



Wallingford Town Council

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2018-05.09 Planning

2nd May 2018

Planning Committee – Councillors Cockman, Cripps, Dolton, Hughes, Lester, Lloyd, Norton, Upcraft and Whelan, and The Mayor Councillor Mick Kidley.
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 **Wednesday 9th May 2018 at 7pm in the Ridgeway Community Church, Wallingford** for the transaction of business as set out on the agenda below.

Yours sincerely,

The Town Clerk.

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 4th May 2018.

- Mr Tim Coleman, Winslade Investments and Henry Venners of JPPC, Chartered Town Planners – Planning Application [P17/S3771/FUL](#) – Former Police Station Reading Road
- Residents of St Lucian's Lane - Planning Application [P17/S3771/FUL](#) – Former Police Station Reading Road

5. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 23rd April 2018 as set out on pages 299 - 303 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/S3771/FUL](#)

Type: Minor

Proposal: Demolition of existing buildings. Erection of nine dwellings, provision of access, parking and turning and gardens and associated works. (as amended by plans received 18 April 2018 reconfiguring layout and reducing floor area of dwellings, and as amplified by and sunlight information and public consultation feedback)

Address: (Former) Police Station Reading Road

(ii) Application Reference: [P18/S0453/FUL](#)

Type: Major

Proposal: Variation of condition 5 (Biodiversity) of Planning Permission P14/S2633/FUL. (New 11,100m sq (B8) warehouse distribution unit with offices and trade showroom and detached 1620m sq (B1) headquarters offices. 214 car parking spaces accessed from the new service road off Hithercroft Road. 900m sq (B1) light industrial/research and development starter units accessed from Lester Way).

Address: Land adjoining Lester Way

(iii) Application Reference: [P18/S0876/HH](#)

Type: Other

Proposal: Render and partially clad exterior, re-roof using slate tiles rather than cement, extend roof pitches and replace existing guttering with metallic/zinc runs (as amended by applicant email received 30 Apr 18 to delete wooden cladding in favour of composite cladding)

Address: 9 Croft Villas

(iv) Application Reference: [P18/S1230/FUL](#)

Type: Minor

Proposal: Single storey extension to existing store retail building (Class A1) and siting of a storage container for stock.

Address: Rectory Service Station, Station Road

(v) Application Reference: [P18/S1231/HH](#)

Type: Other

Proposal: Removal of rear canopy and erection of single storey rear extension and new roof and windows to existing entrance extension, and relocation of garage to form garden store.

Address: 4 Croft Villas

(vi) Application Reference: [P18/S1256/PDO](#) – Change of Use office to dwelling

Type: Other

Proposal: Change of use of ground floor access entrance stairs and first and second floor from class B1 to two one-bed flats and a two-bed flat, ground floor entrance stairs, first and second floor.

Address: 9 St Marys Street

(vii) Application Reference: [P18/S1314/FUL](#)

Type: Minor

Proposal: Installation of two new external AC condenser units to be located on the roof of the property. Infill external doorway at the rear of the property

Address: 7-8 Boots The Chemist Market Place

(viii) Application Reference: [P18/S1365/HH](#)

Type: Other

Proposal: Demolition of existing garage. Erection of new two storey side extension.

Address: 10 Norries Drive

(ix) Application Reference: [P18/S1436/HH](#)

Type: Other

Proposal: Remove existing conservatory, erect a single storey front and rear extension.

Address: 7 Trenchard Close

(x) Application Reference: [P18/S1448/HH](#)

Type: Other

Proposal: Single storey rear/side extension.

Address: Midway 64 Wantage Road

(xi) Application Reference: [P18/S1449/HH](#)

Type: Other

Proposal: Conversion of internal garage into kitchen and to create additional parking space to front of property

Address: 35 Rowland Close

7. DISCHARGE OF CONDITIONS

(i) Application Reference: [P18/S1387/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 8 - surface water drainage works on application ref. P14/S2633/FUL New 11,100m sq (B8) warehouse distribution unit with offices and trade showroom and detached 1620m sq (B1) headquarters offices. 214 car parking spaces accessed from the new service road off Hithercroft Road. 900m sq (B1) light industrial/research and development starter units accessed from Lester Way.(As clarified by additional Flood Risk Assessment (15 Jan 2015) and Air Quality Assessment (Dec 2014) Adenda and Biodiversity Accounting and Offsetting Land Report and access as amended by drawing no x213558- 200-P1 and as further clarified by additional

drainage information received on 18 March 2015 and archaeological report from Thames Valley Archaeological Services Ltd dated June 2014).
Address: Land adjoining Lester Way

8. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S0731/HH](#)

Site Location: 70 Brookmead Drive

WTC response: Refused

Decision: Planning Permission

ii) Application Number: [P18/S0753/HH](#)

Site Location: Melbourne House 3 St Peters Street

WTC response: No Strong Views

Decision: Planning Permission

iii) Application Number: [P18/S0863/FUL](#)

Site Location: Wallingford Sports Park Hithercroft Road

WTC response: Fully Supports

Decision: Planning Permission

9. DISTRICT COUNCIL PLANNING COMMITTEE NOTIFICATION

i) Application Number: [P18/S0678/HH](#)

Site Location: 103 Wantage Road

The meeting will be on 2nd May at Didcot Civic Hall at 6pm.

10. TOWN AND COUNTRY PLANNING ACT 1990 – APPEAL UNDER SECTION 78

v) Application Number: [P17/S1526/FUL](#)

Site Location: Oak House, 1 New Road, OX10 0AU

Written Representation only and must be submitted by 1st June 2018.

11. FIVE YEAR LAND SUPPLY

Councillor Lloyd to give an update. Documentation attached.

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 4TH MAY 2018. ALL REASONABLE ATTEMPTS WILL BE MADE TO ENSURE THAT THEY HAVE ACCESS TO THE MEETING.