



Wallingford Town Council

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20.11.02 Planning - Agenda ba

28th October 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 2nd November 2020 at 7p.m** for the transaction of business as set out on the agenda below.

Yours sincerely,


PP 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 12th October 2020 as set out on pages 158 - 164 of the Minute Book.

RESOLUTION REQUIRED

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: [P20/S3373/LB](#) – Councillor Dolton

Type: Listed Building in a conservation area

Proposal: Replace decaying bricks with reclaimed with best possible match using lime mortar. Front elevation 50-100 bricks to be replaced. Side elevation 10-20 bricks to be replaced.

Address: Thames House 5 High Street Wallingford Oxon OX10 0BP

(ii) Application Reference: [P20/S3629/HH](#) – Councillor Hughes

Type: Other in a conservation area

Proposal: Proposed ground floor rear extension and first floor rear extension

Address: 1 Crispin Place Wallingford OX10 0DR

(iii) Application Reference: [P20/S3692/HH](#) – Councillor Keats-Rohan

Type: Other (Householder)

Proposal: Two storey side extension, single storey rear extension, and ancillary works.

Address: 35 Brookmead Drive Wallingford OX10 9BG

(iv) Application Reference: [P20/S3678/A](#) – Councillor Kidley

Type: Other (Advertisement)

Proposal: Installation of 5 x externally illuminated post signs and 1 set of non illuminated individual letters.

Address: Waterside Court Care Home 26 Winterbrook Wallingford OX10 9EG

(v) Application Reference: [P20/S3653/HH](#) & [P20/S3654/LB](#) – Councillor Lester

Type: Other (Householder) & Other (Listed Bldg. Consent) Wallingford Conservation Area

Grade II Listed Building

Proposal: Single storey rear garden room extension.

Address: 12 Castle Street Wallingford OX10 8DL

(vi) 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
Address: Rear of 14 Market Place Wallingford OX10 0AL

(vii) Application Reference: [P20/S3644/HH](#) – Councillor Whelan
Type: Other (Householder) Wallingford Conservation Area
Proposal: Proposed ground and first floor extensions to include re-roofing and internal and external alterations.
Address: 5 Chalmore Gardens Wallingford OX10 9EP

(viii) Application Reference: 1. [P20/S3673/SCR](#) & 2. [P20/S3634/A](#) – Councillor Wilder
Type: Other (Screening Opinion) & Other (Advertisement)
Proposal: 1. Screening opinion request in connection with development Phase 3.
2. Erection of a totem sign.
Address: Land to the West of Wallingford (Site B) Phase 3 Wallingford

(ix) Application Reference: [P20/S3040/HH](#) – Amendment 1 – Councillor Hughes
Type: Other (Householder)
Proposal: Proposed ground and first-floor side and rear extensions, internal & external alterations. Erection of a garden studio.(as amended by plans 2171.G.8 P.V.2, 2171.G.5 P.V.2, 2171.G.9 P.V.2, 2171. G.11 P.V.2, 2171.G.6 P.V.2 and 2171.G.7 P.V.3 which reduces the size of the first floor rear extension and further amended by plan ref 217.G.5 P.V.3, 217.G.6 P.V.3 and 217.G.7 P.V.3a which alters the roof lights on the ground floor).
Address: 15 Wantage Road Wallingford OX10 0LR

(x) Application Reference: [P20/S3817/HH](#) – Councillor Dolton
Type: Other (Householder)
Proposal: Proposed Joint Single Storey Rear Extensions
Address: 63 & 65 St Georges Road Wallingford

9. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P20/S2120/LDE](#)
Site Location: 88C High Street Wallingford OX10 0BW
WTC response: WTC did not comment
Decision: Planning Permission - Other (Law. Dev. existing)/ Certificate of Lawful Use or Development on 1st October 2020

ii) Application Number: [P20/S3089/HH](#)
Site Location: 5 Trenchard Close Wallingford OX10 9BA
WTC response: Fully Support
Decision: Planning Permission

iii) Application Number: [P20/S2981/Ful](#)

