



Wallingford Town Council

**MINUTES
of a meeting of the
PLANNING COMMITTEE
held on Monday, 7 August 2023 at 7.00 pm
in Wallingford Town Hall**

Present

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

Officers: Luke Whitcomb, Meetings Officer

Others: 2 members of the public
0 members of the press

206/23 MEETING PROTOCOL

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

207/23 APOLOGIES

Apologies were received from Councillor Lester and District Councillors Barlow and Keats-Rohan.

208/23 DECLARATION OF INTERESTS

No interests were declared.

209/23 MINUTES

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

RESOLVED that the minutes of the meeting held on 17 July 2023 be approved as a correct record and the Chairman is authorised to sign them

210/23 ACTIONS FROM PREVIOUS MEETING

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

211/23 PUBLIC PARTICIPATION

A member of the public, a resident of Chiltern Crescent, attended and spoke to the Reserved Matters application [P23/S0748/RM](#) relating Land to the West of Wallingford (Site B) Wallingford, OX10 0ND and in particular the developer Berkeley St Joseph’s response to the Town Council’s comments (Minute 175/23).

He reported on a recent meeting on-site with the developer Berkeley St Joseph to discuss the concerns of the owners of Numbers 51 and 53 Chiltern Crescent and was awaiting a follow-up letter.

212/23 PLANNING APPLICATIONS AND APPEALS

**(a) 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).

The Committee considered the developer’s (Berkeley St Joseph) response – contained in a letter from their agents Carter Jonas dated 25 July 2023 – to the comments made by the Town Council’s Planning Committee (Minute 175/23) at their last meeting (17 July 2023); and also took account of the comments made by attending residents of Chiltern Crescent (Minute 211/23).

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

RESOLVED that

- (i) In the light of the commitments made by Berkeley St Joseph in the letter from their agents, the Committee amend its original comments by withdrawing concerns over the height of the units along the north-east boundary;

- (ii) The original concerns of the Committee over the proposed vehicular parking court be reiterated, citing similar objections of some of the District Council's own officers and also Thames Valley Police, and that on-plot or adjacent parking be advocated;
- (iii) The original concerns of the Committee over the likelihood of on-verge parking caused by the layout and impacting negatively on the green corridor surrounding Footpath 16, be reiterated, and the District Council be asked to take sufficient steps to protect the green corridor. The Town Council supports the ideal of no on-street parking. We are worried that this will simply be replaced by cars parking on the green verges instead. Of particular concern is FP16's green corridor where it runs next to the roads (Near plots 349, 361, 362, 363, 364, 365, 387, 386, 385, 384, 383, 382, 381, 407, 406, 405, 476, 477, 478, 423, 475, 474, 473, 471, 470, 469, 468, 467). Appropriate measures need to be put in to prevent parking on the verges.

COMMENTS EMAILED TO SODC ON 8 AUGUST 2023

- (b) The Committee considered planning applications recently submitted to to South Oxfordshire District Council (SODC)

- (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)

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

RECOMMENDED that this application be granted

COMMENT NO. 250136

- (ii) **80 High Street, Wallingford, OX10 0BX**
P23/S2322/LB

Installation of gas and electrical meter boxes.

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

RECOMMENDED that this application be granted

COMMENT NO. 250137

(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.

It was proposed by Councillor Ebrahimjee, and seconded by Councillor Acreman, and

RECOMMENDED that this application be granted

COMMENT NO. 250138

(iv) **Chantry House, 14 Thames Street, Wallingford, OX10 0HD**

P23/S2416/HH

Erection of garden shed.

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

RECOMMENDED that this application be granted

COMMENT NO. 250141

(iv) **21 St Martin's Street, Wallingford, OX10 0AL**

P23/S1718/FUL

Alterations to shop front entrance.

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

RECOMMENDED that this application be granted

COMMENT NO. 250142

(v) **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.

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

RECOMMENDED that this application be granted

COMMENT NO. 250143

213/23 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

There were no matters to consider.

214/23 PLANNING DISCHARGES

There were no matters to consider.

215/23 PLANNING DECISIONS

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

216/23 FUTURE AGENDA ITEMS

The Chairman reported that work had finally started on Numbers 5-7 Thames Street.

The Committee identified the following items for future meetings:

- 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 (District Councillor Keats-Rohan had circulated a video produced by SODC)

The meeting ended at 7.44 pm

Minutes of the Planning Committee, 7 August 2023,
signed as a correct record

Chairman

2023-08-07 PLA minutes PUBLIC