



Wallingford Town Council

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**To the Members of the Planning Committee**

Councillor Sue Hendrie (Vice-Chairman)  
Councillor Nigel Hughes (Chairman)  
Councillor Katharine Keats-Rohan  
Councillor Mike Kidley  
Councillor Rosslyn Lester  
Councillor George Newcombe  
Councillor Deborah Whelan

The Mayor, Councillor Marcus Harris (ex-officio)

Non-voting:

District Councillor George Levy  
District Councillor Sue Roberts

24 March 2023

Dear Councillors

You are hereby summoned to attend a meeting of the **Planning Committee** on **Wednesday, 29 March 2023** at **7.00 pm** in **Wallingford Town Hall** for the transaction of business as set out on the attached agenda.

Apologies for the meeting should be sent to [meetings@wallingfordtowncouncil.gov.uk](mailto:meetings@wallingfordtowncouncil.gov.uk)

Yours sincerely

Michelle Taylor  
Town Clerk & Responsible Finance Officer

**MEETING OF THE PLANNING COMMITTEE  
WEDNESDAY, 29 MARCH 2023, 7.00 PM  
WALLINGFORD TOWN HALL**

**AGENDA**

**1     MEETING PROTOCOL**

The Chairman to advise those present of the protocol to be followed for this meeting

**2     APOLOGIES**

To receive apologies for absence

**3     DECLARATION OF INTERESTS**

A councillor with voting rights who has a disclosable pecuniary interest or another interest as set out in our Council's Standing Orders Code of Conduct (Item 13) in a matter being considered at a meeting is subject to statutory limitations or restrictions under code of conduct and their right to participate and vote on the matter. Guidelines are available at the meeting and all councillors have received a copy prior to the meeting.

**4     MINUTES**

To approve the minutes of the meetings of the Planning Committee held on 6 March 2023 and authorise the Chairman to sign them

- DOCUMENT ATTACHED
- RESOLUTION REQUIRED

**5     ACTIONS FROM PREVIOUS MEETINGS**

To review the progress on 'open' actions agreed at previous meetings

- DOCUMENT ATTACHED

**6     PUBLIC PARTICIPATION**

To hear from members of the public on any matter on the agenda

We welcome members of the public at our meetings. A total of 15 minutes has been set aside for this. The maximum length for an individual contribution is 10 minutes and is at the discretion of the Chairman.

Members of the public who wish to speak at this meeting should email the Meetings Officer at [meetings@wallingfordtowncouncil.gov.uk](mailto:meetings@wallingfordtowncouncil.gov.uk)

## **7 PLANNING APPLICATIONS**

To consider and make recommendations on the following planning applications received since the last meeting

▪ **RECOMMENDATIONS REQUIRED**

**(a) 55 Brookmead Drive, Wallingford OX10 9BG**

[P23/S0753/HH](#)

Demolition of existing garage, utility and WC. Erection of two storey side extension and single storey front extension.

**(b) 85 Brookmead Drive, Wallingford OX10 9BH**

[P23/S0604/HH](#)

Demolition of existing bin and bike store and proposed replacement side extension.

**(c) 5 Cherwell Close, Wallingford OX10 0HF**

[P22/S4619/HH](#)

Single storey rear kitchen extension. Rear roof light to main roof (as amended by drawings received 2 March 2023).

**(d) Fir Tree Cottage Land to the west of Wallingford, Wallingford**

[P23/S0743/FUL](#)

Change of use of land to open space and provision of children's play area.

**(e) 17 Wood Street, Wallingford OX10 0AX**

[P23/S0671/LB](#)

Remove drawing room floor and replace with an insulated limecrete floor.

**(f) Croft House, 8C Castle Street, Wallingford OX10 8DL**

[P23/S0409/LB](#)

Installation of gas heating system including associated boiler, flue, pipework and radiators.

*Please note that the Town Council is the applicant*

**(g) Castle Priory, Thames Street, Wallingford OX10 0HD**

[P23/S0876/LB](#)

Replacement internal partition wall.

**(h) Tennis court at Oakwood House 16 Winterbrook, Wallingford OX10 9EF**  
[P22/S2677/FUL](#)

Removal of existing store building and hard surfaced tennis court and construction of a new dwelling house and associated works (amended plans to relocate and redesign the proposed dwelling received 6 March 2023).

**(i) Oakwood House, 16 Winterbrook, Wallingford OX10 9EF**  
[P22/S2675/FUL](#)

Dwelling house and associated works (amended design, increase in width of access and submission of heritage impact assessment received 6 March 2023).

**(j) Purely Plants Nursery Land off Wantage Road, Wallingford OX10 0LU**  
[P23/S0872/O](#)

Outline planning application with all matters reserved (except for access and layout) for the erection of 63 dwellings, vehicular access from Wantage Road, and all associated works.

- PAPER BY COUNCILLOR HENDRIE TO FOLLOW

**(k) 15 Clapcot Way, Wallingford OX10 8HS**  
[P23/S0603/HH](#)

Erection of single storey rear extension and front extension

**(l) Cross Keys, 48 High Street, Wallingford OX10 0DB**  
[P23/S0832/FUL](#)

Retrospective planning for a pergola/outdoor area.

**(m) 31 Wilding Road Wallingford OX10 8AG**  
[P23/S0822/HH](#)

Conversion and extension of existing conservatory to create a house extension.

**(n) 11 St John's Terrace, Wallingford OX10 9AH**  
[P22/S3113/HH](#)

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

*Please note that this is an appeal consultation*

To NOTE the withdrawal of the following applications:

**(o) Champion & Co Ltd 7 St Marys 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.

**(p) Champion & Co Ltd 7 St Marys 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.

**8 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION**

Councillor Whelan, who has given her apologies for the meeting, has asked for the following matter to be considered by the Committee:

*Distribution S-14(1&2) NOTICE of ORDER - T11287 Wallingford, FP 390/33/10 (along Winterbrook Ln)*

This is a road closure apparently associated with the Berkeley Homes development, Site E, Winterbrook Meadows

**9 PLANNING DISCHARGES**

There are no discharges to report

**10 PLANNING DECISIONS**

To note recent decisions taken by the South Oxfordshire District Council and to review whether they are in line with the recommendations of this Committee

- DOCUMENT ATTACHED

**11 FUTURE AGENDA ITEMS**

To identify agenda items for future meetings.

The following items have already been identified:

- 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

**The next meeting of the Planning Committee will be on Monday, 19 April 2023**

**Distribution: Town Council website and Town Hall noticeboard**

**Non-confidential supporting documents may be made available upon request.**

**We welcome members of the public at our meetings. Any member of the public wishing to speak at the meeting should contact the Meetings Officer in advance by emailing [meetings@wallingfordtowncouncil.gov.uk](mailto:meetings@wallingfordtowncouncil.gov.uk)**