



Wallingford Town Council

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20.09.28 Planning - Agenda ba

23rd September 2020

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

Dear Councillor,

You are hereby summoned to attend a virtual TEAMS meeting of **Planning on the Monday 28th September 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.

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 7th September 2020 as set out on pages 117 - 124 of the Minute Book.

RESOLUTION REQUIRED

8. PLANNING APPLICATIONS

(i) Application Reference: [P20/S3089/HH](#) – Councillor Dolton

Type: Householder

Proposal: Garage conversion to habitable space. Single storey extension over garage to existing with single storey to frontage.

Address: 5 Trenchard Close Wallingford OX10 9BA

(ii) Application Reference: [P20/S3040/HH](#) - Councillor Hughes

Type: Householder

Proposal: Proposed ground and first-floor side and rear extensions, internal & external alterations. Erection of a garden studio

Address: 15 Wantage Road Wallingford OX10 0LR

(iii) Application Reference: [P20/S3017/HH](#) - Councillor Keats-Rohan

Type: Wallingford Conservation Area - Householder

Proposal: Single Storey Rear Extension

Address: 4 Old Buildings Wallingford OX10 0BA

(iv) Application Reference: [P20/S2993/LB](#) - Councillor Kidley

Type: Wallingford Conservation Area

Grade II Listed Building

Proposal: Replace and relocate down pipe and guttering on front elevation and repairs.

Address: Ganders 1A Mill Lane WALLINGFORD Oxon OX10 0DH

(v) Application Reference: [P20/S3023/FUL](#) - Councillor Lester

Type: Wallingford Conservation Area – Full Application

Proposal: Change of Use from existing part A1-Shops (ground floor & first floor showrooms with Coach House & Workshop outbuildings as retail store building) and existing C3-dwellinghouse (second floor) to proposed C3 Dwelling houses. Use class to include residential parking facility at land to 99 High Street.

Address: Calleva House 6 High Street and Land at 99 High Street Wallingford OX10 0BP

(vi) Application Reference: [P20/S2882/HH](#) - Councillor McGregor

Type: Householder

Proposal: Building of a garage to rear of property.
Address: 72 Wilding Road Wallingford OX10 8AR

(vii) Application Reference: [P20/S2652/FUL](#) - Councillor Whelan
Type: Full Application
Proposal: Change of use from A1 use (General Retail) to A3 use (Food & Drink)
Address: Ribizli, 53 St Mary's Street

(viii) Application Reference: [P20/S3049/HH](#) – Councillor Wilder
Type: Wallingford Conservation Area - Householder
Grade II Listed Building
Proposal: Removal of existing dilapidated and dangerous wooden glasshouse (est built in 1970s) and replacement with a new structure appropriate to the age of the house (late Victorian) built by Hartley Botanic, the leading Victorian greenhouse builder in UK. (I may need to start the demolition before consent is received because the structure is dangerous)
Address: Woodlea 13 Wood Street Wallingford OX10 0BD

(ix) Application Reference: [P20/S3329/HH](#) – Councillor Dolton
Type: Householder
Proposal: Two Storey Side Extension
Address: 2 Andrew Road Wallingford OX10 8AE

(x) Application Reference: [P20/S3326/HH](#) – Councillor Hughes
Type: Householder
Proposal: Proposed ground floor rear extension and first floor rear extension. Proposed pitched roof over existing flat roof.
Address: 15 Barley Close Wallingford OX10 9BX

9. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P20/S2417/HH](#)
Site Location: Ilewa 100 Charter Way
WTC response: No Objections
Decision: Planning Permission

ii) Application Number: [P20/S0814/A](#) & [P20/S0820/LB](#)
Site Location: 4 St Martin's Street
WTC response: No Objection
Decision: Consent to Display Advertisements & Listed Building Consent

iii) Application Number: [P20/S2424/HH](#)
Site Location: Millstone Cottage, 13 Thames Street
WTC response: Fully Support
Decision: Planning Permission

iv) Application Number: [P20/S2167/LB](#)
Site Location: 4 Kinecroft

WTC response: no objections but the following condition of an archaeological watching brief
Decision: Listed Building Consent

v) Application Number: [P20/S2325/HH](#)

Site Location: 53 Brookmead Drive

WTC response: No Objections

Decision: Planning Permission

vi) Application Number: [P20/S2735/FUL](#)

Site Location: 2-3 Old Buildings

WTC response: fully supported this application but that an archaeological watching brief was required.

Decision: Planning Permission

10. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

(i) Application Reference: [P20/S2424/HH](#)

Type: Householder

Proposal: Amendment : No. 1 - dated 1st September 2020 Proposal : Replacement of PVCu window/door with timber; conservation roof lights to kitchen roof; replacement rainwater goods.(as amended by plan ref 01160/02B which shows the roof lights on the south slope to be non-openable and 2 roof lights on both south and north slopes).

Address: Millstone Cottage, 13 Thames Street - **Decision Notice issued**

CERTIFICATE OF LAWFUL DEVELOPMENT FOR:

(ii) Application Reference: [P20/S3088/LDP](#)

Type: Lawful Development Permission

Proposal: Certificate of Lawful use for the formation of a habitable room in the roof space with a rear dormer.

Address: 36 Brookmead Drive

(iii) Application Reference: [P20/S3175/LDP](#)

Type: Lawful Development Permission

Proposal: Single storey side extension

Address: 11 Hurst Close

(iv) Application Reference: [P20/S2120/LDE](#)

Type: The applicant maintains the works (or use) as described in the application has been in continual operation (or has existed) for a sufficient period that it has now become lawful. (NB: This period is normally ten years, but in the case of most types of residential use or works it is four years). Hence the certificate only seeks confirmation from the Local Planning Authority that the proposed development is lawful and I am unable to take any comments on the planning merits of the proposal into account.

However, if you have any information that you consider to be relevant to my considerations, please send it to me within 21 days of the date of this letter.

Proposal: Roof Balcony/Flat Roof

Address: 88c High Street

11. DISCHARGE OF CONDITIONS

(v) Application Reference: [P20/S2615/DIS](#)

Type: Discharge of Conditions

Proposal: Discharge of conditions 3 - joinery, 4 - schedule of works for buildings and materials and 5 - contamination on application ref. P19/S1542/FUL Additions & Alterations, Change of Use

Address: 7 Mill Lane

12. [P20/S1179/FUL](#) - LAND SOUTH OF HITHERCROFT ROAD WALLINGFORD OX10 9TA (HITHERCROFT WAY)

SODC's planning committee will be considered this application on 23 September 2020 - The Chairman to provide an update.

13. PLANNING ENFORCEMENT

i) General Update – Latest list sent to District Councillors

ii) Chairman to provide an update on New Barn Farm Gravel Pits, 58 St Mary's Street (Mary Brooks) and Kinecroft Cottages / Blue Plaque.

14. SOUTH OXFORDSHIRE'S DISTRICT LOCAL PLAN

See attached email

Members to note the emerging South Oxfordshire Local Plan is currently at the Examination stage. To give people a chance to have their say on the Modifications, South Oxfordshire District Council is carrying out a six-week consultation which runs from **Monday 21 September 2020 until midnight on 2 November 2020**. Local Plan webpage www.southoxon.gov.uk/newlocalplan

15. NEIGHBOURHOOD PLAN

The Mayor to provide an update.

16. 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.**