

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE  
WANTAGE TOWN COUNCIL HELD IN THE BEACON,  
PORTWAY, WANTAGE ON MONDAY, 31 JULY 2017 AT 8.15 P.M.**

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

Other Councillors present: Councillor C S Dickson, Mrs J Hannaby and Mrs J E Nunn-Price.

Others present: One member of the public.

Deputy Town Clerk: Mrs K Buckingham.

**A. Apologies for Absence**

An apology for absence was received from Councillor A Crawford.

**B. Declarations of Disclosable Pecuniary Interests**

None.

**C. Statements and Questions from the Public**

Mrs Maberley of 5 Parsonage Close expressed concern regarding the planning application for a new dwelling at Home Farm (item D a)). She advised that she was unable to fully assess the impact on her property due to the plans being impossible to scale from, there being a lack of ground and floor levels being indicated and no cross section from east-west. She objected to there being no mature screening and the swimming pool enclosure in the garden area of her property being overlooked.

**D. Planning Applications**

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

**E. General correspondence**

It was noted that the Crab Hill Forum had recently met, but that not all Councillors were receiving invitations for each meeting and this would be looked into. The number of access points onto the A417 was discussed at the forum meeting and it was noted there would be three in total, one of which would be for buses only (post construction). **Action: Deputy Clerk**

The meeting closed at 8.52 p.m.

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KDB/ME

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**PLANNING RECOMMENDATIONS**

- a) P17/V1656/FUL. **Amended details.** Erection of a new residential retirement dwelling with parking within the residential curtilage of Home Farm and a new vehicular/pedestrian access via the adjoining proposed residential Crab Hill Development. (As amended by plans and documentation received on 19 June 2017. Home Farm, 11A Charlton Village Road, OX12 7HE for Mr and Mrs Castle.

Objection. We support the comments of the Highways Authority that this application is seeking consent for works that rely on 3rd party land that cannot be guaranteed at this stage. The plans do not include dimensions or a scale bar and cannot therefore be fully assessed or measurements taken to scale, in the absence of the original A1 copy. It is therefore impossible to gauge the impact on the neighbouring properties. The levels are mentioned in the Design and Access Statement as varying across the site, but in the absence of a plan showing slab level and finished floor levels or a cross section including boundaries it is not possible to assess the impact of the level change.

We therefore have concern that there may be overlooking to the garden area and pool enclosure of No. 5 Parsonage Close. However, more detail is required to fully consider this element.

- b) P17/V1744/LDE. Certificate of Lawful Development for use of the double garage as valeting/car washing, following enforcement matter VE17/18 and following discussion with Claire Merrit. Motorlux Ltd, Wallingford Street, OX12 8BA for Mr Richard Shepherd.

Contents noted.

- c) P17/V1906/HH. Conversion of garage to ancillary staff/guest accommodation, living room. Meadowgrove, Letcombe Road, OX12 9NA for Mr Andrew McLeod.

No objection to the loss of the garage space for parking, however the accommodation will be altered such that it will constitute a free standing dwelling. This should be conditioned to remain ancillary to the main house.

- d) P17/V1939/FUL. Proposed single storey extension to south end of existing premises, adjoining existing single storey section of building. The Lord Nelson Public House, 78 Charlton Road, OX12 8HL for Greene King plc.

No objection.

- e) P17/V2009/HH. Proposed garage. Castle Farm Barn, Manor Road, OX12 8NB for Ms Anita Castle.

Objection. The garage is unacceptable both in the increased footprint and height in this sensitive location, within the AONB. The building will be more prominent than the approved garage structure and the building would be out of keeping with the surroundings, particularly the rear elevation. This is planning creep to allow further living accommodation on this site.

However, if minded to approve we would ask that there be a condition attached to control the use of the structure to garaging and ancillary living accommodation only.

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- f) P17/V1525/FUL. Change of use from A1 to A2/B1 for Architectural Services. 21b Grove Street, OX12 for Mr Christian Randall.

Our previous comments still apply, but we have no objection to the change of description to A2/B1.

- g) P17/V1942/HH. Single storey side rear extension. 5 St Katherine's, OX12 8GA for Mr and Mrs Arnold.

No objection, subject to the views of the adjoining neighbouring property.

- h) P17/V1931/HH. Proposed garage conversion, 1<sup>st</sup> floor side and front extension. 12 Highclere Gardens, OX12 9YB for Mr and Mrs Ellacott.

No objection, subject to the views of the adjacent neighbouring property.

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