Site Location: 24 Winterbrook Wallingford OX10 9EG

WTC response: fully supports this application with the conditions of an archaeological watching brief and that disabled access should meet

Decision: Planning Permission

iv) Application Number: [P20/S2986/HH](#)

Site Location: 21 Chiltern Crescent Wallingford OX10 0PE

WTC response: Fully support

Decision: Planning Permission

v) Application Number: [P20/S3017/HH](#)

Site Location: 4 Old Buildings Wallingford OX10 0BA

WTC response: Fully support

Decision: Planning Permission

vi) Application Number: [P20/S2652/Ful](#)

Site Location: Ribizli 53 St Marys Street WALLINGFORD OX10 0ER

WTC response: Fully support

Decision: Planning Permission

vii) Application Number: [P20/S2993/LB](#)

Site Location: Ganders 1A Mill Lane WALLINGFORD Oxon OX10 0DH

WTC response: Fully Supports

Decision: Listed Building Consent

viii) Application Number: [P20/S3023/FUL](#)

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

WTC response: Fully Supports

Decision: Planning Permission

10. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

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 extension.

Address: 20 Fir Tree Avenue Wallingford OX10 0NZ

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

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

Proposal: Certificate of Lawful use for the formation of a habitable room in the roof space with a rear dormer and roof light to the front elevation.

Address: 36 Brookmead Drive Wallingford OX10 9BJ

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

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

Proposal: Single storey side extension.

Address: 11 Hurst Close Wallingford OX10 9BQ

(iv) Application Reference: [P20/S3401/LDP](#)

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

Proposal: Certificate of Lawful use for the creation of a garden room in the garden, with no alterations to the garden.

Address: 43 Queens Avenue Wallingford OX10 0NE

Discharge of Conditions:

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

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 8 - Remediation Strategy Verification Report 10 - Gas Fired Boiler Specification and 11 - BREEAM Evidence on application ref. 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

(vi) Application Reference: [P20/S3750/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 5 - Cycle Parking Facilities and 9 - Bin store enclosure details on application ref. P18/S3868/FUL Demolition of existing retail units and construction of new retail space with 8 retirement apartments above and associated parking

Address: Location

Farthing House 11 St Martins Street Wallingford OX10 0AL

Withdrawn Application:

(vii) Application Reference: [P20/S3129/HH](#)

Type: Other (Householder)

Proposal: Material amendment to planning application P18/S1449/HH, to change the surface material of the driveway from brick paving to concrete & a new internal door from hallway to garage. Conversion of internal garage into kitchen and to create additional parking space to front of property, (Parking area to be brick paved as clarified by email dated 4 June 2018.)

Address: 35 Rowland Close Wallingford Oxon OX10 8LA

11. ERECTION OF 2 NEW RESIDENTIAL DWELLINGS

Please see the attached map. 2 new dwellings called Old Stables House and Barn Lodge both in Winterbrook.

12. Expansion of Wallingford School – 4 Week Consultation

Please see the attached email and consultation document. Members to discuss their response.

13. PLANNING ENFORCEMENT

- i) General Update – see updated list of cases
- ii) Chairman to provide an update on New Barn Farm Gravel Pits, Kinecroft Cottages / Blue Plaque.
- iii) Members to raise any enforcement concerns.

14. SODC PLANNING COMMITTEE MEETING – WALLINGFORD CASES

Councillors previously notified by email. Location: Land opposite Whitecross House Reading Road Wallingford OX10 9ED Proposal: Erection of a single dwelling and associated works including new access onto Wallingford Road. (As amended by plan refs 3043-301 A, 3043-302 A, 3043-304 A, 3043-312 A, 3043-307 A, 3043-305 A and 3043-305 A received on 6 August 2020). Application reference: P20/S0912/FUL – Fully Supported by Wallingford Town Council, The SODC officer's recommendation to committee is to grant planning permission

15. PLANNING APPEALS

Please see attached emails in relation to: P17/S3580/LB and P17/S3579/FUL - 4 Market Place Wallingford OX10 0EH.

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.