

WALLINGFORD TOWN COUNCIL

MINUTES

of the

Virtual TEAMS meeting of Planning on 2nd November 2020 at 7p.m

PRESENT

The Chairman, Councillor Wilder

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

Officer in Attendance, Mrs Barbara Atkins

Meeting commenced at 1900 Hours

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

There were no members of the public present and Councillors are aware of the protocol.

388. APOLOGIES

There were apologies from The Mayor, Councillor Upcraft.

389. ADMISSION OF THE PUBLIC

It was agreed there were no admissions of the public.

390. 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 interest although Councillor Lester stated she would leave the meeting before Agenda Item 15/Minute 401 Planning Appeals below was discussed.

391. PUBLIC PARTICIPATION 15 MINUTES IN TOTAL

There were no members of the public present.

392. VARIATION OF ORDER OF BUSINESS

There was no variation in the order of business.

393. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 12th October 2020 as set out on pages 158 - 164 of the Minute Book.

Councillor Keats-Rohan asked for the following changes regarding Minute 339 to be made:

i) Councillor Keats-Rohan has spoken only once, but at length, to the Planning Officer Jerome K. Jerome. Regarding the archaeological overlay: the Officer told me that this was now being used to help ensure that properties requiring oversight by the County Archaeology services are picked up. In view of the history of this house he will ask for the overlay to be extended to cover this property.

ii: 14 High St: The frontage is not 14th or 15th century, though some of the interior is. The Listing gives 13, 14 and 15 as originally one house, early 18th, with later 19th century alterations, interior not inspected.

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

RESOLVED: THAT following the above correction the Minutes of the Planning Committee Meeting held on the 12th October 2020 as set out on pages 158 -164 of the Minute Book, copies circulated to Councillors, be signed as a correct record.

394. PLANNING APPLICATIONS

(i) Application Reference: [P20/S3373/LB](#) – Councillor Dolton

Type: Listed Building in a conservation area

Proposal: Replace decaying bricks with reclaimed with best possible match using lime mortar. Front elevation 50-100 bricks to be replaced. Side elevation 10-20 bricks to be replaced.

Address: Thames House 5 High Street Wallingford Oxon OX10 0BP

Councillor Dolton reported that was wall was badly in need of repair and that they were matching the bricks to the existing ones as much as possible. It would enhance the property.

It was Proposed by Councillor Dolton, Seconded by Councillor Keats-Rohan and

RESOLVED: THAT Wallingford Town Council fully supports this planning application.

SODC reference number is: 178132

(ii) Application Reference: [P20/S3629/HH](#) – Councillor Hughes

Type: Other in a conservation area

Proposal: Proposed ground floor rear extension and first floor rear extension

Address: 1 Crispin Place Wallingford OX10 0DR

Councillor Hughes reported that this was a minor extension to an extension. There were no concerns from the neighbours nor the Conservation Officer.

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

RESOLVED: THAT Wallingford Town Council supports this planning application.

SODC reference number is: 178144

(iii) Application Reference: [P20/S3692/HH](#) – Councillor Keats-Rohan

Type: Other (Householder)

Proposal: Two storey side extension, single storey rear extension, and ancillary works.

Address: 35 Brookmead Drive Wallingford OX10 9BG

Councillor Keats-Rohan reported that this was a large extension which would more than double the size but that there was enough room for it. Number 33 had not commented although they may be effected particularly first thing in the morning when their light could be reduced.

At this point we started to lose the sound with Councillor Keats-Rohan but she confirmed that she would recommend supporting the application. And would send in her report.

Received by email: ‘Councillor Keats- Rohan discussed 35 Brookmead with the Planning Officer. This is a very large extension which more than doubles the size of the current semi-detached house. It is on an extensive plot, bounded on its longest, south, side, by the road, so it is not overbearing, and similar use of large corner plots has happened elsewhere on that estate. The single storey rear extension is planned as slightly larger than allowed under permitted development. The enlargement of the house with its slightly set back two storey side extension will probably reduce light by a small margin to the kitchen of the neighbouring house (33) in the mornings. No objections have so far been made by the neighbour. There are no solid grounds for anything other than No Objection from us’.

