

CHOLSEY PARISH COUNCIL- PLANNING COMMITTEE

MINUTES

Meeting	Wednesday 16th Dec ember at 6:30pm in the Pavilion, Station Road, Cholsey.
Chair	Linda Ivereigh
Attendees	Mark Gray, Val Bolt, Paul Ramsey
Apologies	Paul Jenkins

4	To hear questions or comments from members of the public about planning issues (max 15 mins).
	None.

5	To receive Declarations of Interest for any planning applications
	There were no declarations of interest.

6	To approve and sign the minutes of the meeting held on 18th November
	Approved and signed by Mrs Ivereigh.

7	Planning
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(a)	To consider Planning Applications as at 29th August 2015:
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P14/S2860/O	Land to West of Wallingford (Site B) – Residential development of 555 dwellings - Amendment 2 Mrs Ivereigh noted that this is an amendment to application which started in 2014. Amendment appears to be about access. Mr Gray advised that the amendment relates to making an access road more of a slip road than a 90 degree. Mr Gray advised that he has spoken with Linda Atkins who advised that sewerage is a concern. Mrs Bolt stated that she did not believe that the present sewerage plant does not have the capacity to cope with this development. Mr Ramsey asked when the station was last improved and Mrs Bolt advised that it was just before the Scout Hut opened but that there has been development since then. Mr Gray stated that <u>there should be no development on this site until the sewerage treatment and pumping works have been investigated and proved to be sufficient. This is of particular relevance given the amount of development which is likely to take place in the area.</u> Mrs Bolt raised the matter of pump reliability. Mrs Ivereigh advised that Wallingford objected on account of infrastructure burden. Brightwell object because of access, structural landscape, impact on community. Decision was to state no strong views with the underlined comments above.
Proposed	Mrs Ivereigh Seconded Mr Ramsey Carried Unanimously
P15/S3953/HH	12A Panters Rd – Two storey rear extension Mrs Ivereigh gave an overview of the application. Council approved.
Proposed	Mrs Ivereigh Seconded Mr Gray Carried Unanimously
P15/S3454/HH	101 Papist Way – Single storey rear extension and loft conversion Mrs Ivereigh clarified that this application had been previously approved (4 th November 2015) with a condition. Mrs Ivereigh further clarified that there are no objections from neighbors. Mr Gray stated that there are not many loft conversions in the village at the moment and questioned whether it is wise to encourage them. Consideration was given to the precedent set. Mrs Bolt clarified that she saw no problem with loft conversions. Council approved this proposal.
Proposed	Mrs Ivereigh Seconded Mr Gray Carried Unanimously

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8	To note planning decisions received.
	P15/S3464/HH - 92 Papist Way – Approved Mrs Ivereigh advised that this had to be amended.
9	To consider whether to make any further comments to the Planning Inspectorate regarding the Celsea Place planning appeal APP/Q3115/W/15/3136390
	Mrs Ivereigh and Mr Gray emphasized the importance of adequate consideration being given to the sewerage requirements of new developments. Mr Gray further stated that there are already congestion related issues at centre of village and that new development will add to this especially if new developments are at a distance from the shop. Council agreed that unplanned, developer-led developments do nothing for the development of the village. Council agreed it would be preferable to see a coherent overall plan rather than developed-led development. Council further agreed that in the fullness of time they would be happy to see this land developed as part of an overall development of the village. Mrs Bolt added that the present dwellings there are not ideal. Mr Gray added that there is an opportunity here to provide a substantial number of high quality homes to replace the aging housing stock in that area. Council resolved to submit the above comments to SODC. Proposed: Mrs Ivereigh. Seconded: Mr Ramsey. Carried: Unanimously.
10	AOB
	Mr Gray advised that he will contact Dave Baldwin regarding ascertaining the capacity of the pumping station. There being no further business the meeting closed at 7:09pm.