



Wallingford Town Council

**MINUTES
of a meeting of the
PLANNING COMMITTEE
held on Wednesday, 19 April 2023 at 7.00 pm
in Wallingford Town Hall**

Present

Members: Cllr Sue Hendrie
Cllr Nigel Hughes (Chairman)
Cllr Katharine Keats-Rohan (up to and including Minute 700/22)
Cllr Mike Kidley
Cllr Rosslyn Lester
Cllr Deborah Whelan

Officers: Luke Whitcomb, Meetings Officer

Others: 8 members of the public, including 2 representatives of Manorwood Homes
0 members of the press

692/22 MEETING PROTOCOL

The Chairman advised attendees of the protocol for the meeting.

693/22 APOLOGIES

Apologies were received from Councillor Newcombe.

694/22 DECLARATIONS OF INTEREST

Councillor Whelan declared an interest in the tree works application minuted as 701/22 (e) below.

695/22 MINUTES

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

RESOLVED that the minutes of the meeting held on 29 March 2023 be approved as a correct record and the Chairman is authorised to sign them

696/22 ACTIONS FROM PREVIOUS MEETING

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

697/22 PUBLIC PARTICIPATION

Four residents who lived in adjoining roads to Site B spoke on the reserved matters application for Highcroft. The developers, St Joseph (Berkeley Homes), had met with neighbouring residents the previous evening at an event held at Hithercroft Sports Park.

Particular concerns were the height and proximity of the Highcroft houses to the gardens of those in Chiltern Crescent and Wantage Road. South Oxfordshire District Council (SODC) had asked the developers to look again at the proposed bungalow types.

698/22 VARIATION OF AGENDA ORDER

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

RESOLVED that Planning Application P23/S0748/RM be considered next in the light of the public interest

699/22 PLANNING APPLICATIONS – CONTINUED AS 701/22

Land to the West of Wallingford (Site B) Wallingford OX10 0ND
[P23/S0748/RM](#)

Reserved matters application for approval of appearance, landscaping, layout and scale pursuant to outline permission P14/S2860/O (Residential development comprising 555 dwellings, a one form entry primary school, associated landscaping and open spaces, construction of a new access onto the A4130 Calvin Thomas Way/Bosley Way, construction of a public transport link/emergency access onto Wantage Road and other supporting infrastructure works and facilities).

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

RECOMMENDED that that the urban development officer's (SODC) comments (concerns) be supported until an application is resubmitted and that, in addition to the bungalow types already identified by SODC, Type 2BCB also be included in the review

COMMENT NO. 245111

700/22

PRE-APPLICATION

Manorwood Homes – a site in Winterbrook

The Committee heard a presentation by Manorwood Homes on the proposed development of a site adjoining the bypass at the end of Winterbrook, opposite Waterside Court Care Home.

The proposal was for five houses of a contemporary style. The developers had met with SODC Officers as part of pre-application discussion and adopted at the Council's request a reduction in the number of units (from 8 to 5) and a contemporary style that they believed suited a gateway site.

The full application would be submitted within the next few weeks, and would include detailed assessments, including lighting, noise, flooding and heritage.

The relevant Planning Officer for SODC appeared to have conceded to the principle of the development two years previously when pre-application discussions had been held with the District Council.

Councillor Keats-Rohan left the meeting

701/22

PLANNING APPLICATIONS – CONTINUED FROM 699/22

(a) 8 Windsor Drive Wallingford OX10 9GG

[P23/S0867/LDP](#)

Installation of solar panels on the roof of the property.

The Committee had no concerns but NOTED that the application had already been granted

(b) 119 Wantage Road Wallingford OX10 0LT

[P23/S0518/HH](#)

Proposed two storey rear and side extension (as amended by plans received 29 March 2023 to amend fenestration on side elevation).

Consultation on an amendment

The Committee had no concerns but NOTED that the application had been granted by SODC

(c) Middle Wharf, Thames Street, Wallingford OX10 0HD
[P23/S1231/HH](#)

Second floor extension over existing flat roofed area

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

RECOMMENDED that this application be granted

COMMENT NO. 245112

(d) 15A Barley Close, Wallingford OX10 9BX
[P23/S1221/HH](#)

Proposed demolition of existing conservatory and replacement ground floor rear extension.

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

RECOMMENDED that this application be granted

COMMENT NO. 24511

Councillor Whelan declared an interest in the following item

(e) Haseley Cottage, 8 Wood Street, Wallingford OX10 0AX
[P23/S1144/TCA](#)

T1 - remove overgrown Leylandii hedge to ground level as it is overgrowing the neighbour's driveway and the road. T2 - remove x3 small apple trees to ground level, we will be planting new trees.

The Committee had no concerns but NOTED that this application had already been granted.

702/22 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

There were no matters to consider.

703/22 PLANNING DISCHARGES

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

704/22 PLANNING DECISIONS

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

705/22 **FUTURE AGENDA ITEMS**

As this was the final meeting of the Planning Committee before the Town Council Elections on 4 May 2023, the Committee were unable to identify agenda items for the new Planning Committee.

706/22 **CLOSE**

The Chairman acknowledged that this would be the last meeting of the Planning Committee before the Town Council Elections and thanked Councillor Deborah Whelan in particular for her service as she was not standing for re-election.

The meeting ended at 7.51 pm

Minutes of the Planning Committee, 19 April 2023,
signed as a correct record

Chairman

2023-04-19 PLA minutes PUBLIC