



WALLINGFORD TOWN COUNCIL

MINUTES

of the

Meeting of the Planning Committee on 9th August 2021 at 7p.m at Wallingford Town Hall

Those Present: Administration Officer, Miss Emilie J. Perry

In attendance: Councillors Hughes, Kidley, Lester, and Whelan

Public Attendance: Two members of the public, representing Beechcroft

19:00 (7:00PM) – The Meeting Started

150/21.TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

Councillor Hughes advised where the fire exits were and that the meeting was being recorded

151/21.APOLOGIES

The Locum Town Clerk and the Town Clerk/ RFO's apologies were received
Councillors Keats- Rohan and Newcombe's apologies were also received
Councillor Wilder was not present

152/21.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 declared an interest in item 6(xiii)

153/21.MINUTES

To resolve that the minutes from the Planning Committee meeting on the 14th July 2021 are a true record of the meeting and authorise the Chairman to sign them (copies previously circulated to Councillors)

It was proposed by Councillor Kidley, Seconded by Councillor Lester and **RESOLVED THAT** the Minutes of the Planning meeting held on the 14th July 2021 be signed as a correct record (unanimous)

154/21.PUBLIC PARTICIPATION 15 MINUTES IN TOTAL

Joanne and Chris from Beechcroft presented that they had taken in the neighbours' comments and objections, showed the changes made and explained that the plans had been reduced by about 76 cubic metres. The design and planning officers were happy with the new drawings and recommended this development for approval

155/21.PLANNING APPLICATIONS

(i) **Application Reference:** [P21/S2926/HH](#)

Proposal: Proposed first floor rear extension

Address: 1 Crispin Place, Wallingford, OX10 0DR

A resident's letter regarding this application has been previously circulated to Councillors

Councillor Whelan reported that this development would overlook neighbouring properties, and the Committee was of the opinion that it was an overdevelopment. It was proposed by Councillor Kidley, seconded by Councillor Lester and **RESOLVED THAT** Wallingford Town Council objects to this application for the reasons that Councillor Whelan and the neighbours have given

Comment reference: 198526

(ii) **Application Reference:** [P21/S2939/LDP](#)

Proposal: Proposed ground floor rear extension

Address: The Bungalow Station Road Wallingford OX10 0HU

The Committee found that this was an entirely uncontroversial development. It was proposed by Councillor Lester, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council fully supports this application

Comment reference: 198527

(iii) **Application Reference:** [P21/S2946/FUL](#)

Proposal: The intention externally is to: - Removal of existing external signage - Removal of external ATM and infill existing aperture by brickwork and stonework to match existing brickwork - Removal of external night safe and infill existing aperture by brickwork and stonework to match existing brickwork - Installation of new frosted vinyl on all windows in ground floor rear elevation

Address: Barclays Bank Plc 2 Market Place Wallingford OX10 0EJ

Visible from the Town Hall, Councillor Hughes reported that it was quite fitting that as Barclays was closing that they take all of their signage off the building. It was proposed by Councillor Hughes, seconded by Councillor Lester and **RESOLVED THAT** Wallingford Town Council supports this application and urges Barclays to treat it as sensitively as possible

Comment reference: 198530

(iv) **Application Reference:** [P21/S3015/HH](#)

Proposal: Demolition of existing conservatory, replace with new part double storey part single storey rear extension, alterations to roof of existing extension, new window on first floor and alterations

Address: 131 Wantage Road Wallingford OX10 0LT

Committee read aloud Councillor Keats- Rohan's notes on this application and agreed with her comment that it was not a controversial application and there was no reason

to object. It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council fully supports this application
Comment reference: 198533

(v) **Application Reference:** [P21/S2889/HH](#)

Proposal: Flat roof extension to west side of property to comprise wet/shower room
Addition of front porch with lean-to roof with tiles to match existing roof
Addition of lean-to family room to rear elevation

Address: 39 Norries Drive Wallingford OX10 8JT

It was proposed by Councillor Kidley, seconded by Councillor Hughes and **RESOLVED THAT** Wallingford Town Council supports this application

Comment reference: 198534

(vi) **Application Reference:** [P21/S2958/FUL](#)