It was Proposed by Councillor Keats-Rohan, Seconded by Councillor Kidley and

RESOLVED: THAT Wallingford Town Council supports this planning application.

SODC reference number is: 178146

Councillor Keats-Rohan disconnected to re connect later.

(iv) Application Reference: [P20/S3678/A](#) – Councillor Kidley

Type: Other (Advertisement)

Proposal: Installation of 5 x externally illuminated post signs and 1 set of non-illuminated individual letters.

Address: Waterside Court Care Home 26 Winterbrook Wallingford OX10 9EG

Councillor Kidley gave an overview of this application and recommended supporting it.

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

RESOLVED: THAT Wallingford Town Council supports this planning application.

Councillor Keats-Rohan abstained as she had not heard Councillor Kidley's overview of the application.

SODC reference number is: 178147

(v) Application Reference: [P20/S3653/HH](#) & [P20/S3654/LB](#) – Councillor Lester

Type: Other (Householder) & Other (Listed Bldg. Consent) Wallingford Conservation Area
Grade II Listed Building

Proposal: Single storey rear garden room extension.

Address: 12 Castle Street Wallingford OX10 8DL

Councillor Lester reported that she had been invited in to see the proposals and site of the proposed extension. The proposals were in order to enlarge the kitchen/living room. It would have no effect on neighbours and they had seen the plans. Councillor Lester recommended supporting the application.

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

RESOLVED: THAT Wallingford Town Council supports this planning application.

SODC reference number is: 178148 & 178149

(vi) Application Reference: [P20/S3748/Ful](#) – Councillor McGregor

Type: Minor (Full Application) Wallingford Conservation Area
Grade II Listed Building

Proposal: Conversion of derelict outbuilding into 1 bed dwelling

Address: Rear of 14 Market Place Wallingford OX10 0AL

Councillor McGregor stated that he had been confused by this application as it was not clear who owned the land. There were no comments from neighbouring properties and although tucked behind the Cookhouse Deli access appeared to be via Hedges the Solicitor's land. It was a conversion of a derelict outbuilding which could potentially be used for Airbnb as he did not believe it was not big for a full time residential property as it was studio size. The

plans stated that it had a parking space but it was unclear where this was. Councillor Hughes agreed that the entrance could be through a party wall. Have the appropriate neighbours been properly notified?

Councillors discussed and it was Proposed by Councillor Wilder, Seconded by Councillor Whelan and

RESOLVED: THAT Councillor McGregor contacts the Planning Officer to try to resolve the points of confusion and that Wallingford's District Councillors are notified of this decision and their support is requested.

(Extension requested)

vii) Application Reference: [P20/S3644/HH](#) – Councillor Whelan

Type: Other (Householder) Wallingford Conservation Area

Proposal: Proposed ground and first floor extensions to include re-roofing and internal and external alterations.

Address: 5 Chalmore Gardens Wallingford OX10 9EP

Councillor Whelan reported that that there were similar extensions already in the road. The building line is clear and it looks good. There are no comments from neighbours. Councillor Whelan recommended supporting the application.

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

RESOLVED: THAT Wallingford Town Council supports this planning application.

SODC reference number is: 178151

(viii) Application Reference: 1. [P20/S3673/SCR](#) & 2. [P20/S3634/A](#) – Councillor Wilder

Type: Other (Screening Opinion) & Other (Advertisement)

Proposal: 1. Screening opinion request in connection with development Phase 3.

2. Erection of a totem sign.

Address: Land to the West of Wallingford (Site B) Phase 3 Wallingford

1. Councillor Wilder reported that the Screening Opinion request [P20/S3673/SCR](#) did not make sense and that the access road appears to be out of date. Members discussed and the Senior Officer was asked to request an extension.

