



Wallingford Town Council

**MINUTES
of a meeting of the
PLANNING COMMITTEE
held on Wednesday, 28 June 2023 at 7.00 pm
in Wallingford Town Hall**

Present

Members: Cllr Mahmood Ebrahimjee
Cllr Sue Hendrie (Chairman)
Cllr Mark Hoskins
Cllr Nigel Hughes (Vice-Chairman)
Cllr Ros Lester

Officers: Luke Whitcomb, Meetings Officer

Others: 1 representative of Oxford County Council (Education)
1 representative of the Oxford Diocese (Church of England)
5 members of the public
0 members of the press

142/23 MEETING PROTOCOL

The Chairman read out the protocols that should be followed in the conduct of the meeting.

143/23 APOLOGIES

Apologies were received from District Councillor Keats-Rohan.

144/23 DECLARATION OF INTERESTS

No interests were declared.

145/23 MINUTES

It was proposed by Councillor Lester, and seconded by Councillor M. Hoskins, and

RESOLVED that the minutes of the meeting held on 7 June 2023 be approved as a correct record and the Chairman is authorised to sign them

146/23 ACTIONS FROM PREVIOUS MEETING

The Committee reviewed progress on ‘open’ actions agreed at previous meetings.

147/23 PUBLIC PARTICIPATION

At the discretion of the Chairman, three members of the public elected to speak during the item minuted below as 148/23.

148/23 HIGHCROFT DEVELOPMENT – NEW SCHOOL

The Committee considered the plans for the new primary school on the new Highcroft housing development.

Mr Kevin Griffin of Oxfordshire County Council (Education) and Mr Gordon Joyner of the Oxford Diocese (Church of England) introduced the discussion, providing the background history.

The new school was part of a move to primary schools within Wallingford replacing the current Infants/Junior model. The new St Nicholas school would be built as a 1.5 form entry primary school and Fir Tree converted to a 1 form entry primary school. Either or both schools could then be expanded in the longer term if necessary to meet population growth. Both the existing schools were operated by the Oxfordshire Diocese Schools Trust.

The new school had yet to be given planning consent and the earliest that it would open would be September 2025. There was sufficient capacity within existing schools until that time.

The land had yet to be transferred to the County Council.

Three members of the public spoke, including two members of the Neighbourhood Plan Working Group of the Town Council, advocating that greater attention be given to the provision of safe transport routes to the new school, including the provision of properly-lit and surfaced footpaths and the avoidance of motorised vehicle congestion at the Fir Tree/Wantage Road junction. These members actively encouraged a site visit by the County Council (Education and Highways) and Diocesan representatives so that all parties could understand the geography and context.

Messrs Griffin and Joyner undertook to look into this.

See also Minute 153/23

PLANNING APPLICATIONS AND APPEALS**(a) 4 Barncroft Wallingford OX10 8HN**[P22/S2552/FUL](#)

Sui generis change of use of the existing six person House in Multiple Occupation (HMO) (use class C4) to a seven person HMO (Retrospective).

Appeal consultation

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

RECOMMENDED that the application is granted

COMMENT EMAILED TO SODC PLANNING SOUTH ON 28 JUNE 2023

(b) 23 Brookmead Drive Wallingford Oxon OX10 9AZ[P23/S2009/HH](#)

Single storey front extension.

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

RECOMMENDED that this application be granted

COMMENT NO. 248276

(c) 10 Queens Avenue Wallingford OX10 0NB[P23/S1967/O](#)

Works of demolition and the erection of nine detached and semi-detached two-storey dwellings with access, parking and amenity space. Some matters reserved.

It was proposed by Councillor M. Hoskins, and seconded by Councillor Ebrahimjee, and

RECOMMENDED that this application be refused on the grounds of the traffic impact, parking and over-development. Wallingford has already met its quota for new housing.

COMMENT NO. 248277

(d) 5 Verda Park Wallingford OX10 9SJ

[P23/S2026/FUL](#)

External alterations as follows: 1) Installation of roof flues/stacks for various coating & mixing processes to be installed internally 2) Installation of 2no external Denios chemical stores to south elevation 3) Installation of 9no floor mounted AC condensers to north elevation 4) Installation of steel mesh propane bottle store to north elevation 5) Installation of CCTV cameras 6) Installation of gas heater flues to south and north elevation 7) Installation of 1no boiler flue to south elevation 8) Installation of intake and extract ducts/grills to south, west and north elevation

It was proposed by Councillor M. Hoskins, and seconded by Councillor Hughes, and

RECOMMENDED that this application be granted

COMMENT NO. 248278

(e) 24 Reading Road Wallingford OX10 9DS

[P23/S1810/HH](#)

Single storey rear extension, external cladding to the rear, new side porch and alterations to the rear roof.

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

RECOMMENDED that this application be granted

COMMENT NO. 248279

(f) 29 Fir Tree Avenue Wallingford OX10 0NZ

[P23/S1926/HH](#)

Proposed ground floor front and rear extensions. Proposed internal & external alterations.

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

RECOMMENDED that this application be granted

COMMENT NO. 248280

150/23 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

There were no matters to consider.

151/23 PLANNING DISCHARGES

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

152/23 PLANNING DECISIONS

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

153/23 FUTURE AGENDA ITEMS

The Committee identified the following items for future meetings:

- Follow-up meeting with developers of Highcroft, St Joseph Limited (a division of Berkeley Homes) regarding the concerns of neighbouring residents
- Highcroft – new primary school: further meeting with County Council, Diocese and St Joseph Limited (a division of Berkeley Homes) regarding a safe travel plan for the new primary school
- Update on enforcement action by SODC
- Update on planned developments in Thames Street (Nos 5-7), adjoining the Boat Club

The meeting ended at 8.02 pm

Minutes of the Planning Committee, 28 June 2023,
signed as a correct record

Chairman

2023-06-28 PLA minutes PUBLIC