



Wallingford Town Council  
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2018-02- 12 Planning

7<sup>th</sup> February 2018

**Planning Committee – Councillors Cockman, Cripps, Dolton, Hughes, Lester, Lloyd, Norton, Upcraft and Whelan**

**Non Council Members – County Councillor Lynda Atkins and District Councillor Hornsby.**

Dear Councillor,

You are hereby summoned to attend a Planning Meeting to be held on **Monday 12<sup>th</sup> February 2018 at 7pm in the Town Hall, Wallingford** for the transaction of business as set out on the agenda below.

Yours sincerely,

The Town Clerk.

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#### **A G E N D A**

**1. APOLOGIES**

Apologies to be received.

**2. ADMISSION OF THE PUBLIC**

Members to consider and resolve those Agenda items for admission of the public.

**3. DECLARATION OF INTERESTS**

Information for each Member will be available at the meeting.

#### **4. PUBLIC PARTICIPATION - NOTIFIED AND IMPROMPTU (15 MINUTES IN TOTAL)**

To be notified to The Town Clerk by 10.30am on Friday 9<sup>th</sup> February 2018

- Rowland Hogg and Richard Buch – [P17/S3579/FUL](#) – 4 Market Place

#### **5. PLANNING MINUTES**

To sign as a correct record the Minutes of the Planning meeting held on the 29<sup>th</sup> January 2018 as set out on pages 226 - 232 of the Minute Book.

#### **6. PLANNING APPLICATIONS**

**Note: When deciding upon whether to recommend approval or refusal of a planning application classified as “other”, members should, if they feel strongly about their recommendation, request that the application be called in by the District Council Ward Member in order that it may be referred to the District Council’s planning committee.**

(i) Application Reference: [P17/S3579/FUL](#)

Type: Minor

Proposal: Amendment 1 & 2 - Demolition of 20C additions to a listed building and reduction of the A1/A2 retail space to accommodate 9 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 24 January 2018 and floor plan drawings received 29 January 2018 and amplified by Heritage Statement Appendix A and B Design Statement-Supplement 10 January 2018)

Address: 4 Market Place.

(ii) Application Reference: [P17/S3580/LB](#)

Type: Minor

Proposal: Amendments No 1 & 2 Demolition of 20C additions to a listed building and reduction of the A1/A2 retail space to accommodate 9 no. new-build residential units and 9 no. car parking spaces, all accessed from the rear, off Wood Street. (As amended by drawings accompanying e-mail from agent received 24 January 2018 and floor plan drawings received 29 January 2018 and amplified by Heritage Statement Appendix A and B Design Statement-Supplement 10 January 2018)

Address: 4 Market Place.

(iii) Application Reference: [P17/S3650/FUL](#)

Type: Major

Proposal: Amendment No.1 Construction of a new industrial unit (amplified by Air Quality Assessment received 31st January 2018)

Address: Fischer Fixings UK Ltd Whitley Road

(iv) Application Reference: [P17/S4232/FUL](#)

Type: Minor

Proposal: Extension to existing warehouse (amended and amplified by plans received 12th December 2017 and Air Quality Assessment received 30th January 2018)

Address: Hilliard House Lester Way

(v) Application Reference: [P17/S4054/FUL](#)

Type: Major

Proposal: Variation of condition 2 (approved plans) of planning permission P16/S1514/FUL to allow amendments to design and appearance of the approved scheme. Redevelopment of the Former Waitrose to create 22 retirement apartments, two ground floor retail units and associated parking. (As clarified by plans accompanying Agents email dated 19 January 2017).

Address: 12-16 St Martins Street

(vi) Application Reference: [P18/S0005/HH](#)

Type: Other

Proposal: Loft conversion - box dormer to the rear, raised ridge and with modifications to an existing front dormer. Proposed dropped kerb (as amended by email received 6<sup>th</sup> February) .

Address: 46A St Johns Road

(vii) Application Reference: [P18/S0022/LB](#)

Type: Other

Proposal: Four linked repairs: 1/ New lead flashing around base of chimney. 2/ Replace plastic guttering with aluminium backed onto new fascia boarding. 3/ Replace fall pipe shoe. 4/ Replace fall pipe.

Address: 14 High Street

(viii) Application Reference: [P18/S0133/FUL](#)

Type: Minor

Proposal: Installation of stairs, separate door way. installation of a shower, toilet and sink upstairs, installation of a toilet and sink in back room downstairs and installation of a kitchen. Alterations front elevation.

