

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 4 DECEMBER 2017 AT 8.25 P.M.**

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

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 Ms K Gill.

B. Declarations of Disclosable Pecuniary Interests

None.

C. Statements and Questions from the Public

None.

D. Planning Applications

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

E. General correspondence

None.

The meeting closed at 9.25 p.m.

KDB/ME

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PLANNING RECOMMENDATIONS

- a) P17/V3040/HH. Proposed erection of a garden room. The Granary, Locks Lane, OX12 9EH for Dr Andrew St George.

No objection.

- b) P17/V2986/FUL. Proposed new dwelling and works thereto. 3 Wasborough Avenue, OX12 9BD for Mr Stuart Locke.

Objection. The new dwelling is not in keeping with the street scene or current building line. The massing is too significant for the space available and there would be the potential for overshadowing of the existing property, No. 3 and the adjacent property No. 5. If a dwelling is considered acceptable in this location we believe it should be an attached dwelling or similar linear form to the existing.

- c) P17/V3025/FUL. Formation of entrance door opening to front elevation. Revised door and window arrangement to bin and cycle store. 2 no new rooflights to south-eastern roofslope. HSBC Bank, Market Place, OX12 8AH for D A Phillips and Co. Ltd.

No objection. The materials should be consistent with those in the conservation area and support is subject to the views of the Conservation Officer.

- d) P17/V3117/HH. Single storey front and rear extensions. Two storey side extension. 3 Fettiplace, OX12 7EN for Mr Nick Caunter.

No objection.

- e) P17/3072/HH. Alterations and additions to existing dwelling. Kwetu, Ham Road, OX12 9EE for Mr and Mrs Cowan.

No objection.

- f) P17/V3147/FUL. Change of use from A1/A2 Retail to A4 Drinking Establishment. 30 Market Place, OX12 8AJ for Mrs C White.

No objection. Consideration should be given to accessibility (particularly to comply with DDA requirements) and hygiene standards.

- g) P17/V3158/HH. Single storey oak framed extension to side to create new garage, store and garden room following demolition of existing detached double garage. 2 Charlton Gardens, Charlton Road, OX12 8EL for Mr and Mrs Roycroft.

No objection.

- h) P17/V2910/FUL and P17/V2911/LB. Demolition of the existing covered walkway, extensions and alterations to provide for conference facilities and offices within part of the Convent building, together with associated parking and landscaping. St Mary's Convent, Denchworth Road, OX12 9DJ for Trustees of St Mary's Convent.

No objection to the principle of the extensions and alterations. In terms of design, we would suggest that the new fire escape staircase and lift projections reflect the architectural features of the more historic fabric on the adjacent parts of the building. The window form in particular is out of keeping with the adjacent fabric in terms of its size and plain form. The fenestration should also be of a timber construction.

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- i) P17/V3130/FUL. Variation of condition 7 of Planning Permission P12/V0299/O to provide the development brief prior to the occupation of the 600th dwelling rather than before the submission of reserved matters adjoining the Local Centre. Former Grove Airfield west of Grove, to the west of Newlands Drive, Land north of Denchworth Road for Persimmon Homes.

Objection. Although we agree to the principle of extending the timescale of the trigger point for the preparation of the Local Centre Development Brief, moving the trigger to the occupation of the 600th dwelling seems excessive. We would support a move to 'prior to the 250th occupation'.

- j) P17/V3101/LB. To carry out all necessary works to eradicate and prevent further colonization of brick facades by masonry bees to Nos. 16, 18, 22, 24, 26 and 30 Priory Road, OX12 9DD. This work will entail raking out bed and perpendicular joints all wall areas and chimney stacks and repointing in lime mortar to approved strength, colour and style. Other works, subject to survey, will include rebuilding existing over-sail and dental courses and the insertion of 'Helifix' resin bonded restrains to arrest outward movement of brick façade of Nos. 24 and 26. Nos. 16, 18, 22, 24, 26 and 30 Priory Road, OX12 9DD for Mr Roger Humphries.

No objection.
