

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 26 JUNE 2017 AT 8.05 P.M.**

Committee members present: Councillor Mrs J Reynolds (Chairman)
Councillors A Crawford, B Mabbett, Major J Sibbald and S Trinder.

Other Councillors present: Councillor J T Hannaby (part) and Mrs J E Nunn-Price (part).

Others present: Nine members of the public.

Deputy Town Clerk: Mrs K Buckingham.

A. Apologies for Absence

Apologies for absence were received from Councillor Miss Gill.

B. Declarations of Disclosable Pecuniary Interests

None.

C. Statements and Questions from the Public

Jonathan Smart (Deputy Headmaster at King Alfred's Academy) was present in relation to the new dance, drama and social building (item D a)) proposed on Centre site. It was confirmed that the building would be housing Sweatbox and that there would be a gate reinstated from the grounds of the building to The Beacon car park. Sweatbox would also be able to make use of other buildings on Centre site, particularly for larger events.

Anna Gillings and Sam Rous were present in relation to the application for the care and extra care facilities on Grove Road (item D c)). Amendments had been made to the scheme following public comment, including increased distance of the building from the southern boundary, obscure glazing to the windows on the side nearest to neighbouring properties and removal of the terraces.

D. Planning Applications

The planning applications listed on the attached sheet were considered, and the comments agreed.

The planning applications were taken out of order as detailed overleaf.

Six members of the public left after item b) and two left after item c).

Councillor Mrs Nunn-Price left after item a) and Councillor Mrs Hannaby left after item d).

E. General correspondence

None.

The meeting closed at 9.24 p.m.

KDB/ME

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 26 JUNE 2017 AT 8.05 P.M.

PLANNING RECOMMENDATIONS

- b) P17/V1492/FUL. Dance, Drama and Social Building: This involves placement of an existing modular building, which has been purchased from its previous owners by the school, onto the proposed site. King Alfred's Academy, Portway, OX12 9BY for King Alfred's Academy.

We support this application. As the building will be used for evening activity, we would ask that careful consideration be given to any noise attenuation due to the proximity to neighbouring residential properties.

- c) P17/V0813/FUL. **Amended details.** Erection of a 65-bed care home and 50 extra care units (both within Use Class C2), parking, landscaping, access and other associated works (As amended by drawings and information accompanying letter from agent of 11 June 2017). Land at Grove Road for Frontier Estates.

No objection. However, we consider that emergency planning needs to be considered due to the proximity of the site to Autotype and that appropriate measures for any evacuation be put in place. Oxfordshire Fire Service should be consulted on the evacuation plan for the area in the event of a major incident at Autotype and consideration given as to how this would impact upon the development and its design.

- d) P17/V1305/FUL. Proposed annex. Cotswold House, Larkhill, OX12 8PL for Lahesh Business Solutions.

Objection due to the continued increase in footprint on this site and the building concerned now providing accommodation equivalent to a two bedroomed house, entirely detached from the main dwelling. At this size, it cannot be considered ancillary or an annexe to the main house. The site is within the AONB and this sets a dangerous precedent.

- a) P17/V1499/RM. Reserved Matters application for Phase 1A of the Crab Hill development of 70 dwellings with associated landscaping in accordance with the approved parameter plans and outline application documents including the Environmental Statement submitted at the outline application stage. Land north of A417 and east of Wantage Cricket Club, OX12 8PL for St Modwen Homes.

We have concerns in relation to the design of the dwellings proposed, which we do not consider to have been based on the local vernacular nor of any great architectural merit. The requirements of the s106 related to affordable housing are noted, but we continue to be concerned as to how this will be achieved in reality if only certain phases will include affordable housing provision. With the overall site potentially involving many developers, consideration should be given as to how the contributions will be collected and when with careful monitoring of such funds being received.

We could not find any details within the application of the construction access and its location, which should be available to be considered as part of this application

- e) P17/V1564/FUL. Proposed two bedroom dwelling. 40 Hampden Road, OX12 7DP for Mr Olson.

We share the concerns of the Highways Authority in relation to parking and access.

- f) P17/V1525/FUL. Change of use from shop (A1) to Office (A2) for Architectural Services. 21B Grove Street, OX12 7AB for Mr Christian Randall.

We regret the loss of an A1 unit and note the requirements of Local Plan Part 2 for the loss of an A1 use in a secondary shopping frontage. However, in this case, we would prefer the change to A2 and the provision of a service provider than a change to residential.

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 26 JUNE 2017 AT 8.05 P.M.**

- g) P17/V1584/FUL. Demolition of existing dwelling (Bingie Cottage) and erection of new dwelling incorporating the southernmost dwelling permitted by planning permission P16/V1238/FUL as a continuation of Newbury Street terrace. Bingie Cottage and part of site 32-38 Newbury Street, OX12 8DA for Paul Hexter and Linfield Ltd.

We regret the loss of the dwelling and would welcome the views of the Conservation Officer on the impact on its loss on the street scene, particularly due to the dwelling's location within the Town Centre Conservation Area.

- h) P17/V1530/HH. Proposed porch, dormer window, roof re-alignments and internal alterations (re-submission P16/V1593/HH). 1 Furzewick Cottages, Manor Road, OX12 8NG for Mr and Mrs Bolton.

No objection.

- i) P17/V1637/LB. Install a wood burner in inglenook fireplace in front room right side. 52 Truelocks Farm, Charlton Village Road, OX12 7HQ for Miss Wendy Clifton.

No objection, subject to the support of the Conservation Officer.

- j) P17/V1642/HH. Single storey side extension and conservatory to rear. 53 Truelocks Way, OX12 7EF for Mrs Christine Newell.

No objection.

- k) P17/V1582/FUL. Proposed refurbishment and conversion of 2 existing dwellings into 3 dwellings. Winslow Hall, Newbury Street, OX12 8DJ for Ms P Cole.

No objection.

- l) P17/V1638/LDE. TO NOTE. Certificate of Lawful development for the confirmation that the use of A5 is valid and has had continuous use as such for over 10 years. 14 Mill Street, OX12 9AQ for Mr K Li.

Noted.

- m) P17/V1680/HH. Proposed single storey rear extension to form a utility room and glazed roof area. 12 Clement Close, Charlton Heights, OX12 7ED for Mr and Mrs Gibbens.

No objection.
