



Wallingford Town Council

MINUTES
of a meeting of the
PLANNING COMMITTEE
held on Wednesday, 10 January 2024 at 7.00 pm
in Wallingford Town Hall

Present

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

Officers: Luke Whitcomb, Meetings Officer

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

495/23 **MEETING PROTOCOL**

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

496/23 **APOLOGIES**

Apologies were received from Town Councillor Acreman and District Councillors Barlow and Keats-Rohan

497/23 **DECLARATION OF INTERESTS**

No interests were declared.

498/23 **MINUTES**

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

RESOLVED that the minutes of the meeting held on 22 November 2023 be approved as a correct record and signed by the Chairman

499/23 ACTIONS FROM PREVIOUS MEETING

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

500/23 PUBLIC PARTICIPATION

No members of the public were in attendance

501/23 PLANNING APPLICATIONS

The Committee considered the following applications:

(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.

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

RECOMMENDED that this application be refused on the principal grounds of significant over-development and poor layout

COMMENT NO. 257171

(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.

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

RECOMMENDED that the application not be refused on the grounds of heritage issues, although Wallingford Town Council expresses concern at the proposed alterations to the access to the basement which is one of the last surviving elements of the original historic fabric

COMMENT NO. 257172

(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.

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

RECOMMENDED that this application be granted

COMMENT NO. 257173

(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.

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

RECOMMENDED that this application be granted

COMMENT NO. 257175

(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

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

RECOMMENDED that this application be granted

COMMENT NO. 257178

The Committee were informed by the Chairman that the following appeal had been WITHDRAWN at the eleventh hour, most likely on 10 January 2024.

(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.

The Committee NOTED and recorded its comments on the following 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

502/23 OXFORDSHIRE COUNTY COUNCIL (OCC) CONSULTATION

There were no consultations currently to consider.

503/23 PLANNING DISCHARGES

There were no matters to consider.

504/23 PLANNING DECISIONS

The Committee NOTED recent decisions taken by South Oxfordshire District Council that were all in line with the Town Council's recommendations.

505/23 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 7.36 pm

Minutes of the Planning Committee, 10 January 2024,
signed as a correct record

Chairman

2024-01-10 PLA minutes PUBLIC