



Wallingford Town Council

**MINUTES**  
**of a meeting of the**  
**PLANNING COMMITTEE**  
**held on Wednesday, 27 September 2023 at 7.00 pm**  
**in Wallingford Town Hall**

**Present**

**Members:** Cllr Mike Acreman  
Cllr Mahmood Ebrahimjee  
Cllr Sue Hendrie (Chairman)  
Cllr Mark Hoskins  
District Cllr Katharine Keats-Rohan  
Cllr Ros Lester

**Officers:** Luke Whitcomb, Meetings Officer

**Others:** 4 members of the public  
0 members of the press

**278/23      MEETING PROTOCOL**

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

**279/23      APOLOGIES**

Apologies were received from Councillor Hughes (Vice-Chairman) and District Councillor Barlow.

**280/23      DECLARATION OF INTERESTS**

No interests were declared.

**281/23      MINUTES**

It was proposed by Councillor Acreman, and seconded by Councillor M Hoskins, and

**RESOLVED** that the minutes of the meeting held on 23 August 2023 be approved as a correct record and the Chairman is authorised to sign them

**282/23                    ACTIONS FROM PREVIOUS MEETING**

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

**283/23                    PUBLIC PARTICIPATION**

A resident of the Queen’s Avenue spoke against the proposed development in Queen’s Avenue on the grounds of over-development, access and traffic flow. (See Minute 285/23(a) below.)

The Committee had also received a representation via email from another resident of Queen’s Avenue, opposing the proposed development. (See Minute 285/23(a) below.)

Additionally, the Committee had received an email from a resident of Chiltern Crescent updating Members on discussions between the St Joseph Homes Limited and residents of Chiltern Crescent concerning the layout of housing and car parking in the north-east corner of the Highcroft development (Site B). This related to application [P23/S0748/RM](#)

**284/23                    VARIATION OF AGENDA ORDER**

In view of the interest of members of the public present in application [P23/S1967/O](#), it was proposed by Councillor Lester, and seconded by Councillor Hendrie, and

**RESOLVED** that the Queen’s Avenue application be considered first.

**285/23                    PLANNING APPLICATIONS**

The Committee considered the following applications:

**(a) 10 Queen’s 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. (Amended plans and information received 5 September 2023 - notice served on all owners of the private access road, amended ownership certificate, additional drainage and vehicle tracking).

The Committee had considered an earlier iteration of this application on 28 June 2023 (Minute 151/23(c))

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

**RESOLVED** that the Committee maintains its strong objections to this application on the grounds of over-development, access issues, parking and traffic impacts. Wallingford was required to take 1,070 homes and is, in fact, building 1,435, on target, with the result that the Local Plan 2035 states that the town's housing need has been met. Consequently, we strongly **RECOMMEND** that this application be refused.

COMMENT NO. 252409

(b) **Purely Plants Nursery, Land off Wantage Road, Wallingford, OX10 0LU**  
[P23/S3067/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.

The Committee had previously considered this application on 29 March 2023 (Minute 684/22(a)).

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

**RESOLVED** that the Town Council maintains its strong objections to this application and **RECOMMENDS** that this application be refused for the following reasons.

The site known as Purely Plants Nursery was not designated for building in either the South Oxfordshire Local Plan 2035 or Wallingford Local Plan, made 2021. Wallingford was required to take 1,070 homes and is, in fact, building 1,435, on target, with the result that the Local Plan 2035 states that the town's housing need has been met.

Notwithstanding the fact that Wallingford has no need for a further 63 houses, the Town Council reiterates its previous objections to the application which have not been overcome by the supplementary information. There would be an unsustainable impact on the setting of the town, the setting of the North Wessex Area of Outstanding Natural Beauty (AONB), roads, traffic, utilities, schools, doctors, etc.

Supplementary points that we would make are that while the grade of the agricultural land is arguable, the fact is that land used for horticulture is classified as agricultural.

We are additionally concerned that the ground gas report states that due to the poor method of landfill on the old pit area, special protective measures are likely to be required over the whole site.

For the record, we restate our original objections, withdrawing any objection based on archaeology:

- (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. 252412

(c) **Public Toilets, Cattle Market Car Park, Off Wood Street, Wallingford,  
OX10 0AU**  
[P23/S2795/FUL](#)

Demolition of the existing public toilets and installation of a new modular public toilets which include direct access "Changing Places" room , a fully compliant unisex accessible toilet, one female toilet, one male toilet and an office for car parking staff.

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

**RESOLVED** that the Committee welcome aspects of this application such as the 'Changing Places' room, but considers the lack of a urinal for the men's toilet wholly unsatisfactory and requests that this be reconsidered, especially as this is one of only two public toilets in the town. The proposed design effectively reduces the male toilet area. The Committee expresses surprise at the size of the space for the car parking attendants who are not permanently on site. If the area was redesigned to incorporate the above comments, the Committee would **RECOMMEND** that the application is granted

COMMENT NO. 252405

**(d) 69 High Street, Wallingford, OX10 0BX**  
[P23/S2958/N5D](#)

Change of use from E(g)(i) Offices to C3 residential to allow for 6 flats (4x Studio, 2x 1 bed).

It was proposed by Councillor M Hoskins, and seconded by Councillor Hendrie, and

**RECOMMENDED** that this application be granted

COMMENT NO. 252406

**286/23**      **PLANNING DISCHARGES**

There were no matters to consider.

**287/23**      **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.

Although it was not strictly necessary, because the application had now been granted, it was proposed by Councillor Hendrie, and seconded by Councillor Acreman, and

**RESOLVED** that the Planning Committee's previously-stated objection on applications concerning **17 Wood Street, Wallingford, OX10 0AX** ([P23/S0172/HH](#) and [P23/S0029/LB](#)) be withdrawn in view of the change of opinion of the District Council's Conservation Officer

**288/23**

**FUTURE AGENDA ITEMS**

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

The meeting ended at 7.49 pm

Minutes of the Planning Committee, 27 September 2023,  
signed as a correct record

Chairman

2023-09-27 PLA minutes PUBLIC