



Wallingford Town Council

**MINUTES  
of a meeting of the  
PLANNING COMMITTEE  
held on 7 January 2023 at 7.00 pm  
at Wallingford Town Hall**

**Present**

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

District Councillor Sue Roberts (up to Minute 495/22 only)

**Officers:** Luke Whitcomb, Meetings Officer

**Others:** 10 members of the public were present  
0 members of the press were present  
1 representative of Berkeley Homes (St Joseph Homes Limited)

**489/22      MEETING PROTOCOL**

The Chairman advised attendees of the protocol for the meeting.

**490/22      APOLOGIES**

Apologies were received from Councillor Newcombe and Whelan.

**491/22      DECLARATION OF INTERESTS**

No interests were declared.

**492/22      MINUTES**

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

**RESOLVED** that the minutes of the meeting held on 7 December 2022 be approved as a correct record and the Chairman is authorised to sign them

**493/22**

**ACTIONS FROM PREVIOUS MEETING**

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

**494/22**

**PUBLIC PARTICIPATION**

Speaking on behalf of a number of residents adjoining Site B (Highcroft), including people living in Chiltern Crescent, Fir Tree Avenue and Wantage Road, a member of the public detailed various concerns with way that Site B was presently being managed, including poor or reduced communication, a lack of responsiveness from the site manager, issues with the boundary footpath, contractors working outside agreed hours and a lack of understanding of Phases 4 to 6. There was a need for improved dialogue and a dedicated meeting to address these concerns. See Minute 495/22 below.

The Committee NOTED that concern had been expressed recently by a member of the public about new signage being used by retailers in the Market Place (see Minute 500/22 below)

**495/22**

**HIGHCROFT (SITE B)**

Mr William Rimell, the Development Director of St Joseph Homes Limited (Berkeley Homes) attended to update the Committee on the progress of Site B, now known as Highcroft.

He gave a brief history of the site. Outline planning permission for 555 homes had been originally granted in October 2017. Phases 1 to 3 involved the construction of 321 homes, with Phase 3 delivering extra care homes and social housing which was being managed by the South Oxfordshire Housing Association. 69 of those properties had now been occupied and a community was beginning to form. Applications for Phases 4 to 6 would be submitted to the South Oxfordshire District Council (SODC) by the end of 2023.

The COVID pandemic had affected some aspects of the work, including communication. There had also been a high turnover of site managers due to a competitive job market, especially the London market.

The site for the primary school had now been offered to the County Council and the Diocese.

Mr Rimell took questions from both the members of the Committee and members of the public who were present.

Mr Rimell took note of the individual concerns that the residents had addressed (Minute 494/22), answered them where he could and committed to find out more where he could not. Additionally he undertook to convene a

meeting with residents adjoining the site as soon as possible to discuss their concerns in more detail and seek to resolve them.

Mr Rimell was thanked for the significant change in the approach to energy supply on the site, moving away from gas towards air source heat pumps or similar latest technology.

**Action:** (i) Mr Rimell to be invited back to the Committee once the meeting with the residents adjoining the site had been held;  
(ii) Oxfordshire County Council (OCC) (and through them, the Diocese) to be invited to a future meeting to talk about the school.

*District Councillor Roberts left the meeting*

**496/22**

### **PLANNING APPLICATIONS**

The Committee considered the following applications:

**(a) 16 Goldsmith's Lane Wallingford OX10 0DN**

[P22/S4396/HH](#)

Single storey rear extension.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 239344

**(b) 3 Greenfield Crescent Wallingford OX10 0PA (WITHDRAWN)**

[P22/S3950/LDP](#)

Demolition of existing single storey conservatory and garden room, erection of single storey rear extensions

The Committee **NOTED** that this application had been withdrawn.

**(c) 6 Andrew Road, Wallingford OX10 8AE**

[P22/S4305/HH](#)

Demolition of existing side extension. Erection of single storey front porch and single storey side and rear extension.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 239245

**(d) Champion & Co Ltd, 7 St Mary's Street Wallingford OX10 0EL**

[P22/S4437/FUL](#)

Alterations to existing retail unit, demolition of existing single-storey buildings and concrete deck to the rear. Creation of an open courtyard with alterations to existing rear buildings to form 3 residential units and the construction of 1 new residential unit.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 239246

**(e) Champion & Co Ltd, 7 St Mary's Street Wallingford OX10 0EL**

[P22/S4438/LB](#)

Alterations to existing retail unit, demolition of existing single-storey buildings and concrete deck to the rear. Creation of an open courtyard with alterations to existing rear buildings to form 3 residential units and the construction of 1 new residential unit.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 239247

**(f) 70 Fir Tree Avenue, Wallingford OX10 0PB**

[P22/S4407/LDP](#)

Single storey rear extension

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

**RECOMMENDED** that this application be granted

COMMENT NO. 239249

**(g) The Royal Standard, 32 St Mary's Street, Wallingford OX10 0ET**

[P22/S4415/LDP](#)

Change existing first floor layout so that the bed and breakfast rooms have bathrooms added to each bedroom so that visitors do not have to use a communal bathroom.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 239250

**497/22**

**OXFORD COUNTY COUNCIL (OCC) CONSULTATION**

There were no consultation matters to consider.

The Committee NOTED that a group of residents of St Leonard's Lane had made a case for a residents' parking at area at the meeting of the Full Council in December 2022 (Minute 472/22) and they were in contact with County Councillor Sudbury.

**498/22**

**PLANNING DISCHARGES**

The Committee NOTED recent discharges by South Oxfordshire District Council (SODC).

**499/22**

**PLANNING DECISIONS**

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

**500/22**

**FUTURE AGENDA ITEMS**

The following items were identified as future agenda items:

- Highcroft (Site B) – update by developers following meeting with residents adjoining the site
- Highcroft (Site B) – OCC and Diocese to be invited to talk about the primary school
- Upgrade on Cholsey Waste Water – rolling item
- Update on planned developments in Thames Street (Nos. 5-7), adjoining the Boat Club
- Neon and other signage used by retailers in the town, especially the Market Place (Cllr Hendrie)

The meeting ended at 8.04 pm

Minutes of the  
Planning Committee  
4 January 2023,  
signed as a correct record

Chairman

2023-01-04 PLA minutes PUBLIC