



Wallingford Town Council

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To the Members of the Planning Committee

Councillor Sue Hendrie (Vice-Chairman)
Councillor Nigel Hughes (Chairman)
Councillor Katharine Keats-Rohan
Councillor Mike Kidley
Councillor Rosslyn Lester
Councillor George Newcombe
Councillor Deborah Whelan

The Mayor, Councillor Marcus Harris (ex-officio)

Non-voting:

District Councillor George Levy
District Councillor Sue Roberts

6 July 2022

Dear Councillors

You are hereby summoned to attend a meeting of the **Planning Committee** on **Monday 11 July 2022** at **7.00pm** at **Wallingford Town Hall** for the transaction of business as set out on the attached agenda.

Apologies for the meeting should be sent to meetings@wallingfordtowncouncil.gov.uk

Yours sincerely

Michelle Taylor
Town Clerk/Responsible Finance Officer

**MEETING OF THE PLANNING COMMITTEE
MONDAY 11 JULY 2022, 7.00PM
WALLINGFORD TOWN HALL**

AGENDA

1. MEETING PROTOCOL

The Chairman to advise those present of the protocol to be followed 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 approve the minutes of the meeting of the Planning Committee held on 13 June 2022 and authorise the Chairman to sign them

- DOCUMENT ATTACHED
- RESOLUTION REQUIRED

5. ACTIONS FROM PREVIOUS MEETING

To review the progress of actions agreed at the last meeting

- DOCUMENT ATTACHED

6. PUBLIC PARTICIPATION

To hear from members of the public on any matter on the agenda

We welcome members of the public at our meetings. A total of 15 minutes has been set aside for this. The maximum length for an individual contribution is 10 minutes.

Members of the public who wish to speak at this meeting should email the Meetings Officer at meetings@wallingfordtowncouncil.gov.uk

7. **PLANNING APPLICATIONS**

To consider and make recommendations on the following planning applications

- RESOLUTIONS REQUIRED

(a) **12 & 13 St John's Road, Wallingford OX10 9AD**

Removal of the damaged cream rendering to the front and side walls of 12 & 13 St John's Road and re-rendering with off-white PRB render (Blanc de la coat).

[P22/S2100/HH](#)

(b) **22 Trenchard Close Wallingford OX10 9BB**

Single-storey rear extension and internal alterations

[P22/S2127/HH](#)

(c) **Land North of A4130, Wallingford Bypass, Wallingford OX10 9EJ**

S73 application to vary condition 1 (Approved Plans) on application P16/S4275/O. (Residential development of up to 502 dwellings including an extra care facility, a primary school and access)

[P16/S4275/O](#)

(d) **37 Wantage Road, Wallingford OX10 0LR**

Proposed ground floor rear extension

[P22/S2287/HH](#)

(e) **6 Hurst Close Wallingford OX10 9BQ**

Double extension to side and single extension to back of existing house

[P22/S2308/HH](#)

(f) **8 St Martin's Street, Wallingford OX10 0AL**

Proposed new illuminated fascia sign and hanging sign

[P22/S2218/A](#)

(g) **16b Homebase Management, St Mary's Street, Wallingford OX10 0EW**

Change the use of the commercial building currently being used as an Estate Agents (Class 'E') to Sui Genris/Mixed Use to open as a Beauty Salon

[P22/S2277/FUL](#)

(h) **Wallingford School Car Park, St. George's Road, OX10 8HH**

Feedback had to be provided before the date of this meeting. After consultation with Committee members, we supported the amended application subject to the use of Warm Light LEDs and not Bright Light LEDs

Amendment (No. 1) - plans received 14 June 2022 to show lux and light spill levels

[P21/S5253/FUL](#)

8. DISCHARGE OF CONDITIONS

To note discharges of conditions

- DOCUMENT ATTACHED (APPENDIX I)

9. DECISION NOTICES

To note recent planning decisions taken by the South Oxfordshire District Council

- DOCUMENT ATTACHED (APPENDIX II)

10. FUTURE AGENDA ITEMS

To identify agenda items for future meetings.

