



Wallingford Town Council

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2018-06.04 Planning

30th May 2018

Planning Committee – Councillors Cripps, Dolton, Hughes, Kidley, Lester, Lloyd, McGregor, Norton and Whelan, and The Mayor Councillor Upcraft
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 4th June 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.

A G E N D A

1. ELECTION OF CHAIRMAN

To elect a Chairman for the 2018/2019 Municipal Year.

2. APOLOGIES

Apologies to be received.

3. ADMISSION OF THE PUBLIC

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

4. 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).

5. PUBLIC PARTICIPATION - NOTIFIED AND IMPROMPTU (15 MINUTES IN TOTAL)

To be notified to The Town Clerk by 10.30am on Friday 1st June 2018.

6. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 9th May 2018 as set out on pages 310 - 316 of the Minute Book.

7. OUTSTANDING ACTIONS FROM MINUTES ABOVE

(i) Minute 707(i) – P17/3771/FUL – Former Police Station, Reading Road

Update from Councillor Lloyd on latest position and result of SODC's Planning Committee Meeting held on the 23rd May 2018.

(ii) Minute 711 – Town and Country Planning Act 1990 – Appeal under Section 78 – P17/S1526/FUL

Update from Councillor Lloyd

8. 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: [P18/S1473/HH](#)

Type: Other

Proposal: Single storey rear and side extension and alterations

Address: 31 Greenfield Crescent

(ii) Application Reference: [P18/S1489/LB](#)

Type: Other

Proposal: Replacement of back door.

Address: 23B St Marys Street

(iii) Application Reference: [P18/S1532/LB](#)

Type: Other

Proposal: Alterations and refurbishment of existing detached garden cottage

Address: St Nicholas House 90 High Street

(iv) Application Reference: [P18/S1530/HH](#)

Type: Other

Proposal: Alterations and refurbishment of existing detached garden cottage

Address: St Nicholas House 90 High Street

(v) Application Reference: [P18/S1649/HH](#)

Type: Other

Proposal: Proposed rear extension with minor interior alterations. Rear extension to replace existing single storey extension

Address: 76 St Nicholas Road

(vi) Application Reference: [P18/S1690/A](#)

Type: Other (Advertisement)

Proposal: One wall mounted small illuminated fascia sign (1 metre by 1 metre), two wall mounted billboards (1.64 metres by 3.25 metres), three wall mounted billboards (3.25 metres by 6.30 metres), column mounted poster display unit (1.17 metres by 1.7 metres), one illuminated column mounted canopy sign (2.5 metres by 2.5 metres), and one illuminated totem sign (7.46 metres by 2.67 metres).

Address: Land at corner of Lupton Road and Hithercroft Road

9. DISCHARGE OF CONDITIONS/ RESERVED MATTERS

i) Application Reference: [P18/S1646/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 4 - construction traffic management, 6 - schedule of materials and 9 - contamination on application ref. P17/S3651/FUL Demolition of existing building and erection of a Class A1 retail foodstore with associated car parking, access, landscaping and associated engineering works (as amplified by tree and landscaping information received 22 December 2017 and Ground Gas Supplementary Report received 4 January 2018 and details of electric vehicle charging points and tree retention plan received 28 February 2018).

Address: Land at corner of Lupton Road and Hithercroft Road

ii) Application Reference: [P18/S1685/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 5 - Implementation of Programme or Archaeological Work on application ref. P17/S3651/FUL Demolition of existing building and erection of a Class A1 retail foodstore with associated car parking, access, landscaping and associated engineering works (as amplified by tree and landscaping information received 22 December 2017 and Ground Gas Supplementary Report received 4 January 2018 and details of electric vehicle charging points and tree retention plan received 28 February 2018).

Address: Land at corner of Lupton Road and Hithercroft Road

iii) Application Reference: [P18/S1670/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 5 - Biodiversity Offsetting Scheme and 9 - Impact studies of the existing water supply infrastructure 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

iv) Application Reference: [P18/S1472/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 3 - materials 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

v) Application Reference: [P17/S3891/RM](#)

Type: Major (Reserved Matters)

Proposal: Phase 1 Reserved Matters comprising the construction of 125 dwellings, landscaping, sports pitches, allotments, estate roads and associated infrastructure (as updated by additional information 28 November 2017, amended plans and supporting information received 28 February 2018, amended highway plans 15 March 2018 and amended tree proposals received 8 May 2018) The outline application was considered to be EIA development and an Environmental Assessment was submitted in support of the application. This reserved matters submission has been the subject of a Screening Request. The local planning authority has determined that there is no requirement for additional environmental assessment in support of this submission.

Address: Land to the West of Wallingford (Site B) Phase 1

10. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S0508/HH](#)

Site Location: 14 Borough Avenue

WTC response: No Strong Views

Decision: Planning Permission

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

Site Location: 103 Wantage Road

WTC response: No Strong Views

Decision: Planning Permission

iii) Application Number: [P18/S0682/FUL](#)

Site Location: Wallingford Rowing Club, Thames Street

WTC response: Fully Supports

Decision: Planning Permission

iv) Application Number: [P18/S0893/HH](#)

Site Location: 31 Wantage Road

WTC response: Refused

Decision: Planning Permission

v) Application Number: [P18/S1110/HH](#)
Site Location: 12 Chalmore Gardens
WTC response: No Strong Views
Decision: Planning Permission

vi) Application Number: [P18/S1113/HH](#)
Site Location: 6 Sayer Milward Terrace, St Leonards Lane
WTC response: No Strong Views
Decision: Planning Permission

11. PLANNING APPLICATION BY LONDON ROCK LTD – FOR OFFLINE RIVER THAMES MARINA

Planning Reference – Oxfordshire County Council [MW.0033/18](#)

Hard copy available to see in the town council offices and please see the attached paperwork for direct link to planning application.

12. [P18/S1422/N1A](#) – 10A ST MARTINS STREET

Please note there are specific guidelines on how we may respond in the attached paperwork.

13. LOCAL PLAN UPDATE

Councillor Lloyd.

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 1ST JUNE 2018. ALL REASONABLE ATTEMPTS WILL BE MADE TO ENSURE THAT THEY HAVE ACCESS TO THE MEETING.