



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

27 October 2023

Dear Councillors

You are hereby summoned to attend a meeting of the **Planning Committee** on **Wednesday, 1 November 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

Yours sincerely

Michelle Taylor

Town Clerk & Responsible Finance Officer

**MEETING OF THE PLANNING COMMITTEE
WEDNESDAY, 1 NOVEMBER 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 and accept apologies and reasons for absence (RESOLUTION REQUIRED)

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 9 October 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

7 PLANNING APPLICATIONS

To consider the following applications (RECOMMENDATIONS REQUIRED):

(a) Champion & Co Ltd, 7 St Mary's Street, Wallingford, OX10 0EL
[P23/S3406/LB](#)

Alterations to existing retail unit, demolition of existing single-storey buildings and concrete deck to the rear. Creation of an open courtyard with alterations to existing rear buildings to form 3 residential units and the construction of 1 new residential unit.

(b) Champion & Co Ltd, 7 St Mary's Street, Wallingford, OX10 0EL
[P23/S3405/FUL](#)

Alterations to existing retail unit, demolition of existing single-storey buildings and concrete deck to the rear. Creation of an open courtyard with alterations to existing rear buildings to form 3 residential units and the construction of 1 new residential unit.

(c) Longcross Place, 18 Winterbrook, Wallingford, OX10 9EF
[P23/S3392/S73](#)

Variation of conditions 2 (Approved plans), 3 (Levels), 4 (Schedule of Materials), 6 (Retention of existing boundary walls), 11 (Biodiversity Enhancement Plan), 12 (SWD Implementation), 16 (Construction Traffic Management), 17 (Cycle Parking), 20 (Electric Vehicle Charging Points), 21 (Construction Method Statement), 22 (Implementation of Programme or Archaeological Work) and 23 (Archaeology (Submission and implementation of WSI) on planning application P21/S1415/FUL to amend the list of approved plans to capture proposed changes to the external appearance and internal layout of the building. The erection of 23 retirement apartments (age restricted to 55+) including associated communal facilities, parking, access, and landscaping, following the demolition of the existing 35-bedroom nursing home and all associated outbuildings.

(d) Wallingford Portcullis Social Club, 28 & 29 Goldsmiths Lane, Wallingford, OX10 0DU
[P23/S3487/S73](#)

Variation of condition 2 (approved plans) on planning application P18/S0003/FUL - to amend the north side of House 7 (now known as Plot 8) roof from a hipped to gable end design Demolition, part demolition, redevelopment and change of use of the Portcullis Club building and No29 to provide 14 residential units. Eight two-bedroom houses, three two-bedroom flats and three one-bedroom flats.

(e) Oakwood House, 16 Winterbrook, Wallingford, OX10 9EF
[P23/S3594/S73](#)

Variation of conditions on application ref. P22/S2675/FUL (Dwelling house and associated works) - 2 (approved plan) - addition of window to porch; 12 (energy statement compliance) - updated report; 3, 4, 5, 7, 8, 9, 10, 11 & 13 - to be renumbered, 6 - renumbered & reworded as works have already commenced under condition 1.

8 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

To NOTE that the County Council are shortly to consult the public on the extension of 20 mph limits with the town, following the Full Council's recent request. A final decision will be taken towards the end of this calendar year.

- SUPPORTING PAPERS ATTACHED (WHICH HAVE BEEN CIRCULATED TO ALL COUNCILLORS FOR INFORMATION)

9 PLANNING DISCHARGES

There have been none

10 PLANNING DECISIONS

There have been none. This is the second meeting running where there have been no decisions to report. This may be correct, but the online reporting systems are being investigated with the District Council.

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

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

The next meeting of the Planning Committee will be on **Wednesday, 22 November 2023**. Agenda papers will be issued on 17 November 2023 and any items for the agenda must have been received by the Meetings Officer by 15 November 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

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