



Wallingford Town Council

WALLINGFORD TOWN COUNCIL

MINUTES

of the

**Meeting of the Planning Committee on 10th November 2021 at
7.00pm at Wallingford Town Hall**

Those Present: The Chairman, Councillor Hughes
Councillors Kidley, Lester, Newcombe and Whelan

In attendance: The Administration Officer, Miss Emilie J. Perry

Public Attendance: Mr Matthew Haley and Mr Jamie Burns, representing the Highcroft (Site B) development

7.00pm – The Meeting Commenced

343/21.TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

Councillor Hughes advised attendees of meeting protocol

344/21.APOLOGIES

To receive apologies for absence:
Councillor Keats- Rohan

345/21.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 a personal interest in item 6(iv).

The Administration Officer here reminded Members that if a pecuniary or prejudicial interest is declared, the Councillor who declared the interest shall leave the room whilst the agenda item is discussed

346/21. MINUTES

To resolve that the minutes from the Planning Committee meeting on the 18th October 2021 on pages 107-109 are a true and accurate record of the meeting and authorise the Chairman to sign them (copies previously circulated to Councillors):

It was proposed by Councillor Lester, seconded by Councillor Kidley and **RESOLVED THAT** the minutes from the Planning Committee meeting on the 27th September 2021 on pages 83-88 are a true and accurate record of the meeting, and the Chairman is authorised to sign them

347/21. PUBLIC PARTICIPATION

From Wallingford Town Council's Standing Orders:

E) Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

F) The period of time designated for public participation at a meeting in accordance with standing order 3(E) above shall not exceed 15 minutes unless directed by the chairman of the meeting.

G) Subject to standing order 3(F) above, a member of the public shall not speak for more than 10 minutes.

Members of the public who wish to speak at this meeting please email the Senior Administrator at senioradmin@wallingfordtowncouncil.gov.uk

- Mr Matthew Haley and Mr Jamie Burns, speaking as representatives from Site B (Highcroft):

Mr Haley reported on in detail the current pending applications; Phase 3 of the Reserved Matters, including 121 homes split into 103 market and 18 affordable, and 7500m² of open space. He also gave details of the application to demolish the unoccupied Fir Tree Cottage for restoration to green space and that the proposals of the green space will be submitted as part of the next phase of development. Mr Haley reported that the allotments were doubled from 19 to 38 (half plots) at the request of Wallingford Town Council in 2020, and that the deed of variation to remove the Section 106 obligation which required use of the allotments to be offered to the residents of Site B has been completed- also at the request at the Town Council. Site B are now looking to complete negotiations to transfer the allotment site to Wallingford Town Council in order to commence works. Members were shown maps of the site showing current site progress, construction 'time slices' for March, June and October 2022, and photographs of site progress.

There were questions from Councillors Newcombe and Whelan: Councillor Newcombe clarified that the Section 106 deed of variation has been completed, and Councillor Whelan enquired about communal parking, electric vehicle charging points and a pedestrian link into town: Mr Burns reported that developers have to provide some parking spaces, as can be seen on the plans submitted with their applications- this is all compliant with Oxfordshire County Council, and 10% of the spaces have electric charge points. He reported that all dwellings have electric points

either on the exterior or in their garages where applicable, and the extra care dwellings have electric units outside for charging mobility vehicles. There are three rapid chargers available in the communal car park by the sports facilities. Mr Burns reported on the pedestrian route: the footpath along the road that links to southern point of the site is the only tarmacked footpath from Wallingford into site. Currently the path is only lit up to the site boundary; an additional metre added to the width of the path is required so that Oxfordshire County Council will consider implementing street lighting.

Members thanked Mr Haley and Mr Burns for their detailed reports

348/21.PLANNING APPLICATIONS

(i) **Application Reference:** [P21/S4301/HH](#)

Type: Other (Householder)

Proposal: Proposed first floor side extension, single storey side external store and material/fenestration alterations to the existing house

Address: 17 Brookmead Drive, Wallingford, OX10 9AZ

It was proposed by Councillor Kidley, seconded by Councillor Newcombe and

RESOLVED THAT Wallingford Town Council supports this application

Comment ref: 204221

(ii) **Application Reference:** [P21/S4342/FUL](#)

Type: Minor (Full)

Proposal: Removal of condition 5 (building to be used only for the purposes specified in the application) on planning application P75/W0446 (Internal alterations providing kitchen, dining areas & new toilet/bathroom areas. Change of use to restaurant.)

Address: 76 High Street, Wallingford, OX10 0BX

It was proposed by Councillor Lester, seconded by Councillor Newcombe and

RESOLVED THAT Wallingford Town Council supports this application

Comment ref: 204222

(iii) **Application Reference:** [P21/S4434/D](#)

Type: Other (Demolition Notif.)

Proposal: The vacant dwelling must be demolished to facilitate restoration of the site to greenspace which will form part of the greenspace offering of Wallingford Site B

Address: Fir Tree Cottage, Land to the west of Wallingford (Site B) Wallingford

It was proposed by Councillor Newcombe, seconded by Councillor Kidley and

RESOLVED THAT Wallingford Town Council supports this application

Comment ref: 204223

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

Type: Minor (Full)

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 (As amended by drawings received 26 October 2021 reducing footprint)

Address: 21 St Martin's Street, Wallingford, OX10 0AL

Here Councillor Lester left the room due to the interest she declared above

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council objects to this application on the grounds that the alterations are not significant enough and have not addressed concerns from various bodies

Comment ref: 204224

Here Councillor Lester arrived back in the room

(v) **Application Reference:** [P21/S4471/HH](#)

Type: Other (Householder)

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

Address: 60 Fir Tree Avenue, Wallingford, OX10 0PD

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

Comment ref: 204225

(vi) **Application Reference** [P21/S4577/FUL](#)

Type: Minor

Proposal: Single storey extension to existing premises used for Class EGiii- industrial purposes

Address: Unit 2, Hithercroft Road, Wallingford, OX10 9DG

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

Comment ref: 204226

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

Type: Amendment

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

It was noted by members that this application had been passed through prior to the meeting

349/21.DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

Noted by Members

350/21.DISCHARGE OF CONDITIONS – TO BE NOTED

Noted by members

350/21.ENFORCEMENT CASES – UPDATED LIST ATTACHED

(i) To note updated Enforcement Case List

Noted by Members

351/21.FUTURE AGENDA ITEMS

Upgrade on Cholsey Waste Water – Rolling item

Site E Representatives to address Committee

7.45pm – The Meeting Closed

2021.11.11 Planning EP

Chairman