



Wallingford Town Council

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2019-11-25 Planning

8th January 2020

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 13th January 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. APOLOGIES

2. ADMISSION OF THE PUBLIC

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

3. 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).

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

To be notified to The Town Clerk by 10.30am on Friday 10th January 2020.

5. VARIANCE OF ORDER OF BUSINESS

6. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 9th December 2019 as set out on pages 187-191 of the Minute Book.

7. 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: [P19/S2681/FUL](#) **Cllr Dolton**

Type: Other

Proposal: Amendment 1 - Off road parking area on grassed area (as amended by drawing no BLO 01 Rev A to revise parking location received on 5 December 2019)

Address: 2 Saxon Close

(ii) Application Reference: [P19/S4229/HH](#) **Cllr McGregor**

Type: Other

Proposal: Amendment No 1- Erection of rear 2 storey extension and loft conversion (permitted development) (as amended by drwgn0 6059 01A to reduce the depth of the extension received on 20.12.19)

Address: 87 Wilding Road

(iii) Application Reference: [P19/S4468/FUL](#) **Cllr Cattermole**

Type: Major

Proposal: Variation of Condition 3 of application P15/S0191/FUL to approve revised boundary treatment drawing indicating a wall and railings at the site entrance. 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

(iv) Application Reference: [P19/S4263/FUL](#) **Cllr Lester**

Type: Minor

Proposal: Erection of 2 x two bedroom dwellings

Address: Cross Keys, 48 High Street

(v) Application Reference: [P19/S4393/HH](#) **Cllr Kidley**

Type: Other

Proposal: Proposed demolition of existing extension and replacement ground floor rear extension

Address: 65 Station Road

(vi) Application Reference: [P19/S4477/FUL](#)

Cllr McGregor

Type: Major

Proposal: Variation of condition 2 (approved plans) of application P17/S3564/FUL- the relocation of the substation Erection of a 70 bed care home (within Use Class C2), access, parking, landscaping and other associated works.(as amplified and amended by information accompanying email from Agent dated 11 December 2017).

Address: Land at Wallingford Road/Reading Road

(vii) Application Reference: [P19/S4513/HH](#)

Cllr Whelan

Type: Other

Proposal: Two-storey and single-storey extensions to rear and side of property.

Address: 20 St Johns Road

(viii) Application Reference: [P19/S2600/HH](#) & [P19/S2601/LB](#)

Cllr Hughes

Type: Other

Proposal: Amendment no.2- Insertion of additional window to Eastern end gable (as amended by drwngo GLSP04A to reduce size of windows received on 7th November 2019 and further amended by drawings to add existing door and window on ground floor received 18 December 2019).

Address: St Lucians Lower Wharf

(ix) Application Reference: [P16/S3852/FUL](#)

Cllr Wilder & Dolton

Type: Major

Proposal: Hybrid planning application for the erection of 100 new residential dwellings including new access road off the A4074, public open space (full application) and the provision of school land (outline application) at Newnham Manor, Crowmarsh Gifford (as amended by plans submitted 26 November 2019 and 18 December 2019).

Address: Land to the south of Newnham Manor Crowmarsh Gifford

(x) Application Reference: [P19/S0191/FUL](#)

Cllr McGregor

Type: Major

Proposal: Provision of a new two storey un-attached extension to the school providing 20 new teaching spaces allowing the school to expand by 2 forms of entry (As amplified by email from agent and accompanying Feasibility Stage Ground Investigation January 2017, Photographs, Contaminated Land Questionnaire received 5 March 2019 and Aether Air Quality Assessment March 2019 received 27 March 2019 and amplified by ownership plan, car park plan and Site Plan - Planting Proposal accompanying email from agent received 3 October 2019 and amended by revised Planting Proposal received 9 December 2019).

Address: Wallingford School, St Georges Road.

8. 10 & 11/12 ST MARTINS STREET, NOTIFICATION OF PARTY WALL NOTICE

9. 1-4 HART STREET

For Members information: New Properties will be numbered 1-4 Hart Street.

8. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: [P19/S4409/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions on application ref. P14/S2860/O: 11 - Adaptable Homes; 17 - Foul and Surface Water Drainage; 18 - Levels; 21 - Housing Delivery Document; 28 - Landscaping; 31 - Electric Vehicle Charging Points; 34 - Lighting; 36 - Accesses, Driveway and Turning Areas and 37 - Parking 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 1 Plots 51-125 Land to the West of Wallingford (Site B)

(ii) 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. Amendment received April, July, September and December 2019.

Address: Land at Wallingford Road/Reading Road

9. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P19/S4107/HH](#)

Site Location: 1 Winterbrook

WTC response: No objections

Decision: Planning Permission

ii) Application Number: [P19/S3283/HH](#)

Site Location: 41 Fir Tree Avenue

WTC response: Fully Supports

Decision: Planning Permission

10. FUTURE AGENDA ITEMS

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 10th January 2020. ALL REASONABLE ATTEMPTS WILL BE MADE TO ENSURE THAT THEY HAVE ACCESS TO THE MEETING.