Address: 14 Market Place

(ix) Application Reference: [P18/S0201/LB](#)

Type: Other

Proposal: Drill a hole in the external wall leading into the building to feed a cable through for an internet connection

Address: 16 Market Place

(x) Application Reference: [P18/S0290/FUL](#)

Type: Minor

Proposal: Removal of wall/gate at entrance. Erection of replacement wall and gates at entrance

Address: entrance to Masonic Hall Goldsmiths Lane

xi) Application Reference: [P18/S0392/SCR](#)

Type: Other

Proposal: Request for a Screening Opinion in relation to the proposed residential and employment/hotel development at Hithercroft Farm, Wallingford

Address: Land at Hithercroft Farm

## **7. DISCHARGE OF CONDITIONS**

(i) Application Reference: [P17/S0113/DIS](#)

Type: Other

Proposal: Discharge of conditions- 3 (Boundary Treatments), 4 (External Roof and Wall Materials), 14 (Ecology), 16 (Environmental Management Plan) and 21 (Drainage Strategy) of P15/S0191/FUL (additional information received 20 April, 26 May 6 June 2017) (Amended information received 27 July 2017) (Amended Ecological Management Plan received 7 August 2017) (Additional Drainage Information received 24 October 2017) Erection of 85 new homes and creation of new access onto Reading Road following demolition of 2 Reading Road. The development includes new roads, car parking, footpaths, communal orchard, public open space, landscaping, ecological enhancement areas and associated infrastructure

Address: Land West of Reading Road

(ii) Application Reference: [P17/S1981/DIS](#)

Type: Other

Proposal: Discharge of conditions 17- electric vehicle charging points, and 18- surface water drainage of planning permission P15/S0191/FUL: Erection of 85 new homes and creation of new access onto Reading Road following demolition of 2 Reading Road. The development includes new roads, car parking, footpaths, communal orchard, public open space, landscaping, ecological enhancement areas and associated infrastructure

Address: Land West of Reading Road

(iii) Application Reference: [P17/S3679/DIS](#)

Type: Other

Proposal: Discharge of condition 21 (housing delivery document) of planning permission P14/S2860/O. Residential development comprising 555 dwellings, a one form entry primary school, associated landscaping and open spaces, construction of a new access onto the A4130 Calvin Thomas Way/ Bosley Way, construction of a public transport link/ emergency access onto Wantage Road, and other supporting infrastructure works and facilities. As amended by i) revised drawings and supporting information 16 September 2015; ii) additional information - planting schedule, assessment of Mill Brook and highway information 24 November 2015; iii) revised bus/emergency access onto Wantage Road 9 May 2017 and iv) additional drainage information 6 June 2017

Address: Land West of Reading Road

## **8. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL**

i) Application Number: [P17/S3339/FUL](#)

Site Location: Cross Keys, 48 High Street

WTC response: Refused

Decision: Refusal of planning permission

ii) Application Number: [P17/S3340/LB](#)

Site Location: Cross Keys, 48 High Street

WTC response: Refused

Decision: Planning Permission

iii) Application Number: [P17/S3970/A](#)  
Site Location: Land West of Wallingford (Site B)  
WTC response: Refer to Minute Number 467/12/2017  
Decision: Planning Permission

iv) Application Number: [P17/S4305/HH](#)  
Site Location: 51 Brookmead Drive  
WTC response: No Strong Views  
Decision: Planning Permission

v) Application Number: [P17/S4350/HH](#)  
Site Location: 1 Winterbrook  
WTC response: Approved  
Decision: Planning Permission

## **9. LICENSING APPLICATIONS**

Councillors see the link below for the guidelines on licensing.

<http://www.southoxon.gov.uk/services-and-advice/business/licensing/comment-licence-applications>

i) Catherine's Café  
28 High Street, Wallingford  
Consultation End Date: 23<sup>rd</sup> February 2018

ii) The Great Hall, Fair Mile, Cholsey  
Consultation End Date: 6<sup>th</sup> March 2018

## **10. WHITE CROSS SAND AND GRAVEL**

Councillor Lloyd to update Councillors.

## **11. FIR TREE ALLOTMENTS – THAMES WATER**

See attachments. Councillor Lloyd to update Councillors.

Distribution: District and County Councillors; The Mayor's Chaplain The Reverend David Rice; Town Information Centre; Wallingford-in-Business; Wallingford Police; Press; Radio; Library; Notice Boards

**NON CONFIDENTIAL REPORTS ARE AVAILABLE ON REQUEST.**

**ANY MEMBER OF THE PUBLIC WISHING TO ATTEND THE ABOVE MEETING AND WHO HAS MOBILITY DIFFICULTIES IS REQUESTED TO CONTACT THE TOWN COUNCIL OFFICES ON 01491 835373 BY 10A.M. ON FRIDAY 9<sup>TH</sup> FEBRUARY 2018. ALL REASONABLE ATTEMPTS WILL BE MADE TO ENSURE THAT THEY HAVE ACCESS TO THE MEETING.**