



Wallingford Town Council

**MINUTES
of a meeting of the
PLANNING COMMITTEE
held on Wednesday, 1 November 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)
Cllr Ros Lester

Officers: Luke Whitcomb, Meetings Officer

Others: 3 members of the public
0 members of the press

362/23 MEETING PROTOCOL

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

363/23 APOLOGIES

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

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

RESOLVED that the apologies be accepted

364/23 DECLARATION OF INTERESTS

No interests were declared.

365/23

MINUTES

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

RESOLVED that the minutes of the meeting held on 9 October 2023 be approved as a correct record and signed by the Chairman

366/23

ACTIONS FROM PREVIOUS MEETING

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

367/23

PUBLIC PARTICIPATION

The Group Co-ordinator of Wallingford Community Speedwatch attended and addressed the Committee on the public consultation being run by Oxfordshire County Council on a proposal to increase 20 mph speed limits within the town. She explained her concerns that the proposals had omitted several roads, did not extend to the bypass, contained proposals to maintain a 30 mph limit in some areas near schools, and that public knowledge of the consultation appeared dependent on social media posts by individual councillors or press coverage.

368/23

PLANNING APPLICATIONS

The Committee considered the following applications:

(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.

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

RECOMMENDED that the application be accepted. It was NOTED that the Heritage Officer's comments were referred to in the application, but missing elsewhere.

COMMENT NO. 253993

(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.

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

RECOMMENDED that the application be granted. It was NOTED that the Heritage Officer's comments were referred to in the application, but missing elsewhere.

COMMENT NO. 253994

(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.

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

RECOMMENDED that the application be granted

COMMENT NO. 253995

(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.

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

RECOMMENDED that the application be granted

COMMENT NO. 253996

(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.

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

RECOMMENDED that the application be granted

COMMENT NO. 253997

367/23

OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

The Committee NOTED that Oxfordshire County Council (OCC) had initiated a the public consultation on the increase of 20 mph speed limits in the town, following the request made by the Full Council on 25 September 2023. However they were surprised at the apparent low level of promotion, that the proposals included 30 mph limits in some school areas, that the proposals omitted some roads and do not extend to the bypass.

Action:

Meetings Officer to contact County Councillor Sudbury to talk through these concerns, to arrange additional promotion by the Town Council of the public consultation and to discuss with the Mayor whether there is value in the Full Council discussing the substance of OCC's proposals at their next meeting on 20 November 2023 with the aim of delivering a collective response, asking for a slight extension to the consultation which is currently scheduled to complete on 17 November 2023.

368/23 PLANNING DISCHARGES

There were no matters to consider.

369/23 PLANNING DECISIONS

No planning decisions affecting Wallingford appeared to have been taken by the South Oxfordshire District Council since the Committee's last meeting, although the Meetings Officer – due to the lack of information over the last two months - was seeking to verify that SODC's automatic online notification system was working satisfactorily.

370/23 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 7.39 pm

Minutes of the Planning Committee, 1 November 2023,
signed as a correct record

Chairman

2023-11-01 PLA minutes PUBLIC