



Wallingford Town Council

**MINUTES
of a meeting of the
PLANNING COMMITTEE
held on 8 August 2022 at 7.00 pm
at Wallingford Town Hall**

Present

Members: Councillor Sue Hendrie
Councillor Nigel Hughes (Chairman)
Councillor Katharine Keats-Rohan
Councillor Mike Kidley
Councillor Rosslyn Lester
Councillor Deborah Whelan

Officers: Luke Whitcomb, Meetings Officer

Others: 5 members of the public were present, including 2 representatives of Berkeley Homes
0 members of the press were present

207/22 MEETING PROTOCOL

The Chairman advised attendees of the protocol for the meeting.

208/22 APOLOGIES

Apologies were received from Councillor Newcombe.

The District Councillors did not attend.

209/22 DECLARATION OF INTERESTS

No interests were declared.

210/22 MINUTES

The Committee considered the minutes of their last meeting.

It was proposed by Councillor Kidley, and seconded by Councillor Whelan, and

RESOLVED that the minutes of the meeting of the Planning Committee held on 11 July 2022 are a true record, and the Chairman is authorised to sign them.

211/22

ACTIONS FROM PREVIOUS MEETING

The Committee reviewed progress on the actions agreed at the last meeting. All had been completed or were in progress

The South Oxfordshire District Council (SODC) Senior Planning Officer had been unable to make the date of the meeting. She had previously offered to update Council members in person on applications relating to Winterbrook Meadows (Site E). This would now be arranged for another meeting.

Action: Meetings Officer to seek alternative dates when the Senior Planning Officer for Winterbrook Meadows can attend

212/12

VARIATION OF AGENDA ORDER

It was proposed by Councillor Hughes, and seconded by Councillor Lester, and

RESOLVED that the order of the agenda be changed to bring forward the discussion on Winterbrook Meadows (Site E) (originally scheduled as Item 8) to be held as part of Public Participation (Item 6).

213/22

PUBLIC PARTICIPATION – WINTERBROOK MEADOWS (SITE E) [the latter moved from Item 8 to Item 6]

Five members of the public were present, including two representatives of the division of Berkeley Homes who were developing Winterbrook Meadows (Site E).

Mr Tony Stead, Chairman of Wallingford and Cholsey Railway, expressed concerns at aspects of the Winterbrook Meadows development, including ecology, security and the prevention of intruders on railway land, and the proximity of the development to the heritage railway, specifically the fencing that might be used. The representatives of Berkeley Homes undertook to look into these matters and recognised that the type of fencing used along the railway and its proximity would affect the experience of passengers. They also undertook to look into concerns about access points for large lorries to the site and potential hazards for other drivers on the by-pass.

Mr Joe Harding and Mr Henry Swailes of Berkeley Homes updated the Committee on the development of Winterbrook Meadows. A series of planning applications were in the process of being submitted and considered. A public exhibition had been held in the Town Hall in mid-July and the developers had taken on board comments made there. Work on the first residential phase was shortly to begin and would involve the building of 228 homes.

The Committee asked questions of those who spoke.

PLANNING APPLICATIONS

The Committee considered the following planning applications.

(a) 64 Fir Tree Avenue, Wallingford OX10 0PB

First floor extension

[P22/S2618/HH](#)

It was proposed by Councillor Hughes, and seconded by Councillor Kidley, and

RESOLVED to recommend that this application be supported, subject to the concerns of the neighbour concerning fenestration being taken on board and care being taken to protect the sewage pipeline.

COMMENT NO. 218897

(b) Bridge House, Thames Street, Wallingford

T1: - Yew. Front of property next to garages, adjacent to large redwood trees. As recommended in Tree Survey & Arboricultural method statement. Raise low branches up to approximately 4 1/2 metres to provide clearance for the installation of a new carport. T2: - Lawson cypress. Rear garden, left hand side corner of property. Remove faulted branch at approximately 14 metres that is now protruding out of crown profile over the footpath towards the house

[P22/S2570/TCA](#)

It was proposed by Councillor Whelan, and seconded by Councillor Hendrie, and

RESOLVED to recommend that this application be supported

(c) Oakwood House, 16 Winterbrook, Wallingford OX10 9EF

Dwelling house and associated works.

[P22/S2675/FUL](#)

It was proposed by Councillor Hendrie, and seconded by Councillor Whelan, and

RESOLVED to recommend that this application be supported

COMMENT NO. 218898

(d) Tennis court at Oakwood House 16 Winterbrook, Wallingford OX10 9EF

Phase 1. Removal of existing store building and hard surfaced tennis court. Phase 2. New dwelling house and associated works.

[P22/S2677/FUL](#)

It was proposed by Councillor Hendrie, and seconded by Councillor Lester, and

RESOLVED to recommend that this application be supported

COMMENT NO. 218900

Since the last meeting, the Committee had supported the following applications which required comment before the date of the meeting.

(e) 3 Hart Street, Wallingford OX10 0FX

Detached garden shed

[P22/S2476/HH](#)

COMMENT NO. 218363

(f) 52-52a Flint House High Street Wallingford OX10 0DB

To replace old central heating gas boiler with a new more efficient gas boiler. Externally, a boiler vent pipe will need to be installed through the west facing wall.

[P22/S2426/LB](#)

COMMENT NO. 218364

215/22 DISCHARGES OF CONDITIONS [moved to Item 8 from Item 9]

There had been no discharges of conditions by the South Oxfordshire District Council (SODC).

216/22 DECISION NOTICES [moved to Item 9 from Item 10]

The Committee NOTED recent planning decisions taken by the South Oxfordshire District Council (SODC). All were in line with the recommendations of the Committee.

217/22

FUTURE AGENDA ITEMS [moved to Item 10 from Item 11]

The following items were identified for future meetings:

- Condition of Robert Brooks shop, St Mary's Street (raised by Councillor Keats-Rohan)
- Upgrade on Cholsey Waste Water – rolling item
- Highcroft (Site B) representatives to update Members at a future meeting
- Oxford Diocesan Trust Representatives
- Invite a senior enforcement officer to a future Planning meeting
- Update on planned developments in Thames Street (Nos. 5-7), adjoining the Boat Club
- Katharine Pearce. Senior Planning Officer, SODC, to attend a future meeting to talk about Winterbrook Meadows (Site E) applications

The meeting ended at 7.30 pm

Minutes of the
Planning Committee
8 August 2022,
signed as a correct record

Chairman

2022-08-08 PLA minutes