



Wallingford Town Council

WALLINGFORD TOWN COUNCIL

MINUTES

of the

**Meeting of the Planning Committee on 22nd December 2021 at
7.00pm at Wallingford Town Hall**

Those Present: The Chairman, Councillor Hughes
Councillors Hendrie, Kidley, Lester and Whelan

In attendance: The Administration Officer, Miss Emilie J. Perry

Public Attendance: There were no members of the public present

7.00pm – The Meeting Commenced

441/21.TO ADVISE THOSE IN ATTENDANCE OF THE PROTOCOL FOR THE MEETING

The Chairman to advise attendees of the protocol for this meeting:

The Chairman reminded attendees of the location of the fire exits should there be an emergency, and should any attendee display symptoms of Coronavirus they should leave the meeting immediately

442/21.APOLOGIES

To receive apologies for absence:

- Councillor Newcombe

443/21.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):

Councillor Lester declared an interest in item 6(viii)

444/21.MINUTES

To resolve that the minutes from the Planning Committee meeting on the 1st December 2021 as set out on pages 132-137 of the minute book are a true record of the meeting and authorise the Chairman to sign them (previously circulated to Members):

It was proposed by Councillor Lester, seconded by Councillor Whelan and **RESOLVED THAT** that the minutes from the Planning Committee meeting on the 1st December 2021 as set out on pages 132-137 of the minute book are a true record of the meeting and the Chairman is authorised to sign them

445/21. 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

There were no members of the public present

446/21. PLANNING APPLICATIONS

(i) **Application Reference:** [P21/S4928/LDP](#)

Type: Lawful Development Proposal

Proposal: The proposed works include a rear extension to the existing property of 6.4025m from the original building line. The proposal also comprises a canopy extension to the front of the existing property

Address: 127 Wantage Road Wallingford OX10 0LT

It was noted that this application had been withdrawn prior to the meeting

(ii) **Application Reference:** [P21/S4925/HH](#)

Type: Householder

Proposal: Proposed erection of a two storey side extension and a single storey rear extension together with the associated internal alterations and changes to fenestration

Address: 58 Station Road Wallingford OX10 0JZ

Councillor Kidley reported that there was no objection from the neighbours, and the applicant had considered the neighbour's request for a flat roof on their side of the property. It was proposed by Councillor Kidley, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council recommends to support this application

Comment ref: 206823

(iii) **Application Reference:** [P21/S5018/LB](#)

Type: Listed Building Consent

Proposal: Improvements to existing cellar, works to include increased ventilation, strengthening of existing joists to include partnering and noggins, supports for existing beams and bespoke brackets and straps for existing and partnered joists having a 15mm or more gap between joist and main beams within the cellar space

Address: 1 Market Place Wallingford OX10 0EG

Councillor Hendrie noted that the applicant had taken advice from the Conservation team on this application and that the main aim of the application was to ventilate the cellar whilst supporting the existing joists.

It was proposed by Councillor Hendrie, seconded by Councillor Lester and **RESOLVED THAT** this Committee recommends to support this application

Comment ref: 206827

(iv) **Application Reference:** [P21/S4699/FUL \(Amendment\)](#)

Type: Full, Major

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. (Energy Statement received 03 December 2021)

Address: Land West of Wallingford (site B) Wallingford

Members were concerned that the amendment was merely the addition of an energy statement, there was a lack of due diligence leading to the incorrect school name being used within the document, as well as the application having no mention of the Wallingford Neighbourhood Plan.

It was proposed by Councillor Hendrie, seconded by Councillor Lester and **RESOLVED THAT** Wallingford Town Council continues to recommend to support this application, stressing the importance that the Planning Authority consider the Council's comments made previously (reference 205397)

Comment ref: 206844

(v) **Application Reference:** [P21/S4471/HH \(Amendment\)](#)

Type: Householder

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

Address: 60 Fir Tree Avenue Wallingford OX10 0PD

Councillor Whelan reported that all of the materials were selected to match the existing ones used. The development has no effect on anyone else, and this Committee had previously recommended to support this application in the previous month.

It was proposed by Councillor Whelan, seconded by Councillor Hughes and **RESOLVED THAT** this Committee continues to recommend supporting this application

Comment ref: 206847

(vi) **Application Reference:** [P21/S2926/HH \(Appeal\)](#)

Type: Householder

Proposal: Proposed first floor rear extension

Address: 1 Crispin Place Wallingford OX10 0DR

Members discussed this application to which they had previously objected; the Committee feels that it was an overbearing development within a Conservation Area causing detriment to amenity for neighbours, and still remains that way- this Committee has no further comment

(vii) **Application Reference:** [P21/S5060/HH](#)

Type: Householder

Proposal: Proposed garage conversion and ground floor front extension

Address: 5 Greenfield Crescent Wallingford OX10 0PA

Councillor Lester reported that the application was for a conversion on the first floor from the garage to a shower room. The development would not affect parking or light for any of the neighbours.