Proposal: To build a garden room with a toilet for Beauty Therapy (additional room)

Address: Plough House 16A St Johns Road Wallingford OX10 9AD

Councillor Newcombe's notes on this application were read aloud and nothing controversial was found to stand as reason to object. It was proposed by Councillor Hughes, seconded by Councillor Kidley and **RESOLVED THAT** Wallingford Town Council supports this application

Comment reference: 198535

(vii) **Application Reference:** [P21/S2018/HH \(Amdt\)](#)

Proposal: Erection of single storey front, rear and side extensions (as amended by drawings 1050.G1 V.2, 1050.G2 V.2, 1050.G3 V.2, 1050.G4 V.2 and 1050.G5 V.2 received on 14/07/2021 to remove the originally proposed element of first floor extension)

Address: 54 Fir Tree Avenue Wallingford OX10 0PD

Councillor Whelan reported that this amendment had not actually made much difference to the original plan and Committee felt that the applicant had not taken on board the previous objection and comments. It was proposed by Councillor Whelan, seconded by Councillor Lester and **RESOLVED THAT** Wallingford Town Council continues to object to this application because the development is still too big and there is too big a potential for loss of light to neighbouring properties

Comment reference: 198537

(viii) **Application Reference:** [P21/S2996/HH](#)

Proposal: New Garden Shed

Address: 6 Morrell Place Wallingford OX10 9QQ

It was proposed by Councillor Lester, seconded by Councillor Kidley and **RESOLVED THAT** Wallingford Town Council fully support this application

Comment reference: 198540

(ix) **Application Reference:** [P21/S2956/LB](#)

Proposal: Installation of two Air Bricks to the Commercial premises located at 1 Market Place, Wallingford. Air Bricks are required to ensure that the cellar that runs beneath both the Shop and residential premises is sufficiently cross flow ventilated. Two Air Bricks are required for the commercial premises to be located on the South

facing wall adjacent to 'St John the Evangelist' Church. Our proposal is for the installation of two single Terracotta Air Bricks

Address: 1 Market Place Wallingford OX10 0EG

Also visible from the Town Hall, Committee found no reason to object to this application. It was proposed by Councillor Hughes, seconded by Councillor Lester and **RESOLVED THAT** Wallingford Town Council supports this application

Comment reference: 198543

(x) **Application Reference:** [P21/S1415/FUL](#) (Amdt)

Proposal: The erection of 24 retirement apartments (age restricted to 55+) including associated communal facilities, parking, access, and landscaping, following the demolition of the existing 35-bedroom nursing home and all associated outbuildings as amended by additional information submitted 19 July 2021

Address: Winterbrook Nursing Home 18 Winterbrook Wallingford OX10 9EF

Email from Mr B. Stone regarding this application has been previously circulated to Councillors

Committee thanked the Beechcroft representatives for speaking at the meeting; there had been quite a few modifications seen. It was proposed by Councillor Whelan, seconded by Councillor Hughes and **RESOLVED THAT** Wallingford Town Council supports this application

Comment reference: 198548

(xi) **Application Reference:** [P21/S2725/FUL](#)

Proposal: Installation of an external air conditioning unit

Address: Raspberry Tart 10 St Martins Street Wallingford OX10 0AL

Councillor Hughes read aloud Councillor Newcombe's concern with putting the external unit in the archway underneath 9 St. Martin's, creating a less pleasant thoroughfare. Committee considered where else the unit could go but it was decided that the chosen location was the least impeding. It was proposed by Councillor Lester, seconded by Councillor Kidley and **RESOLVED THAT** Wallingford Town Council supports this application

Comment reference: 198551

(xii) **Application Reference:** [P21/S3035/FUL](#)

Proposal: Extensions to the side and front elevation along with alterations. Change of use to dry cleaners on ground floor. New garage to rear of side extension and first floor access. Proposed creation of 2 bedroom apartment on 1st floor. New traditional timber style shop front. New timber and slate tile lean-to canopy to the rear elevation to replace uPVC canopy

