028/Ful – New Application

Change of use from Office to Residential for 1st and 2nd floors of listed building. Fill in an existing window on courtyard elevation and install new window on west elevation.

Type: Other Wallingford Conservation Area

Grade II Listed Building

Councillor Keats-Rohan gave an overview of previous applications and Members discussed the above mentioned application. It was Proposed by The Mayor, Seconded by Councillor Dolton and

RESOLVED: THAT Wallingford Town Council has no objections although they did still have concerns over parking and they hoped that the owner would try to sell to non-car owners.
Submission Ref: 170918

Background to applications on same property:

20/S1869/N1A – Planning Withdrawal (Withdrawn prior to determination on 19th June 2020)

P20/S1765/LB – Application already considered and response below:

Change of use from Office to Residential for 1st and 2nd floors of listed building. Fill in an existing window on courtyard elevation and install new window on west elevation.

RESOLVED: THAT Wallingford Town Council has no objections to this planning application but that SODC should deal should consider storage of refuse and lack of parking as a matter of planning and part of this application.

117. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: P20/S1129/HH

Site Location: 8 St Leonards Square Wallingford OX10 0AR

WTC response: No Objection

Decision: Planning Permission – Noted

ii) Application Number: P20/S1198/HH

Site Location: 25 McMullan Close Wallingford OX10 0LQ

WTC response: Fully Supports

Decision: Planning Permission – Noted

iii) Application Number: P20/S0910/FUL

Site Location: Fleming Boat House Chalmore Gardens Wallingford OX10 9EP

WTC response: No Objections

Decision: Planning Permission – Noted

iv) Application Number: P20/S1436/LB

Site Location: 4 Market Place Wallingford OX10 0EH

WTC response: No objections but want to ensure that there is soundproofing installed.

Decision: Listed Building Consent – Noted

v) Application Number: P20/S1324/HH

Site Location: 7 St Rumbolds Road Wallingford OX10 0DL

WTC response: No Objections

Decision: Planning Permission – Noted

vi) Application Number: P20/S1246/HH

Site Location: 25B St John's Road

WTC response: Fully Supports

Decision: Planning Permission – Noted

vii) Application Number: P20/S1585/HH

Site Location: 93 Wantage Road Wallingford OX10 0LT

WTC response: No Objection

Decision: Planning Permission – Noted

118. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: P20/S1951/DIS – **Councillor Kidley**

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 2 (fencing to screen substation) & 3 (colour of substation) of application P19/S4477/FUL Erection of a 70 bed care home (within Use Class C2), access, parking, landscaping and other associated works.(as amplified and amended by information accompanying email from Agent dated 11 December 2017).

Address: Land at Wallingford Road/Reading Road Wallingford OX10 9EG

Councillor Kidley reported that everything was in hand regards to the fencing panel and tree planting.

119. WALLINGFORD PORTCULLIS CLUB – P19/S2925/FUL

Members discussed the planning officer's email / recommendations. Members concluded that their views had not changed and that their opinion is unchanged, in that it is still overdevelopment and that parking and vehicle movement will be an issue. However, Members were keen to see the site developed and mindful that they would not win at appeal.

120. COACH AND HORSES - PUB ON THE KINECROFT

Members discussed a request to temporarily extend tables and chairs onto the Kinecroft following easing of lockdown. The Members stated that they wished to support businesses following the easing of lockdown and proposed the following terms:

Written agreement which can be withdrawn by The Town Clerk, Mayor and Parks Chairman with 48 hours' notice.

2 metre strip parallel with foot path but 2 metres away from it.

To stop serving at 10pm every day of the week

Just to the 30th September 2020

The above motion Proposed by the Mayor and Seconded by Councillor Dolton and although effective immediately it needs to be further agreed/resolved by the Parks, Gardens, Allotments and Open Spaces Committee on the 13th July 2020.

121. TOWN AND COUNTRY PLANNING ACT 1990 APPEAL UNDER SECTION 78

Site Address : Land at Hithercroft Farm Wallingford

Description of development: Outline planning application, with all matters reserved (except for access in to the site) for the erection of up to 170 dwellings and 3.1ha of employment land including land for a nursery, together with car parking, open space (including formal playspace), landscaping, SuDS attenuation and new vehicular and pedestrian access from Bosley Way (A4130)

Application reference: P18/S2506/O

Appellants name: David Wilson Homes

Appeal reference: APP/Q3115/W/20/3254247 Appeal start date: 24th June 2020

All representations must be received by 30th July 2020.

Members discussed the appeal and It was Proposed by Councillor Wilder, Seconded by Councillor Whelan and

RESOLVED: THAT Wallingford Town Council detailed objection can be used along with that we have a 5 year land supply.

122. PLANNING ENFORCEMENT

i) **General Discussion** – Councillor Wilder stated that he was concerned with the number of outstanding enforcement issues that Wallingford had and that he believed these should be followed up on a regular basis with the District Council and also that the Town Council’s District Councillor Levy should be made aware of the situation. The possibility of combining forces with Crowmarsh was also discussed but it was concluded that just Wallingford issues would be dealt with. The senior officer to chase on a monthly basis and bring the results back to planning. Councillor Keats-Rohan had contacted Councillor Simpson (District Council) who had stated that the enforcement team were overrun at the moment with cases but she would look into the cases that Councillor Keats-Rohan had discussed with her.

ii) Trees at the Lidl store – Senior Officer to pursue and report back.

123. FUTURE AGENDA ITEMS

Fraggle Farm - enforcement issue

Trees at Lidl Store – enforcement issue

General update on enforcement cases

2000 Hours – The Meeting Closed