(Decision made before Wallingford Town Council submitted)

2. Councillor Wilder recommended supporting the Totem sign application [P20/S3634/A](#)

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

RESOLVED: THAT Wallingford Town Council supports planning application [P20/S3634/A](#).

SODC reference number is: 178152

(ix) Application Reference: [P20/S3040/HH](#) – Amendment 1 – Councillor Hughes

Type: Other (Householder)

Proposal: Proposed ground and first-floor side and rear extensions, internal & external alterations. Erection of a garden studio.(as amended by plans 2171.G.8 P.V.2, 2171.G.5 P.V.2, 2171.G.9 P.V.2, 2171. G.11 P.V.2, 2171.G.6 P.V.2 and 2171.G.7 P.V.3 which reduces the size of the first floor rear extension and further amended by plan ref 217.G.5 P.V.3, 217.G.6 P.V.3 and 217.G.7 P.V.3a which alters the roof lights on the ground floor).

Address: 15 Wantage Road Wallingford OX10 0LR

Councillor Hughes reported that this was an amendment to the original planning application which had been rejected by Wallingford Town Council. Councillor Hughes stated that minor alterations did not alleviate the Members original concerns over the close proximity to the neighbours or boundary. The minor amendments were in respect of windows and this was not enough. Councillor Hughes recommended objecting on the same grounds as before.

It was Proposed by Councillor Hughes, Seconded by Councillor Whelan and
RESOLVED: THAT Wallingford Town Council objects to this application on the grounds that it alters the symmetry of the street scene and it is over-bearing and overdevelopment of the site.

SODC reference number is: 178131

(x) Application Reference: [P20/S3817/HH](#) – Councillor Dolton

Type: Other (Householder)

Proposal: Proposed Joint Single Storey Rear Extensions

Address: 63 & 65 St Georges Road Wallingford

Councillor Dolton reported that he had not been to see these properties but he knew the site well. It was a joint application and there were no objections from neighbours. The site and gardens were big enough for the proposal and he would recommend supporting the application.

It was Proposed by Councillor Dolton, Seconded by Councillor Kidley and
RESOLVED: THAT Wallingford Town Council supports this planning application.

SODC reference number is: 178154

395. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P20/S2120/LDE](#)

Site Location: 88C High Street Wallingford OX10 0BW

WTC response: WTC did not comment

Decision: Planning Permission - Other (Law. Dev. existing)/ Certificate of Lawful Use or Development on 1st October 2020 – **Noted**

ii) Application Number: [P20/S3089/HH](#)

Site Location: 5 Trenchard Close Wallingford OX10 9BA

WTC response: Fully Support

Decision: Planning Permission – **Noted**

iii) Application Number: [P20/S2981/Ful](#)

Site Location: 24 Winterbrook Wallingford OX10 9EG

WTC response: fully supports this application with the conditions of an archaeological watching brief and that disabled access should meet

Decision: Planning Permission – **Noted**

iv) Application Number: [P20/S2986/HH](#)

Site Location: 21 Chiltern Crescent Wallingford OX10 0PE

WTC response: Fully support

Decision: Planning Permission – **Noted**

v) Application Number: [P20/S3017/HH](#)

Site Location: 4 Old Buildings Wallingford OX10 0BA

WTC response: Fully support

Decision: Planning Permission – **Noted**

vi) Application Number: [P20/S2652/Ful](#)

Site Location: Ribizli 53 St Marys Street WALLINGFORD OX10 0ER

WTC response: Fully support

Decision: Planning Permission – **Noted**

vii) Application Number: [P20/S2993/LB](#)

Site Location: Ganders 1A Mill Lane WALLINGFORD Oxon OX10 0DH

WTC response: Fully Supports

Decision: Listed Building Consent – **Noted**

viii) Application Number: [P20/S3023/FUL](#)

Site Location: Calleva House 6 High Street and Land at 99 High Street Wallingford OX10 0BP

WTC response: Fully Supports

Decision: Planning Permission – **Noted**

396. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

Lawful Development Certificates issued

(i) Application Reference: [P20/S3613/LDP](#)

Type: Other (Law. Dev. (proposed))

Proposal: Lawful Development Certificate for a proposed single storey side extension.