Address: 21 St Martins Street Wallingford OX10 0AL

Committee discussed this application with regards to loss of pavement, archaeological surveys and whether commercial properties stand the same ground as residential properties when it comes to loss of light etc. It was **RESOLVED THAT** Wallingford Town Council does not have a decision on this application, but would like to comment that the implementation of an archaeological watching brief is strongly recommended

Comment reference: 198555

Councillor Lester abstained from this agenda item

(xiii) **Application Reference:** [P21/S3057/HH](#) & [P21/S3059/LB](#)

Proposal: Restoration and refurbishment of a group of 3 grade II listed cottages

Address: 5-7 Thames Street Wallingford OX10 0HD

Committee celebrated this application. It was proposed by Councillor Lester, seconded by Councillor Kidley and **RESOLVED THAT** Wallingford Town Council fully supports this application

Comment reference: 198563 & 198566

(xiv) **Application Reference:** [P20/S2797/RM](#)

Proposal: Submission of reserved matters pursuant to outline planning permission reference P16/S4275/O; relating to appearance, landscaping, layout and scale; submitted for approval for Phase 1 (internal access road) and partial discharge of Conditions 8 - Design Code, 18 - foul and surface water drainage, 21 - CEMP Biodiversity, 24 - arboricultural method statement, 25 - landscape plan, 26 - landscaping, 27 - maintenance schedule, 32 - lighting and 39 - boundary enclosures of planning permission P16/S4275/O

Address: Land North of A4130, Wallingford Bypass Wallingford OX10 9EJ

Committee discussed this application again and defined their reason for objection. It was proposed by Councillor Hughes, seconded by Councillor Lester and **RESOLVED THAT** Wallingford Town Council continue to object to this application because of the following:

352.LAND.PL.RP.001B Land at Winterbrook Design Code.pdf

These sections:

- 2.1 Movement network and Access, page 6. "Phase 1 is comprised of a Major Access Road and shared cycle footways."

- 2.2.1 Major Access Road, page 8. "Phase 1 primary streets principles: ... These corridors must provide a minimum of 1no. shared cycle footway of minimum width of 3m"

are inconsistent with OXFORDSHIRE CYCLING DESIGN STANDARDS. 2.2 Provision of cycle infrastructure ~ Spine and distributor roads 2.2.8

"Shared-use footways alongside spine roads should not be provided, only pedestrian footways. Priority for cycle users at side road junctions is critical. Stepped cycle tracks as described in 3.2 or completely segregated cycle lanes are to be provided, not cycle lanes consisting only of painted lines, as in order to achieve adequate cycle lane width simple painted lines create an unacceptably wide carriageway making control of motor vehicle speed less self-enforcing."

Comment reference: 198570

(xv) **Application Reference:** [P21/S2531/HH \(Amdt.\)](#)

Proposal: Construction of single storey front extension and two storey rear extension on existing semi-detached house. The amendment is for: as amplified by tree survey received 29 July 2021

Address: 35 St Nicholas Road Wallingford OX10 8HU

It was proposed by Councillor Whelan, seconded by Councillor Hughes and **RESOLVED THAT** Wallingford Town Council fully support this application

Comment deadline was not extended so this comment could not be submitted

(xvi) **Application Reference:** [P21/S2382/HH \(Amdt.\)](#)

Proposal: Proposed ground floor rear, side and front extensions, proposed first floor side extension. (As amended by drawings received 3 August 2021 to set the first floor element down and set it back from the front elevation)

Address: 7 Glyn Road Wallingford OX10 8JX

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council continues to object to this application

Comment reference: 198574

156/21.DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

Noted by Councillors

157/21.DISCHARGE OF CONDITIONS TO BE NOTED BY COUNCILLORS

Noted by Councillors

158/21.OTHER APPLICATIONS TO BE NOTED

Noted by Councillors

159/21.ENFORCEMENT CASES – UPDATED LIST ATTACHED

(i) Noted by Councillors

160/21.FUTURE AGENDA ITEMS

Upgrade on Cholsey Waste Water – Rolling item

Site B Representatives

Site E Representatives – visit?

19:51 (7:51PM) – The Meeting Closed

2021-08-10 Planning EP

Chairman