



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

21.08.09 Planning - Agenda EP

4th August 2021

To the Members of the Planning Committee: Chairman Councillor Hughes, Councillors Keats-Rohan, Kidley, Lester, Newcombe, Whelan and Wilder
Non-Voting Members: District Councillors Levy and Roberts

Dear Councillors,

You are hereby summoned to attend a meeting of the Planning Committee on **Monday 9th August 2021 at 7p.m at Wallingford Town Hall** for the transaction of business as set out on the agenda below.

Yours sincerely,

The Town Clerk/ RFO

A G E N D A

- 1. TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING**
Chairman to advise Councillors and Members of the Public of the protocol for this meeting
- 2. APOLOGIES**
To receive and approve apologies for absence
- 3. 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)
- 4. MINUTES**
To resolve that the minutes from the Planning Committee meeting on the 14th July 2021 are a true record of the meeting and authorise the Chairman to sign them (copies previously circulated to Councillors)

5. **PUBLIC PARTICIPATION (15 MINUTES IN TOTAL)**

Members of the public who wish to speak at this meeting must email the Senior Officer at seniorofficer@wallingfordtowncouncil.gov.uk

6. **PLANNING APPLICATIONS**

(i) **Application Reference:** [P21/S2926/HH](#) – Councillor Whelan – **Formal Response to be submitted by 10th August 2021**

Type: Other (Householder)

Proposal: Proposed first floor rear extension

Address: 1 Crispin Place, Wallingford, OX10 0DR

A resident's letter regarding this application has been previously circulated to Councillors

(ii) **Application Reference:** [P21/S2939/LDP](#) – Councillor Wilder - **Formal Response to be submitted by 10th August 2021**

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

Proposal: Proposed ground floor rear extension

Address: The Bungalow Station Road Wallingford OX10 0HU

(iii) **Application Reference:** [P21/S2946/FUL](#) – Councillor Hughes - **Formal Response to be submitted by 10th August 2021**

Type: Minor (Full Application)

Proposal: The intention externally is to: - Removal of existing external signage - Removal of external ATM and infill existing aperture by brickwork and stonework to match existing brickwork - Removal of external night safe and infill existing aperture by brickwork and stonework to match existing brickwork - Installation of new frosted vinyl on all windows in ground floor rear elevation

Address: Barclays Bank Plc 2 Market Place Wallingford OX10 0EJ

(iv) **Application Reference:** [P21/S3015/HH](#) – Councillor Keats- Rohan – **Formal Response to be submitted by 10th August 2021**

Type: Other (Householder)

Proposal: Demolition of existing conservatory, replace with new part double storey part single storey rear extension, alterations to roof of existing extension, new window on first floor and alterations

Address: 131 Wantage Road Wallingford OX10 0LT

(v) **Application Reference:** [P21/S2889/HH](#) – Councillor Kidley - **Formal Response to be submitted by 10th August 2021**

Type: Other (Householder)

Proposal: Flat roof extension to west side of property to comprise wet/shower room

Addition of front porch with lean-to roof with tiles to match existing roof Addition of lean-to family room to rear elevation

Address: 39 Norries Drive Wallingford OX10 8JT

(vii) **Application Reference:** [P21/S2958/FUL](#) - Councillor Newcombe – **Formal Response to be submitted by 11th August 2021**

Type: Minor (Full Application)

Proposal: To build a garden room with a toilet for Beauty Therapy (additional room)

Address: Plough House 16A St Johns Road Wallingford OX10 9AD

(viii) **Application Reference:** [P21/S2018/HH \(Amdt\)](#) – Councillor Whelan – **Formal Response to be submitted by 10th August 2021**

Type: Other (Householder)

Proposal: Erection of single storey front, rear and side extensions (as amended by drawings 1050.G1 V.2, 1050.G2 V.2, 1050.G3 V.2, 1050.G4 V.2 and 1050.G5 V.2 received on 14/07/2021 to remove the originally proposed element of first floor extension)

Address: 54 Fir Tree Avenue Wallingford OX10 0PD

(ix) **Application Reference:** [P21/S2996/HH](#) – Councillor Wilder – **Formal Response to be submitted by 10th August 2021**

Type: Other (Householder)

