

WALLINGFORD TOWN COUNCIL

M I N U T E S

of the

Virtual TEAMS meeting of Planning on 23rd November 2020 at 7p.m

PRESENT

The Mayor, Councillor Lee Upcraft

The Chairman, Councillor Wilder

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

Officer in Attendance, Mrs Barbara Atkins

1 member of the Public and District Councillor George Levy were also present at the meeting

Meeting commenced at 1902 Hours

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

The Chairman reminded those present that they had received the protocol for the meeting.

424. APOLOGIES

There were no apologies.

425. ADMISSION OF THE PUBLIC

There were no admissions of the public.

426. 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.

Councillor Lester stated that she had an interest in agenda items 13 and 15. It was Proposed by Councillor Wilder, Seconded by Councillor Hughes and

RESOLVED: THAT the following agenda items would be discussed at the end of the meeting:

13.FOOTPATH - NOTICE OF CONFIRMATION OF PUBLIC PATH ORDER - Wallingford No. 17

15.PLANNING APPEALS

Update if appropriate on P17/S3580/LB and P17/S3579/FUL - 4 Market Place Wallingford OX10 0EH.

427. PUBLIC PARTICIPATION 15 MINUTES IN TOTAL

There were no members of the public wishing to speak.

428. VARIATION OF ORDER OF BUSINESS

This was covered in Minute 426 above.

429. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 2nd November 2020 as set out on pages 183 - 192 of the Minute Book.

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

RESOLVED: THAT the Minutes of the Planning meeting held on the 2nd November 2020 as set out on pages 183 - 192 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

430. REVIEW OF DISTRICT COUNCILLORS ENGAGEMENT WITH THE TOWN COUNCIL

Members and District Councillors to review and discuss the District Councillors engagement with the Town Council particularly in respect of concerns over planning and the impact of changes in planning and how this affects the Town Council's consultation responses.

Councillor McGregor outlined councillors concerns regarding the format of getting support from the district councillors before an objected planning application can be taken to SODC's Planning Committee. Councillors understood that this was to speed up the planning process but felt that it undermined their consultation and they asked for reassurance that this was just a temporary measure.

The Mayor reminded Members that they used to have a District Councillor as a non-voting member on the planning committee and stated he knew this was a commitment but would the District Councillors be willing to be members? The Mayor also believed that the sharing of knowledge was very valuable.

Councillor Lester assured District Councillor Levy that all planning consultations were looked at in a democratic way.

District Councillor Levy responded that he believed that it was important to be a part of the planning committee but hoped that the load could be shared with District Councillor Roberts. Councillor Levy also stated that he was willing to recommend Wallingford's objected applications to the District Council's Planning Committee provided there was a valid reason for doing so. Councillor Levy stated that the system was temporary and would be reviewed next year. Councillor Levy stated that the Planning Officers were able to make some decisions without referring to the committee meeting and that some site visits were still taking place.

Councillor Levy asked that Members considered attending the District Council's meeting on the 10th December when they would be voting on the Local Plan.

Action: Office to ask District Councillors to join the planning committee as non-voting members (to be adopted at next full council meeting?) and to check if the non-voting members are excluded from confidential agenda items. Office to spread the work load where possible between the two district councillors.

The Chairman thanked District Councillor George Levy.

431. PLANNING APPLICATIONS

(i) Application Reference: [P20/S3906/LB – Councillor Keats-Rohan](#)

Type: Wallingford Conservation Area

Grade II Listed Building

Proposal: Removal of the two wooden and lead 'blind boxes' and mechanisms that are currently fitted to the front of the shop

Address: 1 Market Place Wallingford OX10 0EG

Councillor Keats-Rohan reported that the 2 boxes the applicant wished to remove were breaking down and damaging the wall behind them. Once removed the frontage would be repaired and the boxes may go back up. The boxes (blinds) had been part of the building for 100 years and she believed that they should go back once the repair was completed.

Members discussed and it was Proposed by Councillor Keats-Rohan, Seconded by Councillor Lester and

RESOLVED: THAT Wallingford Town Council would support the application with the condition that the 'blind' boxes were repaired and reinstated.

SODC reference number is: 179202

(ii) Application Reference: [P20/S4098/HH – Councillor Kidley](#)

Type: (Other) Householder

Proposal: Single storey rear/side in-fill extension including two glazed roof lights
Address: 45 Fir Tree Avenue Wallingford OX10 0PD

Councillor Kidley reported that the proposed extension was an extension on an extension to make the kitchen and playroom larger. There are no objections from neighbours.

