



Wallingford Town Council

MINUTES
of a meeting of the
PLANNING COMMITTEE
held on 31 October 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 George Newcombe

Officers: Luke Whitcomb, Meetings Officer
Katherine Pearce, Senior Planning Officer, South Oxfordshire District Council

Others: 3 members of the public were present
0 members of the press were present

XXX/22 **MEETING PROTOCOL**

The Chairman advised attendees of the protocol for the meeting.

XXX/22 **APOLOGIES**

Apologies were received from Councillor Whelan.

The District Councillors did not attend.

XXX/22 **DECLARATION OF INTERESTS**

Councillor Kidley declared an interest in the planning application of Cholsey and Wallingford Railway (Minute XXX/22 (b) below).

XXX/22 **MINUTES**

The Committee considered the minutes of their last meeting on 26 November 2022. The Chairman stated that because there were insufficient Members present who had been at the meeting in question, the approval of the minutes would need to be deferred to the next meeting of the Planning Committee on 16 November 2022.

Action: Meetings Officer to check this procedural issue

XXX/22 ACTIONS FROM PREVIOUS MEETING

The Committee reviewed progress on the actions agreed at the last meeting and uncompleted actions from previous meetings.

XXX/22 PUBLIC PARTICIPATION

Three members of the public attended and participated in items minuted as XXX/22 and XXX/22 (b) below.

XXX/22 VARIATION OF AGENDA ORDER

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

RESOLVED that Item 8, Pre-Application Discussions, be brought forward to save the external speakers waiting

XXX/22 PRE-APPLICATION DISCUSSIONS [moved from agenda item 8 to item 7]

Representatives of LAPD Architects presented plans, including designs, to create four residential units at the rear of 7 St Mary's Street, the building occupied by Champion's, together with improved facilities for the shop's staff. The store was being retained but consolidated.

The Planning Authority had required the architects to consult with the Town Council as part of pre-application discussions. Committee members asked questions of the LAPD team who demonstrated sensitivity to the historic fabric of the building. Car parking was included with the plans. The units were highly insulated and would be heated in part through an air source pump.

XXX/22 PLANNING APPLICATIONS [moved from agenda item 7 to item 8]

(a) Winterbrook Meadows (Site E)

Ms Katharine Pearce, Senior Planning Officer at South Oxfordshire District Council (SODC), updated the Committee on the development of Site E (Winterbrook Meadows), including live applications and phasing.

Outline planning permission for just over 500 dwellings had been granted in 2019. Subsequent progress had been affected by the COVID-19 pandemic. Priority had since been given to the construction of the spine road; the first residential phase involved 200 residential units; parameter plans had

changed a little; and the design code had yet to be approved. The view of the Town Council on the allotments and play strategy would be particularly welcomed by SODC as plans developed.

Action: Katharine Pearce of SODC to send a summary of Section 106 monies to the Committee. This site would also be the first to generate Community Infrastructure Levy (CIL) funds

The Committee then considered individual planning applications.

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

RESOLVED to consider the planning application by Cholsey and Wallingford Railway first, as a member of the public was present to take questions on that item

(b) Cholsey & Wallingford Railway Preservation Society, 5 Hithercroft Road, Wallingford OX10 9GQ

Erection of signal box and water tower

[P22/S3146/FUL](#)

Councillor Kidley declared an interest in this item and took no part in the discussion or vote.

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

RESOLVED to recommend that this application be supported. The Committee consider this to be an excellent use of a redundant listed building and a welcome addition to the town

COMMENT NO. 236428

(c) 18 Norries Drive Wallingford OX10 8JS

Partial side extension/conversion of garage with pitched roof.

[P22/S3436/HH](#)

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

RESOLVED to recommend that this application be supported

COMMENT NO. 236425

(d) 147 Wantage Road Wallingford OX10 0LT

A two storey rear extension, plus a loft conversion and internal alterations to the original semi-detached bungalow.

[P22/S3411/HH](#)

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

RESOLVED to recommend that this application be supported

COMMENT NO. 236424

(e) Riverside Park and Caravan Site Riverside Park, Crowmarsh Gifford OX10 8EB

Construct an accessible mooring position, improve exiting riverbank access, widen footpaths and addition of a small storage shed.

[P22/S2900/FUL](#)

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

RESOLVED to recommend that this application be supported in principle and the comments of Crowmarsh Parish Council concerning the design of the shed be endorsed

COMMENT NO. 236426

(f) 11 St John's Terrace, Wallingford OX10 9AH

Install a permeable reinforced grass driveway to the front of the property and dropped kerb.

[P22/S3113/HH](#)

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

RESOLVED to recommend that this application be refused in view of the objection of the Highways Authority (Oxfordshire County Council)

COMMENT NO. 236427

(g) 21 Rowland Close, Wallingford OX10 8LA

Garage conversion

[P22/S3534/LDP](#)

The Committee NOTED that this application had been withdrawn.

(h) 88 Wantage Road Wallingford OX10 0LX

Proposed ground floor rear extension

[P22/S3638/HH](#)

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

RESOLVED to recommend that this application be supported

COMMENT NO. 236429

(i) 23 Market Place Wallingford OX10 0DY

Change of use of first floor commercial office space to residential flat

[P22/S3642/N5D](#)

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

RESOLVED to recommend that this application be refused on the grounds of the lack of fire plan. The Committee believes the paperwork is incorrect in failing to acknowledge the existing residential unit and in stating therefore that there is no need for a fire plan

COMMENT NO. 226430

XXX/22 PLANNING DISCHARGES

There had been no discharges since the last meeting.

XXX/22 PLANNING DECISIONS

The Committee NOTED recent planning decisions by South Oxfordshire District Council (SODC) which were all in line with the Town Council's recommendations.

XXX/22 FUTURE AGENDA ITEMS

The following items were identified as future agenda items:

- Requests for pre-application discussions by the owners (and their architects) of two sites (Committee to determine how best to respond – see Item 8)
- 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
- Update on planned developments in Thames Street (Nos. 5-7), adjoining the Boat Club
- Updates on enforcement activity, maintaining pressure on the District Council in the light of the failures to respond to repeated requests of the Enforcement Team. Cllr Keats-Rohan to talk to the District Council Cabinet Member for the Environment
- Concerns regarding illuminated signage in the Market Place

Action:

Councillor Hendrie to explore issues concerning illuminated signage in the Market Place

The meeting ended at 8.04 pm

Minutes of the
Planning Committee
31 October 2022,
signed as a correct record

Chairman

2022-10-31 PLA minutes PUBLIC