Proposal: New Garden Shed

Address: 6 Morrell Place Wallingford OX10 9QQ

(x) **Application Reference:** [P21/S2956/LB](#) – Councillor Hughes – **Formal Response to be submitted by 18th August 2021**

Type: Other (Listed Bldg. Consent)

Proposal: Installation of two Air Bricks to the Commercial premises located at 1 Market Place, Wallingford. Air Bricks are required to ensure that the cellar that runs beneath both the Shop and residential premises is sufficiently cross flow ventilated. Two Air Bricks are required for the commercial premises to be located on the South facing wall adjacent to 'St John the Evangelist' Church. Our proposal is for the installation of two single Terracotta Air Bricks

Address: 1 Market Place Wallingford OX10 0EG

(xi) **Application Reference:** [P21/S1415/FUL](#) (Amdt) – Councillor Whelan – **Formal Response to be submitted by 10th August 2021**

Type: Major (Full Application)

Proposal: The erection of 24 retirement apartments (age restricted to 55+) including associated communal facilities, parking, access, and landscaping, following the demolition of the existing 35-bedroom nursing home and all associated outbuildings as amended by additional information submitted 19 July 2021

Address: Winterbrook Nursing Home 18 Winterbrook Wallingford OX10 9EF

Email from Mr B. Stone regarding this application has been previously circulated to Councillors

(xii) **Application Reference:** [P21/S2725/FUL](#) – Councillor Wilder - **Formal Response to be submitted by 18th August 2021**

Type: Minor (Full Application)

Proposal: Installation of an external air conditioning unit

Address: Raspberry Tart 10 St Martins Street Wallingford OX10 0AL

(xiii) **Application Reference:** [P21/S3035/FUL](#) – Councillor Hughes – **Formal Response to be submitted by 18th August 2021**

Type: Minor (Full Application)

Proposal: Extensions to the side and front elevation along with alterations. Change of use to dry cleaners on ground floor. New garage to rear of side extension and first floor access. Proposed creation of 2 bedroom apartment on 1st floor. New traditional timber style shop front. New timber and slate tile lean-to canopy to the rear elevation to replace uPVC canopy

Address: 21 St Martins Street Wallingford OX10 0AL

(xiv) **Application Reference:** [P21/S3057/HH](#) & [P21/S3059/LB](#) – Councillor Keats- Rohan – **Formal Response to be submitted by 25th August 2021**

Type: Other (Householder)

Proposal: Restoration and refurbishment of a group of 3 grade II listed cottages

Address: 5-7 Thames Street Wallingford OX10 0HD

(xv) **Application Reference:** [P20/S2797/RM](#) – Committee – **Formal Response to be submitted by 10th August 2021 (revisit from last meeting)**

Type: Major (Reserved Matters)

Proposal: Submission of reserved matters pursuant to outline planning permission reference P16/S4275/O; relating to appearance, landscaping, layout and scale; submitted for approval for Phase 1 (internal access road) and partial discharge of Conditions 8 - Design Code, 18 - foul and surface water drainage, 21 - CEMP Biodiversity, 24 - arboricultural method statement, 25 - landscape plan, 26 - landscaping, 27 - maintenance schedule, 32 - lighting and 39 - boundary enclosures of planning permission P16/S4275/O

Address: Land North of A4130, Wallingford Bypass Wallingford OX10 9EJ

RESOLUTION REQUIRED

(xv) **Application Reference:** [P21/S2531/HH \(Amdt.\)](#) – Councillor Whelan – **Formal Response to be submitted by 10th August 2021**

Type: Other (Householder)

Proposal: Construction of single storey front extension and two storey rear extension on existing semi-detached house. The amendment is for: as amplified by tree survey received 29 July 2021

Address: 35 St Nicholas Road Wallingford OX10 8HU

(xv) **Application Reference:** [P21/S2382/HH \(Amdt.\)](#) – Councillor Hughes – **Formal Response to be submitted by 17th August 2021**

Type: Other (Householder)

Proposal: Proposed ground floor rear, side and front extensions, proposed first floor side extension. (As amended by drawings received 3 August 2021 to set the first floor element down and set it back from the front elevation)

