



Wallingford Town Council

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21.04.07 Planning - Agenda ba/jn

30th March 2021

Planning Committee Members – Councillors Hughes, Keats-Rohan, Kidley, Lester, Newcombe, Whelan and Wilder. Ex Officio Chairman Councillor Mc Gregor
Non-Voting Members: District Councillors Levy and Roberts

Dear Councillor,

You are hereby summoned to attend a virtual TEAMS meeting of **Planning on Wednesday 7th April 2021 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 (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.

Joseph Harding, - Berkeley Homes – Winterbrook Site - Presentation to be given by Berkeley Homes regarding the proposals for Phase 3 of the Highcroft (Wallingford Site B) development.

6. VARIATION OF ORDER OF BUSINESS

7. PLANNING MINUTES

To sign as a correct record the Minutes of the Planning meeting held on the 15th March 2021 as set out on pages 306 - 312 of the Minute Book.

RESOLUTION REQUIRED

8. PLANNING APPLICATIONS

(i) Application Reference: [P21/S0680/HH](#) – Cllr. Wilder
Type: Other (Householder)
Proposal: Erect a single storey front porch
Address: 49 Fir Tree Avenue

(ii) Application Reference: [P21/S0692/HH](#) – Cllr Keats- Rohan – **Formal response to be submitted**
Type: Other (Householder)
Proposal: Extension
Address: Chalmore Hole Ferry House

(iii) Application Reference: [P21/S0870/FUL](#) – Cllr. Whelan
Type: Minor (Full Application)
Proposal: Extension to existing warehouse
Address: Hilliard House, Lester Way

(iv) Application Reference: [P21/S0887/HH](#) – Cllr. Newcombe
Type: Other (Householder)
Proposal: Single storey front and rear extensions
Address: 22 Hawthorn Close

(v) Application Reference: [P21/S0990/LB](#) & [P21/S0996/HH](#) – Cllr. Kidley
Type: Other (Listed Bldg. Consent) & Other (Householder)
Proposal: Demolition and construction of replacement garage outbuilding and associated works
Address: St Nicholas House, 90 High Street

9. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

i) Application Number: [P21/S0305/HH](#)
Site Location: 5 Wyndham Gardens
WTC response: Support
Decision: Planning Permission

ii) Application Number: [P19/S1542/FUL](#)

Site Location: 7 Mill Lane

WTC response: Support

Decision: Planning Permission

iii) Application Number: [P21/S0300/LDP](#)

Site Location: 109 Wilding Road

Decision: Refusal of Certificate of Lawful Use or Development on 17th March 2021. The proposed development falls within Class A and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) ("the Order") but it does not fall within Class B, because the materials used in any exterior work would not be of a similar appearance to those used in the construction of the exterior of the existing dwelling house, so it would not be lawful development by reference to Section 58 of the Town and Country Planning Act 1990 and Article 3 of the Order.

10. PLANNING APPLICATIONS TO BE NOTED BY COUNCILLORS

Discharge of Conditions

(i) Application Reference: [P20/S4802/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of conditions 5 (Construction Traffic Management) & 6 (Construction Method Statement) on planning application [P20/S1179/FUL](#) Erection of industrial / distribution units (Class B1(c), B2, and B8) including access and servicing arrangements, car parking, landscaping and associated works.

Address: Land at Hithercroft

(ii) Application Reference: [P21/S0801/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 3 - archaeology on planning application [P19/S0433/FUL](#) Demolition of existing buildings. Erection of nine dwellings, provision of access, parking and turning and gardens and associated works.

Address: Police Station, Reading Road

(iii) Application Reference: [P21/S0864/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 4 (Sample materials) in application [P20/S1179/FUL](#). Erection of industrial / distribution units (Class B1(c), B2, and B8) including access and servicing arrangements, car parking, landscaping and associated works.

Address: Land at Hithercroft

(iv) Application Reference: [P21/S0998/DIS](#)

Type: Other (Discharge Conditions)

Proposal: Discharge of condition 5 Construction Traffic Management on planning application.

[P19/S0191/FUL](#)

Address: Wallingford School St Georges Road

Change of Use

(i) Application Reference: [P20/S2588/FUL](#) & [P20/S2589/LB](#)

Type: Minor (Full Application)

Proposal: Change of use from A1 (retail) to A4 (drinking establishments) and associated building works (as amplified by the Noise Impact Assessment dated 8 March 2021.)

Address: 45 St Mary's Street

11. ENFORCEMENT CASES – UPDATED LIST ATTACHED

No new cases since the last planning meeting.

New issue of concern for Members to discuss:

- (i) Scheduled Monument at Cross Keys Inn, High Street.

12. FUTURE AGENDA ITEMS

Upgrade on Cholsey Waste Water – Rolling item

Site B Representatives

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.