It was proposed by Councillor Lester, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council recommends to support this application

Comment ref: 206855

Here Councillor Lester left the room due to the interest she had previously declared

(viii) **Application Reference:** [P21/S3035/FUL \(Amendment\)](#)

Type: Full, Minor

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 and amplified by email from agent received 14 December)

Address: 21 St Martins Street Wallingford OX10 0AL

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RESOLVED THAT** Wallingford Town Council continues to recommend objecting to this application on the grounds explained in previous comments (references 204224, 205404)

Comment ref: 206868

Here Councillor Lester re-entered the room

447/21. DECISION NOTICES RECEIVED - TO BE NOTED

(i) **Application Reference:** [P21/S3507/HH](#)

Site Location: 5 Chalmore Gardens Wallingford OX10 9EP

WTC Comment: Support

Decision: Planning Permission granted

(ii) **Application Reference:** [P21/S4301/HH](#)

Site Location: 17 Brookmead Drive Wallingford OX10 9AZ

WTC Comment: Support

Decision: Planning Permission granted

(iii) **Application Reference:** [P21/S3469/FUL](#)
Site Location: 76 High Street Wallingford Oxon OX10 0BX
WTC Comment: Support
Decision: Planning Permission granted

(iv) **Application Reference:** [P21/S4667/LDP](#)
Site Location: 5 Winterbrook Lane Wallingford OX10 9EH
WTC Comment: Support
Decision: Planning Permission granted

(v) **Application Reference:** [P21/S3932/HH](#)
Site Location: 1 Winterbrook Wallingford OX10 9DX
WTC Comment: Support
Decision: Planning Permission granted

Noted by Members

448/21.DISCHARGE OF CONDITIONS TO BE NOTED

(i) **Reference:** [P21/S5083/DIS](#)
Address: Wansbeck 16b Castle Street Wallingford OX10 8DL
Description: Discharge of Condition 4 (Archaeological Watching Brief) on planning application [P19/S2556/HH](#) Demolition of existing garage; erection of a carport, workshop and garden storage unit

Noted by Members

449/21.APPLICATION WITHDRAWALS TO BE NOTED

(i) **Reference:** [P21/S4928/LDP](#)
Address: 127 Wantage Road Wallingford OX10 0LT
Description: The proposed works include a rear extension to the existing property of 6.4025m from the original building line. The proposal also comprises a canopy extension to the front of the existing property

Noted by Members

450/21.ENFORCEMENT CASES

To note updated Enforcement Case list; previously circulated:

Noted by Members

451/21.SOUTH OXFORDSHIRE COMMUNITY GOVERNANCE REVIEW 2023

Members to recommend to Full Council any requests for alterations with regards to the below, for submission by the 21st January 2022:

- Altering the existing boundary of a Parish
- Creating, merging, or abolishing Parishes
- Changing the name of existing Parishes

- The electoral arrangements for Parishes (e.g. how many Parish Councillors are required and Parish warding)
- Grouping Parishes under a common Parish Council, or de-grouping Parishes
- The “style” of a Parish (enabling an area to be known as a town, community, neighbourhood or village rather than a Parish)

Correspondence regarding the Community Governance Review from 2013 previously circulated, as well as correspondence from 2021:

It was proposed by Councillor Hughes, seconded by Councillor Whelan and **RECOMMENDED THAT** Wallingford Town Council request for the land allocated to Site A to be included within the Wallingford Parish boundary following the Community Governance Review 2023; this is to be put before Full Council on the 10th January 2021 for resolution

452/21.PLANNING APPEAL UPDATE

To note the update from Communications at South Oxfordshire District Council regarding an application at Sonning Common; previously circulated:

Members noted this update and particularly noted that it had no implication on Wallingford’s Neighbourhood Plan.

453/21.FUTURE AGENDA ITEMS

- Upgrade on Cholsey Waste Water – Rolling item
- Monitoring the delivery of the Neighbourhood Plan
- Site E Representatives to give update: on hold until New Year
- Site B Representatives to return with Oxfordshire Dioceses
- Riverside plans including mooring poles
- Thames Water discharging in the river

7.25PM – The Meeting Closed

2022.1.05 Planning EP

Chairman