Address: 7 Glyn Road Wallingford OX10 8JX

7. DECISION NOTICES RECEIVED FROM SOUTH OXFORDSHIRE DISTRICT COUNCIL

(i) Application Number: P21/S2328/LB

Site Location: Lloyds TSB Bank Plc 4 Market Place Wallingford OX10 0EH

WTC Response: Fully Support

Decision: Listed Building Consent on 13th July 2021

(ii) Application Number: P21/S2405/HH

Site Location: 15 Greenfield Crescent Wallingford OX10 0PA

WTC Response: Support

Decision: Planning Permission Granted 15th July 2021

(iii) Application Number: P21/S2330/HH

Site Location: 77 Wantage Road Wallingford OX10 0LS

WTC Response: Support

Decision: Planning Permission Granted 15th July 2021

(iv) Application Number: P21/S2469/HH

Site Location: 14 Brookmead Drive Wallingford OX10 9BN

WTC Response: Support

Decision: Planning Permission Granted 22nd July 2021

(v) Application Number: P21/S2553/HH

Site Location: 9 Morrell Place Wallingford OX10 9DW

WTC Response: Support

Decision: Planning Permission Granted 28th July 2021

(vi) Application Reference: [P21/S0345/HH](#) **to be noted by council. Extension to deadline was not granted**

Type: Other (Householder)

Proposal: Demolition of single-storey outbuildings, demolition of a double-storey bay window. New single storey addition and alterations (as amended by plans received 08 July 2021)

Address: Suffolk House 12 Wood Street Wallingford OX10 0BD

(vii) Application Number: P21/S2317/LDP

Site Location: 2 Barbican Close Wallingford OX10 9QG

WTC Response: Support

Decision: Planning Permission Granted 28th July 2021

(viii) Application Number: P21/S2695/HH

Site Location: 6 Heritage Close Wallingford OX10 9LZ

WTC Response: Support

Decision: Planning Permission Granted 29th July 2021

(ix) **Application Number:** P21/S2584/HH
Site Location: 4 Portcullis Drive Wallingford OX10 9LY
WTC Response: Support
Decision: Planning Permission Granted 29th July 2021

(x) **Application Number:** P21/S2317/LDP
Site Location: 2 Barbican Close Wallingford OX10 9QG
WTC Response: Support
Decision: Planning Permission Granted 28th July 2021

(xi) **Application Number:** P21/S0529/FUL / P21/S0810/LB
Site Location: 6 St Martins Street Wallingford OX10 0AL
WTC Response: Support with comment
Decision: Planning Permission Granted 29th July 2021

9. **Discharge of Conditions – to be noted**

(i) **Application Reference:** [P21/S2934/DIS](#)

Proposal: Discharge of condition 8 (Foul drainage works) 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: Verda Park Land at Hithercroft Road Wallingford OX10 9TA

(ii) **Application Reference:** [P21/S2549/DIS](#)

Proposal: Discharge of condition 11(Bradford Brook) & 15 (Landscape Management Plan) 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: Verda Park Land at Hithercroft Road Wallingford OX10 9TA

(iii) **Application Reference:** P21/S3367/DIS

Proposal: Discharge of condition 3 (Archaeological Watching Brief) in application P21/S0608/HH. Demolition of existing rear, single storey extension. Construction of new single storey infill extension at rear. Fenestration changes to the existing house. Various internal alterations/re-modelling. Demolition of existing detached garage and store building on Thames Street and construction of a new detached flat-roofed single garage. Section of garden wall beside No 2 will be repaired and made good
Address: Cornerstone Cottage 1 St Peters Street Wallingford OX10 0BQ

10. **OTHER APPLICATIONS TO BE NOTED**

LAPREM/14677/21 – Grape Minds Drink Alike Ltd
Premises License Application
10 St. Martin’s Street, Wallingford, OX10 0AL

11. **ENFORCEMENT CASES**

(i) See updated Enforcement Case list (previously circulated to Councillors)

12. FUTURE AGENDA ITEMS

Upgrade on Cholsey Waste Water – Rolling item

Site B Representatives to visit

Site E Representatives to visit

Distribution: Town Council Website, Noticeboard and Press

Any member of the public wishing to attend or speak at the meeting should contact the Senior Officer by email, at senioradmin@wallingfordtowncouncil.gov.uk