



Wallingford Town Council

9 St Martin's Street
Wallingford
Oxfordshire
OX10 0AL

Tel: 01491 835373
Email: seniorofficer@wallingfordtowncouncil.gov.uk
Web: www.wallingford.co.uk

20.12.21 Planning - Agenda ba

16th December 2020

Planning Committee Members – Councillors Dolton, Hughes, Keats-Rohan, Kidley, Lester, McGregor, Whelan and Wilder
Non-Voting Members: District Councillors Levy and Roberts

Dear Councillor,

You are hereby summoned to attend a virtual TEAMS meeting of **Planning on the Monday 21st December 2020 at 7p.m** for the transaction of business as set out on the agenda below.

Yours sincerely,

The Town Clerk.

A G E N D A

1. TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

2. APOLOGIES

Apologies to be received. Councillor Dolton.

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)

Members of the public who wish to speak at this meeting must email the Senior Officer
Email: seniorofficer@wallingfordtowncouncil.gov.uk a link will then be provided to the virtual meeting.

6. VARIATION OF ORDER OF BUSINESS

7. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 23rd November 2020 as set out on pages 199 - 207 of the Minute Book.

RESOLUTION REQUIRED

8. PLANNING APPLICATIONS

(i) Application Reference: [P20/S2920/Ful](#) – Councillor Lester – extension not granted

Type: Minor (Full Application) – Winterbrook conservation area

Proposal: Replacement dwelling (as amplified by Tree Survey, Impact Appraisal and Method Statement received 37 November 2020).

Address: The Old Court Winterbrook Wallingford OX10 9DX

Councillor Lester provided the following recommendation which has been sent to the planning officer: I have had a look at The New Tree Survey carried out on The Old Court, Winterbrook. It was a very comprehensive study of trees, shrubs and vegetation on site, in conclusion the trees surveyed can be retained and if adequately protected during the development will continue to screen and give privacy so I am recommending that we support this plan once more. – Response sent to the District Council.

(ii) Application Reference: [P20/S4408/HH](#)- Councillor McGregor

Type: Other (Householder) - Winterbrook conservation area

Proposal: New vehicular access.

Address: 31 Winterbrook Wallingford OX10 9EB

(iii) Application Reference: [P20/S3748/FUL](#) – Councillor McGregor

Type: Minor (Full Application) - Wallingford Conservation Area - Grade II Listed Building

Proposal: Conversion of derelict outbuilding into 1 bed dwelling. (As amplified by contaminated land questionnaire received 2 November 2020 and clarified by email from agent received 26 November 2020 in relation to parking and revised Drawing 06 Rev A in relation to access)

Address: Rear of 14 Market Place Wallingford OX10 0AL

(iv) Application Reference: [P20/S3603/HH](#) – Councillor Whelan

Type: Other (Householder)

Proposal: It is a single story extension at the front of the house. projecting 3330 mm from the front, for the full width of 6 metres. It is non standard construction, though common in the 1970's, where the side walls are solid and both ends a mixture of stud & tile, typically built in blocks of 3/4 terraced. The new construction will be standard brick & block making it much more solid and greener to run.

I am concerned about 1 neighbour's right of light being affected. We would address this with a small dog-leg at that side if affected by the 45 degree rule.

Address: 62 Radnor Road Wallingford OX10 0PH

(v) Application Reference: [P20/S3825/Ful](#) – Councillor Dolton?

Type: Minor (Full Application)

Proposal: Construction of a new industrial unit. (Renewal of application P17/S3650/FUL).

Address: Fischer Fixings UK Ltd Whitley Road Wallingford OX10 9AT

(vi) Application Reference: [P20/S4346/Ful](#) – Councillor Hughes

Type: Minor (Full Application)

Proposal: The construction of a 62m² Music Room extension within an existing paved courtyard and the partial demolition of a steel framed canopy.

Address: Wallingford School St Georges Road Wallingford OX10 8HH

(vii) Application Reference: [P20/S4402/HH](#) – Councillor Keats-Rohan

Type: Other (Householder) - Wallingford Conservation Area

Proposal: Single storey rear extension.

Address: 5 South View Wallingford OX10 0HJ

(viii) Application Reference: [P20/S4357/A](#) – Councillor Kidley

Type: Other (Advertisement)

Proposal: Illuminated and non illuminated fascia signs. One illuminated totem sign.

Address: MKM Building Supplies Land off Lupton Road Wallingford OX10 9BS

(ix) Application Reference: [P20/S4607/HH](#) – Councillor Lester

Type: Other (Householder)

Proposal: Proposed first floor side extension and ground floor porch. Proposed garden studio

Address: 23 St George's Road OX10 8JE

9. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P20/S2985/HH](#)

Site Location: 20 St John's Road

WTC response: Supports

Decision: Planning Permission

ii) Application Number: [P20/S3692/HH](#)

Site Location: 35 Brookmead Drive

WTC response: Supports

Decision: Planning Permission

iii) Application Number: [P20/S3373/LB](#)