Address: 20 Fir Tree Avenue Wallingford OX10 0NZ – **Noted**

(ii) Application Reference: [P20/S3088/LDP](#)

Type: Other (Law. Dev. (proposed))

Proposal: Certificate of Lawful use for the formation of a habitable room in the roof space with a rear dormer and roof light to the front elevation.

Address: 36 Brookmead Drive Wallingford OX10 9BJ – **Noted**

(iii) Application Reference: [P20/S3175/LDP](#)

Type: Other (Law. Dev. (proposed))

Proposal: Single storey side extension.

Address: 11 Hurst Close Wallingford OX10 9BQ – **Noted**

(iv) Application Reference: [P20/S3401/LDP](#)

Type: Other (Law. Dev. (proposed))

Proposal: Certificate of Lawful use for the creation of a garden room in the garden, with no alterations to the garden.

Address: 43 Queens Avenue Wallingford OX10 0NE – **Noted**

Discharge of Conditions:

(v) 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 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**

(vi) Application Reference: [P20/S3750/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 5 - Cycle Parking Facilities and 9 - Bin store enclosure details 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: Location

Farthing House 11 St Martins Street Wallingford OX10 0AL – **Noted**

Withdrawn Application:

(vii) Application Reference: [P20/S3129/HH](#)

Type: Other (Householder)

Proposal: Material amendment to planning application P18/S1449/HH, to change the surface material of the driveway from brick paving to concrete & a new internal door from hallway to garage. Conversion of internal garage into kitchen and to create additional parking space to front of property, (Parking area to be brick paved as clarified by email dated 4 June 2018.)

Address: 35 Rowland Close Wallingford Oxon OX10 8LA – **Noted**

397. ERECTION OF 2 NEW RESIDENTIAL DWELLINGS

Please see the attached map. 2 new dwellings called Old Stables House and Barn Lodge both in Winterbrook – **Noted**

398. EXPANSION OF WALLINGFORD SCHOOL – 4 WEEK CONSULTATION

Please see the attached email and consultation document. Members to discuss their response.

Members support and encourage the expansion of Wallingford School and the Senior Officer was asked to submit this.

399. PLANNING ENFORCEMENT

i) General Update – see updated list of cases – **Noted**

ii) Chairman to provide an update on New Barn Farm Gravel Pits, Kinecroft Cottages / Blue Plaque. – The Chairman to contact the Senior Officer to discuss.

iii) Members to raise any enforcement concerns – The Chairman commented that he had noticed that the Carmel College access had been widened.

The Senior Officer was asked to contact District Councillor Levy to find out if there was any progress regarding the enforcement case on 58 St Mary's Street as no work had commenced.

400. SODC PLANNING COMMITTEE MEETING – WALLINGFORD CASES

Councillors previously notified by email. Location: Land opposite Whitecross House Reading Road Wallingford OX10 9ED Proposal: Erection of a single dwelling and associated works including new access onto Wallingford Road. (As amended by plan refs 3043-301 A, 3043-302 A, 3043-304 A, 3043-312 A, 3043-307 A, 3043-305 A and 3043-305 A received on 6 August 2020). Application reference: P20/S0912/FUL – Fully Supported by Wallingford Town

Council, The SODC officer's recommendation to committee is to grant planning permission.

Noted

Here – Councillor Lester left the meeting

401. PLANNING APPEALS

Please see attached in relation to: P17/S3580/LB and P17/S3579/FUL - 4 Market Place Wallingford OX10 0EH. – **Noted**

402. FUTURE AGENDA ITEMS

Review of District Councillors engagement with the Town Council particularly in respect of their concerns over planning and the impact of changes in planning and how this affects the Town Council's consultation responses – District Councillors to be invited.

2004 Hours – The Meeting Closed