



Wallingford Town Council

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21.02.01 Planning - Agenda ba

27th January 2021

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 Monday 1st February 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.

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.

Representatives from Berkeley Homes (Matthew Haley and Richard McGibbon– Site B – Phase 3 pre-application and Energy Efficiency
(Copy of pre-application document attached to agenda pack).

6. VARIATION OF ORDER OF BUSINESS

7. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 13th January 2021 as set out on pages 246 -249 of the Minute Book.

RESOLUTION REQUIRED

8. PLANNING APPLICATIONS

(i) Application Reference: [P20/S3347/Ful](#) – Cllr Keats-Rohan

Type: Minor(Other)

Proposal: One for one replacement dwelling.

Address: Chalmore Hole Ferry House Chalmore Gardens Wallingford OX10 9EP

(ii) Application Reference: [P20/S4561/HH](#) – Cllr Kidley (30/1 Extension requested but no response)

Type: Other (Householder) Wallingford Conservation Area Grade II Listed Building

Proposal: Replace all white single glazed timber windows with white double-glazed timber windows. The timber patio doors will be replaced like for like and the timber private entrance doors are also to be changed to a composite material.

Address: 1-6 The Shambles & 4 & 5 St Peter's Street Wallingford OX10 0JS

(iii) Application Reference: [P20/S2920/FUL](#) – Cllr Lester (Information only) Amendment 3 & 4

Type: Minor (Full Application) Winterbrook Conservation Area

Proposal: Replacement dwelling.(as amplified by tree survey, impact appraisal and method statement. Comments in response to the council's tree officer memo date 10 December all received 14 December 2020. Amended Design & Access Statement received 18 January 2021 to include Energy Statement. As amplified by Flood Risk Assessment and Foul Drainage Assessment received 18 January 2021).

Address: The Old Court Winterbrook Wallingford OX10 9DX

9. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P20/S3603/HH](#)

Site Location: 62 Radnor Road Wallingford OX10 0PH

WTC response: Support

Decision: Planning Permission

ii) Application Number: [P20/S3748/FUL](#)

Site Location: Rear of 14 Market Place Wallingford OX10 0AL
WTC response: **Object**
Decision: Planning Permission

iii) Application Number: [P20/S4357/A](#)
Site Location: MKM Building Supplies Land off Lupton Road Wallingford OX10 9BS
WTC response: Support
Decision: Consent to Display Advertisements

iv) Application Number: [P20/S4402/HH](#)
Site Location: 5 South View Wallingford OX10 0HJ
WTC response: fully support/ archaeological watching brief.
Decision: Planning Permission with conditions

v) Application Number: [P20/S4346/FUL](#)
Site Location: Wallingford School St Georges Road Wallingford OX10 8HH
WTC response: Support
Decision: Planning Permission

vi) Application Number: [P20/S3825/FUL](#)
Site Location: Fischer Fixings UK Ltd Whitley Road Wallingford OX10 9AT
WTC response: Support
Decision: Planning Permission

vii) Application Number: [P20/S4156/A](#)
Site Location: Highcroft Land to the west of Wallingford (Site B) Wallingford
WTC response: **Objection to original times of illumination call in by D. Cllr Levy**
Decision: Consent to Display Advertisements (As amended by applicant's email dated 12/01/2021 agreeing to restrict illumination hours to 08:00 - 18:00 Monday to Saturday or to hours in the afternoon when the sales office is open, whichever is earlier, and to hours 11:00 - 16:00 on Sundays and Bank Holidays).

viii) Application Number: [P20/S4408/HH](#)
Site Location: 31 Winterbrook Wallingford OX10 9EB
WTC response: Support
Decision: Planning Permission

ix) Application Number: [P20/S4607/HH](#)
Site Location: 23 St Georges Road Wallingford OX10 8JE
WTC response: Support
Decision: Planning Permission

x) Application Number: [P20/S4604/HH](#)
Site Location: 12 Nelson Close Wallingford OX10 0LG
WTC response: Support
Decision: Planning Permission

10. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

Discharge of Conditions

(i) Application Reference: [P20/S4853/DIS](#)

Proposal: Discharge of Condition 3 (joinery details) on planning application P19/S1542/FUL. Additions and Alterations, Change of Use.

Address: 7 Mill Lane Wallingford OX10 0DH

(ii) Application Reference: [P20/S4893/DIS](#)

Proposal: Discharge of condition 3 (Landscaping Scheme (trees and shrubs only)) on planning application P19/S0191/FUL Provision of a new two storey building to the school providing 20 new teaching spaces allowing the school to expand by 2 forms of entry.

Address: Wallingford School St Georges Road Wallingford OX10 8HH

(iii) Application Reference: [P20/S3058/DIS](#)

Proposal: Discharge of Condition 34 (Lighting) on Planning Application P14/S2860/O following approval of phase 1+. 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. Additional information received - illumination and ecology 14/01/2021.

Address: Highcroft Phase 1 (Plots 1 -125) Land to the west of Wallingford Wallingford

(iv) Application Reference: [P20/S4600/DIS](#)

Proposal: Discharge of conditions- 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 Wallingford OX10 9BS

(v) Application Reference: [P21/S0128/DIS](#)

Proposal: Discharge of conditions 13 (New vehicular access), 14 (Vision splay protection) & 15 (Parking & Manoeuvring Areas Retained) in application P19/S2539/FUL. The erection of 2no. 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

Address: Unit 1 Trademarq Lupton Road Wallingford OX10 9BS

11. PRE-APPLICATION POLICY

Senior Officer to provide the background to the following: in the adopted pre-application policy it has been suggested that an amendment is made to clarify the following by adding the section that is highlighted: 'Council prefers developers to make presentations at scheduled meetings

of its Planning Committee and **that this would take place in public participation'**. Members also to consider if the section, it is noted however that expressing a pre-disposition, for example of either 'welcome in principle' or 'concerns', is permissible indicates that councillors will be engaging more positively with any developers than has happened previously?

RECOMMENDATION REQUIRED

12. SITE B - PRE-APPLICATION PLANS

Members to discuss the plans. Ref. Agenda item 5.

13. COUNTY COUNCIL CONSULTATION – ST GEORGES ROAD (WALLINGFORD) PROPOSED PARKING RESTRICTIONS

(Email with links attached)

County Council seek views on the proposals to introduce additional parking restrictions on the western side of St Georges Road in Wallingford, adjacent to the playing field opposite Nos. 8 & 10. The proposal is being put forward in response to the construction of a new car park and access road to the adjacent playing fields, specifically the proposals comprise of extending the existing double yellow lines on St Georges Road by a further 36 metres northwards. Deadline 12th February 2021.

RESOLUTION REQUIRED

14. CROWMARSH NEIGHBOURHOOD PLAN

(Email with links attached)

Members to consider their response on behalf of the Town Council. Deadline: Tuesday 9th March 2021.

RESOLUTION REQUIRED

15. DISTRICT COUNCIL PRESS RELEASES REGARDING CONSULTATIONS FOR MEMBERS TO NOTE/DISCUSS

(Email with links attached and previously sent to all Councillors on the 21st January 2021.

- i) Right to Regenerate – Deadline 13th March 2021
- ii) Government consultation on housing delivery and public service infrastructure.

RESOLUTIONS IF APPROPRIATE

16. ENFORCEMENT CASES – UPDATED LIST ATTACHED

Members to discuss list and any new issues of concern.

17. FUTURE AGENDA ITEMS

CIL/Section 106 Monies – District Councillor George Levy
Upgrade on Cholsey Waste Water – Rolling item

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.****