



Wallingford Town Council

WALLINGFORD TOWN COUNCIL

MINUTES

of the

**Meeting of the Planning Committee on 1st December 2021 at
7.00pm at Wallingford Town Hall**

Those Present: The Chairman, Councillor Hughes
Councillors Keats- Rohan, Kidley, Lester and Whelan

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

Public Attendance: Three members of the public present

7.00pm – The Meeting Commenced

378/21.TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

The Chairman, Councillor Hughes advised attendees of meeting protocol

379/21.APOLOGIES

To receive apologies for absence:
Councillor Newcombe

380/21.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(vi): application P21/S3035/FUL

Here Councillor Keats- Rohan arrived and gave her apologies for lateness to the Chair

381/21.MINUTES

To resolve that the minutes from the Planning Committee meeting on the 10th November 2021 as set out at numbers 343-351 on pages 120-124 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 Hughes, seconded by Councillor Kidley and **RESOLVED THAT** the minutes from the Planning Committee meeting on the 10th November 2021 as set out at numbers 343-351 on pages 120-124 are a true and accurate record of the meeting, and the Chairman is authorised to sign them

382/21. PUBLIC PARTICIPATION (NOTIFIED)

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

(i) Mr Stuart Darby of Chiltern Crescent:

Mr Darby reported on his concerns regarding the school being planned for Site B to the west of Wallingford: he explained that Chiltern Crescent backs onto the site, and although no other objections had so far been heard he felt there were issues which needed to be raised. The three main issues raised were lack of communication between the developers and the residents, light pollution and (/as a result of) community use of the proposed sports facilities, and boundary treatment by way of the destruction of a wildlife corridor within a hawthorn hedge that was an original planning condition back in the 1980s.

Mr Darby expressed concern over light pollution and spillage across not only Chiltern Crescent and neighbouring Wallingford residential roads, but also extending to Slade End and Brightwell. There are contradictory reports on the lighting: Oxfordshire County Council have no intention to light the pitches and tennis courts, but Sport England are hoping to light them. Here Mr Darby asked Members to put forward the request that no floodlighting be made a planning condition, and added that this would be helped by capping the use of the facilities outside of normal school activity.

With regards to the boundary treatment, Mr Darby reported to Members on the issue surrounding the high fence that the school want to put in; without the fence there is a security issue facing both the school site and the neighbouring residents, however the hawthorn hedge that has been in place for over 30 years has provided a valuable wildlife corridor which must be preserved; and the high fence so close to the hedge

will strip the hedge of its wildlife corridor and make one side of the hedge very difficult for residents to maintain as they currently are.

Mr Darby requested that the Town Council suggest the following as planning conditions when commenting on the aforementioned application:

- The sports facilities are not to be lit by floodlights
- The facilities are not to be used outside of school hours/ normal school usage
- The boundary hedge backing onto Chiltern Crescent is treated with sympathy and the wildlife corridor is preserved

383/21. PLANNING APPLICATIONS

It was proposed by Councillor Lester, seconded by Councillor Hughes and **RESOLVED THAT** there will be a variation in order of business to hear item 6(vii) first:

(vii) **Application Reference:** [P21/S4699/FUL - RL](#)

Type: Major (Full Application)

Proposal: Construction of new two form entry, single storey primary school, comprising of 14 classrooms and a 30 place nursery together with supporting teaching and staff space, associated playground, sports field, landscaping, access and parking

Address: Land West of Wallingford (site B) Wallingford

It was proposed by Councillor Lester, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council supports this application with comments to consider policy HD5 of the Neighbourhood Plan regarding avoidance of light pollution:

“HD5.1 Proposals for new lighting systems, including neon and industrial lighting, on new and existing developments (residential, recreational, retail, car parks or employment sites) should avoid upward light spill and should, in particular, mitigate the impacts of light pollution affecting residential areas.

HD5.2 Developments should be designed to minimise the detrimental impact of glare and light spill on sensitive locations including housing, local amenity, biodiversity, highway and waterway users.”

Comment ref: 205397

Action: The Administration Officer to invite the Oxford Diocesan Schools Trust to address Members and Residents at a Planning Committee meeting regarding the school on Site B

(i) **Application Reference:** [P21/S3932/HH \(Amendment\)](#)

Type: Other (Householder)

Proposal: New carport and modifications to front entrance gates. (Parking and Turning Plan received 08-11-21)

Address: 1 Winterbrook, Wallingford, OX10 9DX

It was proposed by Councillor Hughes, seconded by Councillor Kidley and **RESOLVED THAT** Wallingford Town Council supports this application as a non-controversial development

Comment ref: 205399

(ii) **Application Reference:** [P21/S4639/N5D](#)

Type: Other (PD Class A1/A2 Assoc)

Proposal: Change of use of office space to use as seven dwelling houses

Address: First and second floors, 20-21 Market Place, Wallingford, OX10 0AD

The Administration Officer here notified Members that this application was not actually up for consideration – this item was noted by members

