



Wallingford Town Council

to

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2019-20.05 Planning

15th May 2019

Planning Committee – Councillors Cattermole, Dolton, Hughes, Kidley, Lester, McGregor, Whelan, Wilder and The Mayor Councillor Upcraft

Dear Councillor,

You are hereby summoned to attend a Planning Meeting to be held on **Monday 20th May 2019 at the rising of Full Council meeting 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 2019/2020 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 17th May 2019.

6. TERMS OF REFERENCE

Members to review and adopt the Planning Terms of Reference.

7. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 24th April 2019 as set out on pages 279 - 284 of the Minute Book.

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: [P17/S3579/FUL](#) & [P17/S3580/LB](#)

Type: Amended details Minor & Other

Proposal: Demolition of 20C additions to a listed building and alteration of the A1/A2 retail space to accommodate 8 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 11 March 2019 and 3 May 2019 and amplified by Heritage Statement Appendix A and B Design Statement- Supplement 10 January 2018 and amplified by Arbtech Bat Survey- Emergence and Activity Surveys and Noise Impact Assessment Report No. 18-0025-1 R03 accompanying email from agent received 8 February 2019)

Address: 4 Market Place

(ii) Application Reference: [P19/S1384/HH](#)

Type: Other

Proposal: Removal of existing box dormer and replacement with gabled dormer; a variation from the existing planning permission P18/S3165/HH

Address: The Elms, 16 Castle Street

(iii) Application Reference: [P19/S0270/FUL](#)

Type: Minor

Proposal: Erection of a covered iron framed railway station structure.

Address: The Cholsey and Wallingford Railway Station, 5 Hithercroft Road

(iv) Application Reference: [P19/S0968/FUL](#)

Type: Minor

Proposal: Remove existing landing stage. Break down existing riverbank making a line for piling. Drive steel sheet piles along riverbank. Repair damage to brickwork wall.

Address: Riverside Thames Street

(v) Application Reference: [P19/S1238/FUL](#)

Type: Major

Proposal: Variation of condition 3 on application P15/S0191/FUL for a revised boundary treatment of a metal railing barrier. Demolition of No.2 Reading Road. Erection of 85 new homes and creation of new access. Proposed new roads, car parking, footpaths, communal orchard, public open space, landscaping, ecological enhancement areas and associated infrastructure. (As amended by additional information on flood risk received 30 April 2015)

Address: Winterbrook Park, Winterbrook

9. P19/S0764/LB, P19/S0763/HH & P19/S1333/HH ST NICHOLAS HOUSE, 90 HIGH STREET

Withdrawal of application [P19/S0764/LB](#) – See email

Decision Notice:

Application Number: [P19/S0763/HH](#)

Site Location: St Nicholas House, 90 High Street

WTC response: No Objections

Decision: Planning Permission

Planning Application :

Application Reference: [P19/S1333/HH](#)

Type: Other

Proposal: Removal of existing derelict structure and to replace it with a potting shed.

Address: St Nicholas House, 90 High Street

10. DISCHARGE OF CONDITIONS/ RESERVED MATTERS

i) Application Reference: [P19/S1321/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 11- accessible and adaptable homes, 14- details of cycle parking, 17- details of drainage, 18- levels, 20- biodiversity enhancement, 21- housing delivery document, 28- landscaping, 30- landscape management plan 31- electric vehicle charging points, 34- lighting 35- allotments and play areas, 36- roads and footpaths, 37- turning area and car parking to application ref 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: Phase 2 Land to the West of Wallingford (Site B)

ii) Application Reference: [P18/S0489/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 4 - new vehicular access, 6 - new estate roads, 8 - construction details and 10 - access and vision splays on application ref. P17/S3969/FUL Construction of a temporary Information Centre for Land to the West of Wallingford (Site B) incorporating two fixed advertisements with a temporary access, car parking and landscaping.

Address: Temporary Information Centre Land to the West of Wallingford (Site B)

iii) Application Reference: [P18/S4294/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions on application ref. P17/S3564/FUL: 3 - Levels, 4 - Materials, 5 - Landscape, 7 - Road Access, 9 - Drainage, 11 - Cycle Parking Details, 12 - Construction Traffic Management Plan, 13 - Green Travel Plan, 14 - Off Site Highway Works, 15 - External Lighting, 16 - Sustainable Drainage Scheme, 17 - Drainage Strategy, 18 - Air Quality Report, 21 - Biodiversity Enhancement, 22 - Arboriculturalist Method Statement and 23 - Oak Tree Details Erection of a 70 bed care home (within Use Class C2), access, parking, landscaping and other associated works.

Address: Land at Wallingford Road / Reading Road Wallingford

11. MW.0095/19 NEW BARN FARM, CHOLSEY

Details Pursuant to condition 67 (Liaison meeting details) of planning permission P16/S2662/CM

12. APPEAL DECISION NOTICE RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S2336/FUL](#)

Site Location: The Post Office 52 St Martins Street

WTC response: Objection

Decision: Planning Permission on appeal APP/Q3115/Z/18/3216666

13. PLANNING COMMITTEE NOTIFICATION

Location: Wallingford Portcullis Social Club (28) & 29 & frontage of Masonic Centre Goldsmith Lane

Proposal: Demolition of all buildings at Portcullis Club and No 29. Construction of fourteen apartments, with vehicular access and parking and associated works. Demolition of and re-construction of frontage wall to Masonic Centre.

Application Reference: P19/S0820/FUL

Application to be considered on 22 May 2019 at 6pm Didcot Civic Hall. Planning Officer's recommendation is to refuse planning permission.

The Mayor to seek Members approval to attend this committee and to ask if any other Councillors wish to attend.

14. 28 High Street, Wallingford – Enforcement Case SE18/551

The Mayor to appraise Members of the contents of the Enforcement Officer's email.

15. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P18/S0068/RM](#)

Site Location: Land to the West of Wallingford (Site B)

WTC response: No Objections

Decision: Planning Permission

ii) Application Number: [P19/S0657/A](#) & [P19/S0255/LB](#)

Site Location: 14 Market Place

WTC response: No Objections
Decision: Planning Permission

iii) Application Number: [P19/S0675/HH](#)
Site Location: 35 Chiltern Crescent
WTC response: No Objections
Decision: Planning Permission

iv) Application Number: [P19/S0689/LB](#) & [P19/S0684/A](#)
Site Location: 3 Market Place
WTC response: No Objections
Decision: Planning Permission

v) Application Number: [P19/S0791/HH](#)
Site Location: 47 St Johns Road
WTC response: No Objections
Decision: Planning Permission

vi) Application Number: [P17/S3891/RM](#)
Site Location : Land to the West of Wallingford (Site B) Phase 1 Wallingford
WTC response: No Objection
Decision: approval of reserved matters
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 17th MAY 2019. ALL REASONABLE ATTEMPTS WILL BE MADE TO ENSURE THAT THEY HAVE ACCESS TO THE MEETING.