Members discussed and it was Proposed by Councillor Kidley, Seconded by The Mayor and

RESOLVED: THAT Wallingford Town Council supports this application.

SODC reference number is: 179203

(iii) Application Reference: [P20/S3748/FUL](#)- Planning Amendment – Councillor McGregor

Type: Minor (Full Application)

Proposal: Conversion of derelict outbuilding into 1 bed dwelling. (As amplified by contaminated land questionnaire received 2 November 2020).

Address: Rear of 14 Market Place Wallingford OX10 0AL

Councillor McGregor reported to Members that access to this conversion was now available due to the earlier application on the property being passed. In that, the access could be obtained as the spiral staircase was being changed to a straight staircase. The proposed parking allocation for the property is believed to be in fact part of the earlier application as well. It is also believed that there will be an impact on 14 Market (The Cookhouse Deli) although it was noted they had not responded.

It was Proposed by Councillor McGregor, Seconded by The Mayor and

RESOLVED: THAT Wallingford Town Council objects on the ground of overdevelopment and lack of allocated parking provision.

SODC reference number is 179196

(iv) Application Reference: [P20/S4156/A](#) – Councillor Wilder

Type: Other (Advertisement)

Proposal: Erection of advertisements within phase 1 and construction site access including hoarding, board fencing and totems.

Address: Highcroft Land to the west of Wallingford (Site B) Wallingford

Councillor Wilder reported that he considered the signs to be quite tasteful but had concerns over the Illuminated ENTRANCE SIGN which would be lit as follows – Dusk to 11pm – 08:00 - 20:00 Monday to Saturday, and 11:00 - 16:00 on Sundays and Bank Holiday and the impact this would have on Brightwell-cum-Sotwell and an Area of Natural Beauty. In addition the SIGN BY WALLINGFORD SPORTS TRUST and a traffic island may well cause highway issues.

The Mayor reported that the light pollution in an area of natural beauty was against Wallingford emerging Neighbourhood Plan Policy HD5.2.

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

RESOLVED: THAT Wallingford Town Council objects to the application on the above grounds.

SODC reference number is: 179199

432. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P19/S2925/Ful](#)

Site Location: Former Wallingford Portcullis Social Club, 28 & 29 & front Goldsmiths Lane
WALLINGFORD OX10 0DU

WTC response: Objection

Decision: Planning Permission

Members discussed and commented that there were two approved applications and it would be interesting to see which one was used.

ii) Application Number: [P20/S2882/HH](#)

Site Location: 72 Wilding Road Wallingford OX10 8AR

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

iii) Application Number: [P20/S3004/HH](#)

Site Location: 14 High Street Wallingford OX10 0BP

WTC response: Supports

Decision: Planning Permission – **Noted**

iv) Application Number: [P20/S3005/LB](#)

Site Location: 14 High Street Wallingford OX10 0BP

WTC response: Supports

Decision: Listed Building Consent – **Noted**

v) Application Number: [P20/S3346/HH](#)

Site Location: 13 St Nicholas Road Wallingford OX10 8HU

WTC response: Supports

Decision: Planning Permission – **Noted**

vi) Application Number: [P20/S3329/HH](#)

Site Location: 2 Andrew Road Wallingford OX10 8AE

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

vii) Application Number: [P20/S3326/HH](#)

Site Location: 15 Barley Close Wallingford OX10 9BX

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

viii) Application Number: [P20/S3049/HH](#)

Site Location: Woodlea 13 Wood Street Wallingford OX10 0BD

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

ix) Application Number: [P20/S3040/HH](#)

Site Location: 15 Wantage Road Wallingford OX10 0LR

WTC response: Objection

Decision: Planning Permission – **Noted**

x) Application Number: [P20/S0912/FUL](#)

Site Location: Land opposite Whitecross House Reading Road Wallingford OX10 9ED

WTC response: No Objections

Decision: Planning Permission – **Noted**

xi) Application Number: [P20/S3291/HH](#)

Site Location: Walcots 27 St Marys Street Wallingford OX10 0ET

WTC response: Supports

Decision: Planning Permission – **Noted**

xii) Application Number: [P20/S3634/A](#)

Site Location: Highcroft Land to the west of Wallingford (Site B) Wallingford

WTC response: Supports

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

433. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

Permitted Development

(i) Application Reference: [P20/S3964/PDH](#)

Type: Other (PD Householder)

Proposal: Single storey rear extension. Depth 5.50m Height 3.95m Height to eaves 2.35m

Address: 40 Clapcot Way Wallingford OX10 8JD – **Noted**

Discharge of Conditions

(i) Application Reference: [P20/S3994/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition: 9 -Phasing plan on application P14/S2860/O. Residential development comprising 555 dwellings, a one form entry primary school, associated landscaping and open spaces, construction of a new access onto the A4130 Calvin Thomas Way/Bosley Way, construction of a public transport link/emergency access onto Wantage Road and other supporting infrastructure works and facilities.