(iii) **Application Reference:** [P21/S4436/FUL](#)

Type: Other (Householder)

Proposal: New vehicle access to highway via grass verge with dropped kerb to serve existing 5 bedroom house. Demolition of old garage within property boundary

Address: 54 Station Road, Wallingford, OX10 0JY

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council supports this application with comments that Highways may want to consider the distance from the driveway to the junction in the road

Comment ref: 205400

(iv) **Application Reference:** [P21/S3507/HH \(Amendment\)](#)

Type: Other (Householder)

Proposal: Proposed ground and first floor extensions to include re-roofing and internal and external alterations as amplified by appendices to Flood Risk Assessment received 9 November 2021

Address: 5 Chalmore Gardens, Wallingford, OX10 9EP

It was reported that a decision was reached on this application on the 25th November 2021 so it was not considered by Members

(v) **Application Reference:** [P21/S4667/LDP](#)

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

Proposal: Formation of habitable room in roof space

Address: 5 Winterbrook Lane Wallingford OX10 9EH

It was proposed by Councillor Keats- Rohan, seconded by Councillor Hughes and **RESOLVED THAT** Wallingford Town Council supports this application as lawful and permissible development

Comment ref: 205401

Here Councillor Lester left the room due to the interest she declared in the next item

(vi) **Application Reference:** [P21/S3035/FUL \(Amendment\)](#) - NH

Type: Minor (Full Application)

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 and amended energy information received 11 November 2021)

Address: 21 St Martins Street Wallingford OX10 0AL

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council continues to object to this application on concerns previously raised regarding fumes emanating from the building; Members do not feel this issue has been addressed

Comment ref: 205404

Here Councillor Lester re-entered the room

(viii) **Application Reference:** [P21/S4864/FUL](#)

Type: Minor (Full Application)

Proposal: Demolition of existing dwelling and detached garage. To be replaced with new replacement dwelling and detached double garage

Address: The Cedars, Brookfield Close, Wallingford, OX10 9EQ

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council support this application as it is advised in the pre-application advice to support, and has support from nearby neighbour Mr Bernard Stone

Comment ref: 205416

(ix) **Application Reference:** [P21/S2127/RM \(Amendment\)](#) - **Committee**

Type: Major (Reserved Matters)

Proposal: Submission of reserved matters pursuant to outline planning permission reference P14/S2860/O; relating to appearance, landscaping, layout and scale; submitted for approval for Phase 3 and partial discharge of Conditions 11 (Space Standards), 17 (Foul and Surface Water Drainage, Ground Levels), 18 (Site Levels), 20 (Biodiversity), 26 (Bus Stops and Turning Head), 28 (Landscaping Scheme), 30 (Landscape Maintenance and Management), 31 (EV Charging), 34 (Lighting), 36 (Roads and Paths Construction Detail) and 38 (Means of Enclosure) of planning permission P14/S2860/O

Address: Land to the West of Wallingford (Site B) Wallingford OX10 0ND

It was proposed by Councillor Hughes, seconded by Councillor Kidley and **RESOLVED THAT** Wallingford Town Council supports this application but asks the authority to consider that there is very little affordable housing proposed in this phase

Comment ref: 205672

(x) **Application Reference:** [P21/S4881/HH](#)

Type: Other (Householder)

Proposal: Single storey extension

Address: The Elms 16 Castle Street Wallingford OX10 8DL

It was proposed by Councillor Whelan, seconded by Councillor Hughes and
RESOLVED THAT Wallingford Town Council supports this application with comments requesting a site notice to be placed outside the property, clarification of why there was no door mentioned in the application where there is one in the plans, and that an archaeological caveat be placed on this application due to the property being Grade 2 Listed and in the Conservation Area

Comment ref: 205673

(xi) **Application Reference:** [P21/S4909/HH](#)

Type: Other (Householder)

Proposal: Front ground floor porch extension (not full width) to include side up to existing garage fascia, first floor to side front to rear

Address: 3 Hawthorn Close Wallingford OX10 0SY

It was proposed by Councillor Keats- Rohan, seconded by Councillor Kidley and
RESOLVED THAT Wallingford Town Council supports this application as it is not intrusive, and the one comment from a neighbour on the application is in full support

Comment ref: 205674

384/21.DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

Noted by Members

385/21.DISCHARGE OF CONDITIONS – TO BE NOTED

Noted by members

386/21.ENFORCEMENT CASES – UPDATED LIST ATTACHED

(i) To note updated Enforcement Case List

Noted by Members

387/21.FUTURE AGENDA ITEMS

- Upgrade on Cholsey Waste Water – Rolling item
- Site E Representatives to address Committee – early 2022
- Site B Representatives to return and address Committee with the Oxfordshire Dioceses regarding the School on Site B
- Monitoring of the Neighbourhood Plan and citation within Planning responses

7.45PM – The Meeting Closed