



Wallingford Town Council

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21.12.01 Planning Agenda - EP

26th November 2021

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

Dear Councillors,

You are hereby summoned to attend a meeting of the Planning Committee on **Wednesday 1st December 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

AGENDA

- 1. TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING**
The Chairman to advise attendees of the protocol for this meeting
- 2. APOLOGIES**
To receive 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 10th November 2021 as set out on pages 120-124 of the minute book are a true record of the meeting and authorise the Chairman to sign them (previously circulated to Members)

5. PUBLIC PARTICIPATION (NOTIFIED)

From Wallingford Town Council's Standing Orders:

E) Members of the public may make representations, answer questions and give evidence at a meeting which they are entitled to attend in respect of the business on the agenda.

F) The period of time designated for public participation at a meeting in accordance with standing order 3(E) above shall not exceed 15 minutes unless directed by the chairman of the meeting.

G) Subject to standing order 3(F) above, a member of the public shall not speak for more than 10 minutes.

Members of the public who wish to speak at this meeting please email the Senior Administrator at senioradmin@wallingfordtowncouncil.gov.uk

6. PLANNING APPLICATIONS

(i) **Application Reference:** [P21/S3932/HH \(Amendment\)](#) - **GN**

Type: Other (Householder)

Proposal: New carport and modifications to front entrance gates. (Parking and Turning Plan received 08-11-21)

Address: 1 Winterbrook, Wallingford, OX10 9DX

(ii) **Application Reference:** [P21/S4639/N5D](#) - **DW**

Type: Other (PD Class A1/A2 Assoc)

Proposal: Change of use of office space to use as seven dwelling houses

Address: First and second floors, 20-21 Market Place, Wallingford, OX10 0AD

(iii) **Application Reference:** [P21/S4436/FUL](#) - **NH**

Type: Other (Householder)

Proposal: New vehicle access to highway via grass verge with dropped kerb to serve existing 5 bedroom house. Demolition of old garage within property boundary

Address: 54 Station Road, Wallingford, OX10 0JY

(iv) **Application Reference:** [P21/S3507/HH \(Amendment\)](#) - **MK**

Type: Other (Householder)

Proposal: Proposed ground and first floor extensions to include re-roofing and internal and external alterations as amplified by appendices to Flood Risk Assessment received 9 November 2021

Address: 5 Chalmore Gardens, Wallingford, OX10 9EP

(v) **Application Reference:** [P21/S4667/LDP](#) - **KKR**

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

Proposal: Formation of habitable room in roof space

Address: 5 Winterbrook Lane Wallingford OX10 9EH

(vi) **Application Reference:** [P21/S3035/FUL \(Amendment\)](#) - NH

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 (As amended by drawings received 26 October 2021 reducing footprint and amended energy information received 11 November 2021)

Address: 21 St Martins Street Wallingford OX10 0AL

(vii) **Application Reference:** [P21/S4699/FUL](#) - RL

Type: Major (Full Application)

Proposal: Construction of new two form entry, single storey primary school, comprising of 14 classrooms and a 30 place nursery together with supporting teaching and staff space, associated playground, sports field, landscaping, access and parking

Address: Land West of Wallingford (site B) Wallingford

(viii) **Application Reference:** [P21/S4864/FUL](#) - GN

Type: Minor (Full Application)

Proposal: Demolition of existing dwelling and detached garage. To be replaced with new replacement dwelling and detached double garage

Address: The Cedars, Brookfield Close, Wallingford, OX10 9EQ

(ix) **Application Reference:** [P21/S2127/RM \(Amendment\)](#) - Committee

Type: Major (Reserved Matters)

Proposal: Submission of reserved matters pursuant to outline planning permission reference P14/S2860/O; relating to appearance, landscaping, layout and scale; submitted for approval for Phase 3 and partial discharge of Conditions 11 (Space Standards), 17 (Foul and Surface Water Drainage, Ground Levels), 18 (Site Levels), 20 (Biodiversity), 26 (Bus Stops and Turning Head), 28 (Landscaping Scheme), 30 (Landscape Maintenance and Management), 31 (EV Charging), 34 (Lighting), 36 (Roads and Paths Construction Detail) and 38 (Means of Enclosure) of planning permission P14/S2860/O

Address: Land to the West of Wallingford (Site B) Wallingford OX10 0ND

(x) **Application Reference:** [P21/S4881/HH](#) - DW

Type: Other (Householder)

Proposal: Single storey extension

Address: The Elms 16 Castle Street Wallingford OX10 8DL

(xi) **Application Reference:** [P21/S4909/HH](#) - KKR

Type: Other (Householder)

Proposal: Front ground floor porch extension (not full width) to include side up to existing garage facia, first floor to side front to rear

Address: 3 Hawthorn Close Wallingford OX10 0SY

7. DECISION NOTICES RECEIVED - TO BE NOTED

(i) **Application Reference:** [P21/S1567/LB](#)

Site Location: 7 St Martins Street Wallingford OX10 0AN

WTC Comment: Fully support

Decision: Planning Permission granted

(i) **Application Reference:** [P21/S4434/D](#)

Site Location: Fir Tree Cottage, Land to the west of Wallingford (Site B), Wallingford

WTC Comment: Support

Decision: Demolition Consent granted

8. DISCHARGE OF CONDITIONS (TO BE NOTED)

(i) **Reference:** [P21/S4906/DIS](#)

Address: Verda Park Land at Hithercroft Road, Wallingford, OX10 9TA

Description: Discharge of condition 20 (Foul Drainage) relating to 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

8. ENFORCEMENT CASES

To note updated Enforcement Case list (previously circulated)

9. FUTURE AGENDA ITEMS

Upgrade on Cholsey Waste Water – Rolling item

Site E Representatives to give update: on hold until New Year

Distribution: Town Council Website and Noticeboards

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