Address: Highcroft Land to the west of Wallingford (Site B) Wallingford – **Noted**

(ii) Application Reference: [P20/S3700/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 8 - Remediation Strategy Verification Report 10 - Gas Fired Boiler Specification and 11 - BREEAM Evidence on application ref. P19/S2539/FUL.(additional information received 2 November 2020). The erection of two units for Class 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 including electrical products. 2) Machinery, tool and plant hire. 3) Plumbers and builders' merchants Together with the creation of new access, parking arrangements, outside storage and servicing areas.

Address: Unit 1 Trademarq Lupton Road Wallingford OX10 9BS – **Noted**

434. PLANNING ENFORCEMENT

i) General Update – see updated list of cases – The Senior Officer reported on the new case and asked if anyone had seen it? No one had.

ii) Miller Homes and Bradford Brook – Residents email – **The Senior Officer was asked to re-send this email to remind Members what it was about.**

iii) Members to raise any enforcement concerns – Councillor Whelan asked about Mary Brooks in St Mary's Street and Councillor Keats-Rohan reported that the rendering had been covered but no work on the windows had commenced. **The Senior Officer to circulate the pictures that Councillor Keats-Rohan had taken.**

iv) Any updates from Members on enforcements cases – Councillor Dolton reported that people were being shown round the cottages by the Rowing Club in Thames Street so hopefully work will be starting soon.

435. CHANGE OF ALIAS PROPERTY NAME FROM: GOTHIC COTTAGE TO: CORNERSTONE COTTAGE

Members commented that they were disappointed to note the change of name as this cottage had been known Gothic Cottage for many years and was part of the heritage of the area. **The Senior Officer was asked to find out the legalities for changing a name on a property.**

436. FEEDBACK FROM ATTENDANCE AT OALC'S PLANNING COURSE

Councillor Keats Rohan and Barbara Atkins.

The Senior Officer reported that the course had been good but the Government Policies were complex. The suggested way to respond to planning consultations was interesting, the Vale of the White Horse are very grateful for the local knowledge of the Parish/Town Councils but prefer their responses to refer to planning policies in the first instance such as the Local Plan (which White Horse has in place) and Neighbourhood Plans. Did Members want to consider in the future referring to these if they were given a list in the first instance and then referring to material matters? A recent decision notice does quote Wallingford Town Council's emerging Neighbourhood Plan policies within the notice.

Councillor Keats Rohan reported on some of the Government policies and how good the trainer had been. Councillor Keats Rohan also advised that the trainer had stated that he would encourage local Councillors to engage with developers at the pre-application stage to try to obtain what they would like to see as really due to new Government policies the developers were likely to get planning permission in order that housing targets are met. The Town Clerk has prepared a draft pre-application protocol policy which can be followed up.

The Mayor urged Councillors to refer to and understand the emerging Neighbourhood Plan.

437. SODC SENIOR PLANNING POLICY OFFICER'S LETTER TO RT HON. ROBERT JENRICK, MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Members to note that they have received a copy of this letter (attached). **Noted**

438. FOOTPATH - NOTICE OF CONFIRMATION OF PUBLIC PATH ORDER - Wallingford No. 17

Councillor Whelan asked Councillor Lester before she left the meeting if the new handrail and steps at the entrance would be going ahead and Councillor Lester responded that she believed it would be.

Here Councillor Lester left the meeting

Members noted the approval and Councillor Kidley reported that he had heard via the Countryside Officer that work to improve the footpath entrance which had been unsafe for a number of years would commence.

439. PLANNING APPEALS

Update if appropriate on P17/S3580/LB and P17/S3579/FUL - 4 Market Place Wallingford OX10 0EH.

The Senior Officer reported that she had looked to see if the result of the appeal had been released but to date it had not. Councillor McGregor reported that members of the public believed that because the appeal had been online there had been less engagement.

440. FUTURE AGENDA ITEMS

District Councillors attendance at Planning meetings.
Draft Pre Application Protocol policy to be adopted.

2012 Hours – The Meeting Closed