



Wallingford Town Council

**MINUTES  
of a meeting of the  
PLANNING COMMITTEE  
held on 30 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

**Officers:** Luke Whitcomb, Meetings Officer

**Others:** 0 members of the public were present  
0 members of the press were present

**245/22 MEETING PROTOCOL**

The Chairman advised attendees of the protocol for the meeting.

**246/22 APOLOGIES**

Apologies were received from Councillors Newcombe and Whelan.

The District Councillors did not attend.

**247/22 DECLARATION OF INTERESTS**

No interests were declared.

**248/22 MINUTES**

The Committee considered the minutes of their last meeting.

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

**RESOLVED** that the minutes of the meeting of the Planning Committee held on 8 August 2022 are a true record, and the Chairman is authorised to sign them.

**249/22**      **ACTIONS FROM PREVIOUS MEETING**

The Committee reviewed progress on the actions agreed at the last meeting. Most had been completed or were in progress. However the action relating to enforcement continued to be unaddressed by the District Council.

**Action:**      **Office (LW) to invite either District Councillor to attend the Committee to report on how enforcement cases were being progressed**

**250/22**      **PUBLIC PARTICIPATION**

The Committee received a written representation from Wallingford Neighbourhood Plan Steering Group broadly supporting application P22/S2819/FUL, the creation of new footway links, knee rail fence and associated infrastructure.

This was considered alongside the specific item and minuted as 251/22 (c) below.

**251/22**      **PLANNING APPLICATIONS**

The Committee considered the following planning applications.

**(a) Land North Of A4130 Wallingford Bypass Wallingford**

Application for full planning permission for the erection of a single storey building with associated parking, landscaping and vehicular access to be used on a temporary basis for 5 years as a Marketing Suite in association with the Outline Planning Permission P16/S4275/O (granted on 09/08/2019) for residential development of up to 502 dwellings (including an extra care facility), a primary school and access

[P22/S2821/FUL](#)

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

**RESOLVED** that this application be supported and that Berkeley Homes be asked to provide bicycle racks and details of (a) how the land will be restored after the Marketing Suite has served its usefulness, (b) the car park and (c) path lighting

COMMENT NOS. 219941 and 220028

**(b) 34 Wantage Road, Wallingford OX10 0LP**

Construction of two-storey and single-storey rear extensions and new front porch with internal alterations. Removal of existing rear conservatory, carport and chimney.

[P22/S2904/HH](#)

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

**RESOLVED** that this application be supported

COMMENT NO. 219942

**(c) Public Open Space, Radnor Road, Wallingford OX10 0PH**

Creation of new footway links, knee rail fence and associated infrastructure

[P22/S2819/FUL](#)

The Wallingford Neighbourhood Plan Steering Group had indicated their broad support for the application, but had raised questions about the specifications of the solar-powered lighting.

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

**RESOLVED** that this application be warmly welcomed and supported, but that the bridge - which has been part of the Wallingford landscape for at least 80 years and which is named on older maps of Wallingford – be retained, and the design and operation of the solar-powered lighting be carefully considered, for example mounting on tall lamp posts or knee-high bollards and operation from dusk to dawn or through movement sensors. Ideally the Planning Committee would like to see examples of preferred lighting before final selection and installation

COMMENT NO. 219943

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

Proposed ground floor rear extension (as amended by drawings received 10 August 2022).

[P22/S2287/HH](#)

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

**RESOLVED** that this application be supported

COMMENT NO. 219946

**(e) 23 Market Place, Wallingford OX10 0DY**

Change of first floor commercial office space to a residential flat

[P22/S2930/LDP](#)

It was proposed by Councillor Keats-Rohan, and seconded by Councillor Lester, and

**RESOLVED** that this application be supported, but in view of the prominent location, careful thought be given to, and further information provided on, waste collection

COMMENT NO. 219948

**(f) Land At Rear Of 99 High Street Wallingford OX10 0BP**

As amended drawing no 20123-10D and revised arboricultural report received 12 August 2022

[P21/S3606/FUL](#)

It was proposed by Councillor Keats-Rohan, and seconded by Councillor Lester, and

**RESOLVED** to recommend strongly that this application be rejected on the basis of (a) the proposed development is wholly unsympathetic to the setting, and (b) the scale of the building in relation to the size of land is oppressive. The Planning Committee believes the neighbour and their architectural advisers have amply demonstrated these points. The Planning Committee of the Town Council requests that the scheme is radically rethought.

COMMENT NO. 219950

**(g) 111 Wantage Road Wallingford OX10 0LT**

Demolition of existing conservatory, replace with new single storey rear extension and alterations.

[P22/S2920/HH](#)

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

**RESOLVED** that this application be supported

COMMENT NO. 219951

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

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

Replacement fascia sign and hanging sign (as amended by drwgn0 3 Rev B to remove trough lighting received 05/08/22)

[P22/S2218/A](#)

COMMENT: 219105

The Committee NOTED that the following application had been withdrawn:

**(i) Middle Wharf, Thames Street, Wallingford OX10 0HD**

Second floor extension over existing flat roofed area

[P22/S0249/HH](#)

**252/22 DISCHARGES OF CONDITIONS**

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

**253/22 DECISION NOTICES**

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

**254/22 FUTURE AGENDA ITEMS**

The following items were identified for future meetings:

- Potential development on site of Purely Nurseries (better known as Busy Baskets)
- Upgrade on Cholsey Waste Water – rolling item
- Highcroft (Site B) representatives to update Members at a future meeting (arranged for November)
- Oxford Diocesan Trust Representatives
- District Councillor/s to attend future meeting to update on planning enforcement action

- 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 (awaiting confirmation of date)

The meeting ended at 7.27 pm

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

Chairman

2022-08-30 PLA minutes