



Wallingford Town Council

**MINUTES  
of a meeting of the  
PLANNING COMMITTEE  
held on Wednesday, 29 March 2023 at 7.00 pm  
in Wallingford Town Hall**

**Present**

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

**Officers:** Luke Whitcomb, Meetings Officer

**Others:** 7 members of the public  
0 members of the press

**678/22      MEETING PROTOCOL**

The Chairman advised attendees of the protocol for the meeting.

**679/22      APOLOGIES**

Apologies were received from Councillor Whelan

**680/22      DECLARATIONS OF INTEREST**

No interests were declared.

**681/22      MINUTES**

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

**RESOLVED** that the minutes of the meeting held on 6 March 2023 be  
approved as a correct record and the Chairman is authorised to sign them

**682/22      ACTIONS FROM PREVIOUS MEETING**

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

**683/22      PUBLIC PARTICIPATION**

One resident spoke in opposition of the planning application to build 63 units on the Purely Plants Nursery site off Wantage Road. See Minute 684/22 (a) below.

**684/22      PLANNING APPLICATIONS**

In view of the public interest and attendance, it was proposed by Councillor Hughes, and seconded by Councillor Lester, and

**RESOLVED** that Planning Application [P23/S0872/O](#) Purely Plants Nursery Land off Wantage Road, Wallingford OX10 OLU be the first application to be considered

**(a) Purely Plants Nursery Land off Wantage Road, Wallingford OX10 OLU**  
[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.

As part of the discussion, the Committee considered a paper prepared by Councillor Hendrie.

Councillor Lester proposed a vote of thanks to Councillor Hendrie for the detailed work she had undertaken to assess this application on behalf of the Committee.

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

**RECOMMENDED** in the strongest terms that this application be refused on the following grounds:

Policies H3 and WA1 of the SODC Local Plan 2035 and Policies WS1, WS2 & WS3 of the Wallingford Neighbourhood Plan, May 2021 set out the principles for development within the Neighbourhood Plan area.

The Purely Plants site is not a site assessed, or allocated for development within the SODC Local Plan 2035 or the WNP May 2021: the application is speculative. This site is considered unsuitable for an estate of 63 houses for the following reasons:

- (i) Wallingford has met its housing target of 1,070 homes which are now being built on sites B & E abutting the western bypass. (Policies H3 & WA1, SODC LP and Policy WAL 1, WNP)
- (ii) The site is designated Grade 1 Best and Most Versatile Agricultural Land. It is a Greenfield Site, its historic and present use being agricultural within the meaning of developed land. None of the site can be considered Brown Field. (Policy H1, WNP)
- (iii) The site is not within the built up area of the town and would be an unacceptable intrusion into the surrounding countryside being open on three sides. The rear of the site protrudes well beyond the existing line of frontage development in Wantage Road extending some 186 metres, into fields. It measures some 144 metres in width. (Policy WS3, WNP)
- (iv) The landscape character of the site is rural and an estate of 63 houses would create a dense urban form as the town transitions into the countryside.
- (v) The agricultural landscape setting of Wallingford is important, defining it as a small market town separate from its western neighbour, Brightwell cum Sotwell. Brightwell cum Sotwell's Neighbourhood Plan also makes it clear that the town and village should be physically and visually separate. (WNP Policy WS1.1d & Brightwell cum Sotwell Neighbourhood Plan Policy BSC9)
- (vi) The North Wessex Downs AONB boundary is only metres away from the proposed site before it continues around the fields north of the town. The impact of the proposed 63 dwellings estate would be unacceptable being an intrusive element in views from the AONB, adversely affecting its setting, contrary to policies ENV1 (Local Plan) and NPPF paragraph 176.
- (vii) Dark Skies and Light Pollution - Light pollution on the western side of Wallingford has considerably increased from street lighting on the bypass and will continue to increase with the development of Sites B and E, and the industrial estate. This pollution would be exacerbated by an estate emanating ambient light and requiring additional street lighting. No amount of planting would prevent the spill of lighting into the AONB. (WNP Policy HD5 & Brightwell cum Sotwell Neighbourhood Plan Policy BCS11)
- (viii) Access to the site is via a narrow track which has previously been designated for agricultural use only. Developing this into a residential access road would require a large splay onto the busy Wantage Road only metres from the roundabout with A4130 High Road (towards Didcot) and Calvin Thomas Way

(towards Winterbrook). As the previously approved homes are occupied vehicle numbers on these roads will increase onto the roads and roundabouts which at peak times are already overloaded.

