



Wallingford Town Council

**MINUTES**  
**of a meeting of the**  
**PLANNING COMMITTEE**  
**held on Monday 13 February 2023 at 7.00 pm**  
**at Wallingford Town Hall**

**Present**

**Members:** Cllr Sue Hendrie  
Cllr Nigel Hughes (Chairman)  
Cllr Katharine Keats-Rohan  
Cllr Rosslyn Lester  
Cllr Mike Kidley  
Cllr George Newcombe  
Cllr Deborah Whelan

**Officers:** Luke Whitcomb, Meetings Officer

**Others:** 12 member of the public, including 3 representatives of Nicholas King Homes  
0 members of the press

**589/22      MEETING PROTOCOL**

The Chairman advised attendees of the protocol for the meeting.

**590/22      APOLOGIES**

No apologies had been received.

**591/22      DECLARATIONS OF INTEREST**

The Chairman on behalf of all Committee members declared an interest in Planning Application [P23/S0105/FUL](#). See also Minute 596/22 (g).

**592/22      MINUTES**

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

**RESOLVED** that the minutes of the meeting held on 25 January 2023 be approved as a correct record and the Chairman is authorised to sign them

**593/22      ACTIONS FROM PREVIOUS MEETING**

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

**594/22      PUBLIC PARTICIPATION**

Three members of the public spoke under Minute 595/22 as part of a pre-application discussion on a potential development by Nicholas King Homes.

**595/22      PRE-APPLICATION DISCUSSION**

**Purely Nurseries Limited/Busy Baskets, 142 Wantage Road OX10 0LU**

A pre-application presentation was made by Nicholas King Homes on a potential development of a site accessed from Wantage Road and currently used by Purely Nurseries Limited.

The representatives of Nicholas King Homes received a range of questions and feedback from Committee members, including relating to access (including alternative access), traffic flow, consultation with Brightwell-cum-Sotwell Parish Council, road crossings, housing mix, lighting, the impact on existing footpaths and the potential beneficiaries of associated Section 106 and Community Infrastructure Levy (CIL) monies.

The Chairman invited members of the public to make their points. Three people chose to do so.

Councillor Hendrie emphasised that this site had not been earmarked for development within the Adopted Neighbourhood Plan and asked the Nicholas King Homes representatives to make this clear on their website.

**596/22      PLANNING APPLICATIONS**

The Committee considered the following planning applications:

**(a) Suffolk House 12 Wood Street Wallingford OX10 0BD**  
**[P23/S0226/LB](#)**

Internal alterations to reinstate kitchen within main body of house.  
Replace structurally unsound bay window with double doors, add new WC and 'heritage' skylights to existing space.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241796

(b) **Suffolk House 12 Wood Street Wallingford OX10 0BD**

[P23/S0224/HH](#)

Internal alterations to reinstate kitchen within main body of house.  
Replace structurally unsound bay window with double doors, add new WC and 'heritage' skylights to existing space.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241797

(c) **59 Barley Close Wallingford OX10 9BX**

[P23/S0204/LDP](#)

Formation of habitable room in roof space with front and rear roof lights.

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

**RECOMMENDED** that his application be granted

(d) **Land North Of A4130 Wallingford Bypass Wallingford OX10 9EJ**

[P22/S2346/RM](#)

Submission of reserved matters pursuant to outline planning permission reference P22/S2257/FUL; relating to appearance, landscaping, layout and scale; submitted for approval for Phase 2 and partial discharge of 7 (Housing Delivery Document), 18 (Drainage Strategy), 19 (Foul and Surface Water Drainage), 26 (Landscaping Plan), 27 (Landscape Management Plan), 28 (Noise Mitigation Measures), 31 (Electric Vehicle Charge Points), 35 (Cycle Parking Details) and 39 (Boundary Treatment) of planning permission P22/S2257/FUL.(as amended by drawings and information received 26 January 2023).

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241798

(e) **11 Queen's Avenue Wallingford OX10 0NE**

[P23/S0213/HH](#)

Single storey rear extension with new roof over existing single storey rear extension. Increase in front porch footprint with new roof over.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241799

(f) **59 Norries Drive Wallingford OX10 8JU**  
[P23/S0107/HH](#)

Ground floor extension to the front of property.

It was recommended by Councillor Whelan, and seconded by Councillor Lester, and

**RECOMMENDED** that this application be granted

COMMENT NO. 241800

(g) **Bull Croft Park Wallingford**  
[P23/S0105/FUL](#)

Proposed demolition of existing pavilion, erection of replacement pavilion, new NEAP playground, and removal of existing children's playground, installation of adult exercise area, and installation of access bridges/steps.

All Committee Members declared an interest in this item as it was an application by the Town Council itself. See also Minute 591/22.

(h) **17 Wood Street Wallingford OX10 0AX**  
[P23/S0026/HH](#)

A garden room/conservatory single storey extension on the east elevation.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241801

(i) **17 Wood Street Wallingford OX10 0AX**  
[P23/S0027/LB](#)

A garden room/conservatory single storey extension on the east elevation.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241803

(j) **17 Wood Street Wallingford OX10 0AX**  
[P23/S0029/LB](#)

A garden room/conservatory single storey extension on the east elevation.

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

**RECOMMENDED** that this application be refused on the same grounds as the Planning Officer's objections

COMMENT NO. 241805

(k) **17 Wood Street Wallingford Oxfordshire OX10 0AX**  
[P23/S0256/LB](#)

New flue outlet associated with relocation of boiler and hot-water tank position.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241806

(l) **17 Wood Street Wallingford OX10 0AX**  
[P23/S0323/LB](#)

Replacement and reinstatement of stairs.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 241807

**597/22**

**OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION**

No proposals had been received from OCC.

**598/22**

**PLANNING DISCHARGES**

The Committee NOTED recent discharges by the South Oxfordshire District Council

**599/22**

**PLANNING DECISIONS**

The Committee NOTED recent decisions taken by the South Oxfordshire District Council which were almost all in line with the Committee's recommendation.

The Committee NOTED that the planning application [P22/S3146/FUL](#) relating to the installation of a signal box at Cholsey and Wallingford Railway had been refused, primarily due to objections by Historic England who wished to see the historic structure kept in its present location in Devon.

**600/22**

**FUTURE AGENDA ITEMS**

The Committee identified the following items for future meetings.

- Upgrade on Cholsey Waste Water – rolling item
- Updates on enforcement action by SODC
- Oxford Diocesan Trust Representatives (invited)
- Update on planned developments in Thames Street (Nos. 5-7), adjoining the Boat Club
- Further update from the developers of Highcroft (Site B) once their meeting with residents adjoining the site has been held

The meeting ended at 8.09 pm

Minutes of the Planning Committee, 13 February 2023,  
signed as a correct record

Chairman

2023-02-13 PLA minutes PUBLIC