The following items have already been identified:

- Condition of Robert Brooks shop, St Mary's Street (raised by Councillor Keats-Rohan)
- Upgrade on Cholsey Waste Water
- Highcroft (Site E) and Winterbrook Meadows (Site B) Representatives to update Members
- Oxford Diocesan Trust Representatives
- Enforcement Officer attendance at a future meeting
- Update on planned developments in Thames Street

Distribution: Town Council noticeboards and website

Non-confidential supporting documents may be made available upon request.

We welcome members of the public at our meetings. Any member of the public wishing to speak at the meeting should contact the Meetings Officer in advance by emailing meetings@wallingfordtowncouncil.gov.uk

DISCHARGES OF CONDITIONS

The Cedars, Brookfield Close, Wallingford OX10 9EQ

Discharge of conditions 7(Surface water drainage) & 8(Ecology) on application P21/S4864/FUL. (Demolition of existing dwelling and detached garage. To be replaced with new replacement dwelling and detached double garage).

[P22/S2098/DIS](#)

5 Chalmore Gardens, Wallingford OX10 9EP

Discharge of conditions 5(Turning Area & Car Parking) & 7(Surface Water Drainage) on application P21/S3507/HH. (Proposed ground and first floor extensions to include re-roofing and internal and external alterations).

[P22/S2089/DIS](#)

Land Opposite Whitecross House, Winterbrook, Wallingford OX10 9ED

Amendment No. 2 - drainage information received 21 June 2022

[P22/S1269/DIS](#)

17 Winterbrook, Wallingford OX10 9DX

Amendment No. 1 – Report on Archaeological Watching Brief, received on 15 June 2022

[P22/S0926/DIS](#)

St Lucians, Lower Wharf, Wallingford OX10 9DA

Discharge of condition 4 (Joinery Details) on applications P19/S2600/HH and P19/S2601/LB. (Insertion of additional window to Eastern end gable).

[P22/S1884/DIS](#)

Flat 4, Bridge House, Thames Street, Wallingford OX10 0BH

Discharge of condition 4 (tree protection)

[P22/S2337/DIS](#) on application [P22/S0741/FUL](#) (Erection of a car port for two motor cars.)

PLANNING DECISIONS TAKEN BY SOUTH OXFORDSHIRE DISTRICT COUNCIL

28 Habitat Way, Wallingford OX10 9FT

Proposed single storey rear extension

[P22/S1399/LDP](#)

The Grebe, 13 Chalmore Gardens, Wallingford OX10 9EP

First floor extension, replacement porch, wood burning stove flue to south elevation, addition of PV array & alterations under permitted development

[P22/SO958/HH](#)

Screwfix, 10 Verda Park, Wallingford OX10 9RB

Installation of 3 external air condenser units, together with external alterations.

[P22/S1588/FUL](#)

Screwfix 10 Verda Park, Wallingford OX10 9RB

Display of 2 fascia signs (non-illuminated)

[P22/S1589/A](#)

6 Moses Winter Way, Wallingford OX10 9FE

Change of use from Class B1(c) - Light industrial to Class E (d) Indoor Sport & Recreation (as amplified by the submission of a contaminated land questionnaire on 10 June, 2022)

[P22/S1015/FUL](#)

23 Croft Road, Wallingford OX10 0HN

Proposed insertion of new dormer windows to rear elevation. Proposed conversion of existing outbuilding.

[P22/S1658/HH](#)

58 Wantage Road, Wallingford OX10 0LY

Proposed insertion of new dormer window

[P22/S1731/HH](#)

20-21 (Lloyds Pharmacy) Market Place, Wallingford OX10 0AD

[P22/S1157/A](#)

Changes to existing sign and 1 projecting sign. (As amended by drawing received 19 May 2022).

20-21 (Lloyds Pharmacy) Market Place, Wallingford OX10 0AD

[P22/S1173/FUL](#)

External and internal alterations to complement the change of use of the former pharmacy to a coffee shop. (As amended by drawing received 19 May 2022 and floor plan drawing received 8 June 2022)