



Wallingford Town Council

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**To the Members of the Planning Committee**

Councillor Mike Acreman  
Councillor Mahmood Ebrahimjee  
Councillor Sue Hendrie (Chairman)  
Councillor Mark Hoskins  
Councillor Nigel Hughes (Vice-Chairman)  
Councillor Ros Lester

The Mayor, Councillor Dan Beauchamp (ex officio)

Non-voting:

District Councillor James Barlow  
District Councillor Katharine Keats-Rohan

1 August 2023

Dear Councillors

You are hereby summoned to attend a meeting of the **Planning Committee** on **Monday, 7 August 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 Luke Whitcomb, Meetings Officer, at [meetings@wallingfordtowncouncil.gov.uk](mailto:meetings@wallingfordtowncouncil.gov.uk)

Yours sincerely

Michelle Taylor  
Town Clerk & Responsible Finance Officer

**MEETING OF THE PLANNING COMMITTEE  
MONDAY, 7 AUGUST 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 17 July 2023 and authorise the Chairman to sign them

- SUPPORTING PAPER
- RESOLUTION REQUIRED

**5     ACTIONS FROM PREVIOUS MEETINGS**

To review progress on 'open' actions carried forward from previous meetings

- SUPPORTING PAPER

**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 maximum of 15 minutes has been set aside for this. The maximum length for an individual contribution is at the discretion of the Chairman and may depend on the number of people who wish to speak.

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 AND APPEALS**

- (a) To consider the developer's (Berkeley St Joseph) response to the comments made by the Town Council's Planning Committee (Minute 175/23) at their last meeting (17 July 2023)

**Land to the West of Wallingford (Site B) Wallingford, OX10 0ND (Highcroft)**  
**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) (as amended and amplified by plans received 26 June 2023).

▪ SUPPORTING PAPERS

- (b) To consider and make recommendations to South Oxfordshire District Council (SODC) as Planning Authority on the following applications and appeals, received since the last meeting

▪ RECOMMENDATIONS REQUIRED

**(i) Land North Of A4130, Wallingford Bypass, Wallingford (Winterbrook Meadows)**

**P23/S2479/RM**

Submission of reserved matters pursuant to outline planning permission reference P16/S4275/O; relating to appearance, landscaping, layout and scale; submitted for approval for on-site works on Bradford's Brook crossing. (Outline planning permission for the carrying out of the residential development of up to 502 dwellings (including an extra care facility), a primary school and access)

**(ii) 80 High Street, Wallingford, OX10 0BX**

**P23/S2322/LB**

Installation of gas and electrical meter boxes.

**(iii) 49 Chiltern Crescent, Wallingford, OX10 0PG**

**P23/S2402/HH**

Demolition of existing conservatory; erection of single-storey rear extension; partial garage conversion; internal reconfigurations; replacement fenestration.

- (iv) **Chantry House, 14 Thames Street, Wallingford, OX10 0HD**  
P23/S2416/HH  
Erection of garden shed.
- (v) **21 St Martin's Street, Wallingford, OX10 0AL**  
P23/S1718/FUL  
Alterations to shop front entrance.
- (vi) **45 Station Road, Wallingford, OX10 0JX**  
P23/S2511/HH  
Amendments proposed to the previously approved planning application (Ref: P21/S5324/HH) for the addition of windows to the side elevation along with rear fenestration at ground level.

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

No proposals, except as elements of particular applications above (Item 7)

## **9 PLANNING DISCHARGES**

There have been none

## **10 PLANNING DECISIONS**

To note recent decisions taken by SODC and review whether they are in line with the recommendations of this Committee

- SUPPORTING PAPER

## **11 FUTURE AGENDA ITEMS**

To identify agenda items for future meetings.

The following items have previously been identified by the Committee:

- 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 quorum for the Planning Committee is **4**

The next meeting of the Planning Committee will be on **Wednesday, 30 August 2023**

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

**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)**

**Non-confidential supporting documents (identified above) are available on request in advance of the meeting; they will not be distributed at the meeting itself**