Site Location: Thames House

WTC response: Supports

Decision: Listed Building Consent

iv) Application Number: [P20/S3678/A](#)
Site Location: Waterside Court Care Home
WTC response: Supports
Decision: Consent to Display Advertisements

v) Application Number: [P20/S3653/HH](#) & [P20/S3654/LB](#)
Site Location: 12 Castle Street
WTC response: Supports
Decision: Planning Permission and Listed Building Consent

vi) Application Number: [P20/S0912/FUL](#)
Site Location: Land Opposite Whitecross House
WTC response: No objections with conditions
Decision: Planning Permission various conditions applied

vii) Application Number: [P20/S1179/FUL](#)
Site Location: Land South of Hithercroft Road
WTC response: Objection
Decision: Planning Permission

viii) Application Number: [P20/S3817/HH](#)
Site Location: 63/65 St Georges Road
WTC response: Supports
Decision: Planning Permission

ix) Application Number: [P20/S3906/LB](#)
Site Location: 1 Market Place
WTC response: Supports with condition
Decision: Listed Building Consent

x) Application Number: [P20/S3346/HH](#)
Site Location: 13 St Nicholas Road
WTC response: Supports
Decision: Planning Permission

xi) Application Number: [P20/S3644/HH](#)
Site Location: 5 Chalmore Gardens
WTC response: Supports
Decision: Refusal of Planning Permission

10. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

Permitted Development

(i) Application Reference: [P20/S4246/PDH](#)

Proposal: Single storey rear extension extending 6m from the rear elevation. Extend - 6.00m Height
- 3.60m Eaves - 2.50m

Address: 109 Wilding Road

Lawful Development Certificates issued

(i) Application Reference: [P20/S3613/LDP](#)

Type: Other (Law. Dev. (proposed))

Proposal: Lawful Development Certificate for a proposed single storey side and rear extension.

Address: 20 Fir Tree Avenue

Discharge of Conditions

(i) Application Reference: [P20/S4390/DIS](#)

Proposal: Discharge of condition 4 (Tree Protection) on planning application P19/S4675/FUL Demolition of the 'rec' rooms building and associated playground and fencing

Address: Bull Croft Park Recreation Rooms

(ii) Application Reference: [P20/S3700/DIS](#)

Proposal: Discharge of conditions 8 - Remediation Strategy Verification Report 10 - Gas Fired Boiler Specification and 11 - BREEAM Evidence on application ref. P19/S2539/FUL.(additional information received 2 November 2020). The erection of two units for Class B8 use (with ancillary trade counter(s)), mezzanine, floor and Sui-Generis uses within the specified categories: 1) Storage, distribution of sales of tiles, floor coverings, bathroom and kitchen furniture and fittings and other building materials including electrical products. 2) Machinery, tool and plant hire. 3) Plumbers and builders' merchants Together with the creation of new access, parking arrangements, outside storage and servicing areas.

16 (cycle parking facilities) & 26 (easements associated with existing culvert running through the site) on application P19/S2539/FUL. The erection of two units for Class B8 use (with ancillary trade counter(s)), mezzanine, floor and Sui-Generis uses within the specified categories: 1) Storage, distribution of sales of tiles, floor coverings, bathroom and kitchen furniture and fittings and other building materials including electrical products. 2) Machinery, tool and plant hire. 3) Plumbers and builders' merchants Together with the creation of new access, parking arrangements, outside storage and servicing areas.

Address: Unit 1, Trademarq, Lupton Road

11. NEW BARN FARM QUARRY - PLANNING APPLICATION MW.0114/20

Councillor Wilder. See attached correspondence. Members to decide on their response. Residents and County Councillors response attached for information.

12. UPGRADE ON CHOLSEY WASTE TREATMENT PLANT

Councillor Wilder to provide and update.

13. DISTRICT COUNCILLORS CALL INS

District Councillor Levy decided to support Wallingford Town Council's objection to P20/S4156/A and call it in for the District Council's Planning Committee. Please see the attached email correspondence.

14. PLANNING ENFORCEMENT

i) General Update – see updated list of cases.

ii) Hong Kong House, Castle Street – Enforcement Officer closed case as per email correspondence which Members had all received.

iii) Members to raise any enforcement concerns.

iv) Any updates from Members on enforcements cases.

15. SOUTH OXFORDSHIRE'S LOCAL PLAN

Members to note recent correspondence.

16. PRE-APPLICATION POLICY

Members to review and amend the pre-application policy ready for adoption by Full Council.

17. SITE B – REQUEST BY DEVELOPER TO VIEW AND COMMENT ON PHASE 3 BEFORE THE PLANNING APPLICATION IS SUBMITTED IN FEBRUARY

Members to consider and respond to the above request.

18. CIL (INFRASTRUCTURE LEVY)

Members to consider the impact of the changes in the how the District Council spends Community Infrastructure Levy (CIL) funds secured from housing developments in the district and how this may affect the Wallingford and any proposed projects. Email attached.

19. RESIDENTS REQUEST TO HAVE A ROAD NAMED AFTER HER FATHER.

Email correspondence attached.

20. PLANNING APPEALS

Update if appropriate on P17/S3580/LB and P17/S3579/FUL - 4 Market Place Wallingford OX10 0EH.

21. FUTURE AGENDA ITEMS

Distribution: Town Council Website, Noticeboard and Press.

Any member of the public wishing to join the meeting should contact the Senior Officer by email: seniorofficer@wallingfordtowncouncil.gov.uk A link will be provided to the virtual meeting.
NON-CONFIDENTIAL REPORTS ARE AVAILABLE ON REQUEST.