



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

5 January 2024

Dear Councillors

You are hereby summoned to attend a meeting of the **Planning Committee** on **Wednesday, 10 January 2024** 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 the Meetings Officer, at meetings@wallingfordtowncouncil.gov.uk

Yours sincerely

Michelle Taylor

Town Clerk & Responsible Finance Officer

**MEETING OF THE PLANNING COMMITTEE
WEDNESDAY, 10 JANUARY 2024, 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 22 November 2023 and authorise the Chairman to sign them

- SUPPORTING DOCUMENT
- RESOLUTION REQUIRED

5 ACTIONS FROM PREVIOUS MEETINGS

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

- SUPPORTING DOCUMENT

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 Luke Whitcomb, Meetings Officer, at meetings@wallingfordtowncouncil.gov.uk

7 PLANNING APPLICATIONS

To consider the following applications (RECOMMENDATIONS REQUIRED):

(a) 9 Market Place, Wallingford, OX10 0EG

[P23/S4134/FUL](#)

To annex the ground floor and basement floor retail use from residential use. To change some of the retail use (Class E) to residential use (C4). To change the residential use from one 3-bed flat to a 7-bed house of multiple occupancy. Internal alterations include the addition of shower rooms, the removal of small parts of existing walls and the creation of new walls. The replacement of the existing rear single-glazed windows with double-glazed timber framed windows; the addition of secondary glazing to the front elevation sash windows. The removal of the rear fire escape, the creation of two windows to the rear and the relocation of the back door.

(b) 9 Market Place, Wallingford, OX10 0EG

[P23/S4135/LB](#)

To annex the ground floor and basement floor retail use from residential use. To change some of the retail use (Class E) to residential use (C4). To change the residential use from one 3-bed flat to a 7-bed house of multiple occupancy. Internal alterations include the addition of shower rooms, the removal of small parts of existing walls and the creation of new walls. The replacement of the existing rear single-glazed windows with double-glazed timber framed windows; the addition of secondary glazing to the front elevation sash windows. The removal of the rear fire escape, the creation of two windows to the rear, and the relocation of the back door.

(c) 49 Barley Close, Wallingford, OX10 9BX

[P24/S0003/LDP](#)

Erection of a rear roof dormer extension with the addition of two roof lights to the front roof slope.

(d) 14 St Leonard's Lane, Wallingford, OX10 0HA

[P24/S0022/HH](#)

Grade II listed building with two car parking spaces directly in front of it, we would like to install an EV charger. The EV charger and associated cabling can be installed discreetly and without harm to its architectural or historic interest.

(e) 14 St Leonard's Lane, Wallingford, OX10 0HA

[P24/S0023/LB](#)

Grade II listed building with two car parking spaces directly in front of it, we would like to install an EV charger. The EV charger and associated cabling can be installed discreetly and without harm to its architectural or historic interest.

To consider and determine a response to an appeal (RECOMMENDATION REQUIRED):

(f) Purely Plants Nursery, Land off Wantage Road, Wallingford, OX10 0LU

[P23/S0872/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.

Please note that the deadline for this is imminent, 11 January 2024

To NOTE and record the comments that the Planning Committee has made on applications since the last meeting:

(g) 12 Thames Street, Wallingford, OX10 0HD

[P23/S3927/HH](#)

Repair and refurbishment including repair/renewal/relocation of rainwater goods, rebuilding of chimney stack 2, reconfiguration of windows to later extension at the rear of the property, installation of insulation, replacement of concrete ground floor slab with limecrete alternative and other internal works.

COMMENT NOS. 256110 & 256147

(h) 12 Thames Street, Wallingford, OX10 0HD

[P23/S3929/LB](#)

Repair and refurbishment including repair/renewal/relocation of rainwater goods, rebuilding of chimney stack 2, reconfiguration of windows to later extension at the rear of the property, installation of insulation, replacement of concrete ground floor slab with limecrete alternative and other internal works.

COMMENT NOS. 256111 & 256148

(i) Haseley Cottage, 8 Wood Street, Wallingford OX10 0BE

[P23/S3905/LDP](#)

Certificate of Lawfulness for a proposed porch to existing external door, removal and reconstruction of existing front garden boundary wall and creation of permeable/porous surface fronting Wood Street

(j) 6 Croft Villas, Wallingford, OX10 0HW

[P23/S4061/HH](#)

Erection of Oak Framed Garden Room

COMMENT NO. 256112

8 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

There have been none, except possibly as elements of the above applications

9 PLANNING DISCHARGES

There have been none

10 PLANNING DECISIONS

To NOTE recent planning decisions taken by South Oxfordshire District Council
(SUPPORTING DOCUMENT)

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 **Monday, 29 January 2024**. Agenda papers for this meeting will be issued on 24 January 2024 and any items for the agenda must have been received by the Meetings Officer by 19 January 2024

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 Luke Whitcomb, 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