- (ix) Anticipated vehicle movements accessing and egressing the Purely Plants site seems rather low for 63 dwellings and we believe that the numbers recorded accessing and egressing the present business are exaggerated and by no means typical. Purely Plants is open only part of the year and visitors do not impact peak travel times.
- (x) Unlike sites B & E, which are in sustainable locations, there is no easy or safe walking or cycling access into the town centre or Hithercroft industrial site. Accessing the town centre and schools would necessitate walking/cycling along the busy Wantage Road and Station Road in excess of 1 mile. (11)  
Infrastructure - This proposed development would increase pressure on local services such as: GP services and NHS dentists (none of whom at the time of writing are accepting new patients), our only pharmacy (barely coping since Lloyds the Chemist closed), and schools (oversubscribed).
- (xi) Infrastructure - This proposed development would increase pressure on local services such as: GP services and NHS dentists (none of whom at the time of writing are accepting new patients), our only pharmacy (barely coping since Lloyds the Chemist closed), and schools (oversubscribed), and sewage infrastructure which is already at capacity and causing issues.

COMMENT NO. 244262

**(b) 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.

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

**RECOMMENDED** that this application is granted, provided there is no construction run-off to the brook

COMMENT NO. 244263

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

[P23/S0604/HH](#)

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

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

**RECOMMENDED** that this application be approved

COMMENT NO. 244263

**(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.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 244265

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

[P23/S0671/LB](#)

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

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

**RECOMMENDED** that this application be granted

COMMENT NO. 244266

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

[P23/S0409/LB](#)

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

No comment was made on this application as it had been submitted by the Town Council.

**(g) Castle Priory, Thames Street, Wallingford OX10 0HD**  
[P23/S0876/LB](#)

Replacement internal partition wall.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 244267

**(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).

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

**RECOMMENDED** that this application be refused on the same grounds as the Conservation Officer's comments

COMMENT NO. 244268

**(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).

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

**RECOMMENDED** that this application be granted but that SODC place an order prohibiting further development

COMMENT NO. 244270

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

Erection of single storey rear extension and front extension

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

**RECOMMENDED** that this application be granted

COMMENT NO. 244271

**(k) Cross Keys, 48 High Street, Wallingford OX10 0DB**

[P23/S0832/FUL](#)

Retrospective planning for a pergola/outdoor area.

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

**RECOMMENDED** that this application be granted

COMMENT NO. 244272

**(l) 31 Wilding Road Wallingford OX10 8AG**

[P23/S0822/HH](#)

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

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

**RECOMMENDED** that this application be granted

**(m) 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.

This was an appeal.

The Committee restated its objection which had been in line with the Highways Authority's concerns.

The Committee NOTED the withdrawal of the following applications which they had supported:

**(n) 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.

**(o) 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.

**685/22      OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION**

At Councillor Whelan's request, the Committee discussed Distribution S-14(1&2) NOTICE OF order – T11287 Wallingford, FP 390/33/10 (along Winterbrook Lane)

The Committee NOTED this was a temporary measure and did not pass a resolution.

**686/22      PLANNING DISCHARGES**

There had been no recent discharges by the South Oxfordshire District Council.

**687/22      PLANNING DECISIONS**

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

**688/22      FUTURE AGENDA ITEMS**

The Committee identified the following items for future meetings:

- Pre-application presentation and discussion – Manorwood Homes regarding a site in Winterbrook (scheduled for Planning Committee meeting on 19 April 2023)
- West Oxfordshire District Council's recent change to its planning regulations which will mean that where there is insufficient capacity, a planning condition will be added to require that the new homes are not occupied until the works have been upgraded (raised by Cllr Hughes)
- 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 7.52 pm



Minutes of the Planning Committee, 29 March 2023,  
signed as a correct record

Chairman

2023-03-29 PLA minutes PUBLIC