

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE  
WANTAGE TOWN COUNCIL HELD IN THE BEACON,  
PORTWAY, WANTAGE ON MONDAY, 8 MAY 2017 AT 8.35 P.M.**

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

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

Others present: Five members of the public.

Deputy Town Clerk: Mrs K Buckingham.

**A. Apologies for Absence**

None.

**B. Declarations of Disclosable Pecuniary Interests**

For Item D a) Councillors Mrs Hannaby and Mabbett declared an interest as District Councillors on the District Planning Committee and Councillor Trinder as a nearby neighbour.

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

The agent for the planning application D a) P17/0813/FUL was present to answer any questions. It was reiterated that the scheme had always been a mix of two and three storey and that the land was now within the settlement boundary. The parking figures were based on advice from the Highways Authority and changes had been made to the scheme following comments made by members of the public at the exhibition.

A nearby resident to the scheme raised concerns in relation to the proximity of the building to the residential dwellings to the south, the height and position of openings and the location of the kitchen and bin store area.

**D. Planning Applications**

The planning applications listed on the attached sheet were considered, and the comments agreed. Councillors Mrs Hannaby, Mabbett and Trinder left the room for the consideration of item a).

Four members of the public and Councillor Mrs Nunn Price left the meeting after item D a) and Councillor Mrs Hannaby left the meeting after item D i).

**E. General correspondence**

An email had been received from a resident of Naldertown in relation to planning application P17/V0569/FUL and concerns in relation to the block of flats introduced to the scheme, parking, access and removal of trees and landscaping in the area. It was agreed to submit further comments to the Planning Officer regarding the scheme, particularly in the light of the Highways Authority's comments.

It was noted that the Vale of the White Horse District Council Planning Officer who was leading on the Crab Hill applications (Stuart Walker) would be attending the next Planning Committee meeting on 5<sup>th</sup> June to answer any general questions on Crab Hill.

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**F. Confirmation of comments submitted for applications considered between meetings, including: P16/V3139/FUL (21 Challow Road), P17/V0901/FUL (Police Station) and P17/V0227/LB (12 Newbury Street)**

The following comments were submitted for three applications since the last Planning Committee meeting due to the timescale of the consultation period:

- a) P16/V3139/FUL. Proposed dwelling (attached to existing dwelling). As amended by plans received on 31<sup>st</sup> March 2017. 21 Challow Road, OX12 9DS for Dr E and Mrs A Hallams.

We remain concerned in relation to the space available for parking and vehicular movement on site. We note that the bin store area is shown as being used as manoeuvring space, which we presume will be addressed. Our support is therefore subject to the views of the Highways Authority.

- b) P17/V0901/FUL. Variation of Condition 2 of P15/V0729/FUL for general improvements to internal layout of apartments, additional plant rooms and improving natural lighting. Demolition of magistrates court and police station. Erection of 32 apartments, with associated landscaping and car parking. Police Station, Church Street, OX12 8BW for Renaissance Retirement Ltd.

No objection

- c) P17/V0227/LB. Replacement of front door, two small windows (one at side of house on first floor and one to the rear of the property on the first floor). Replacing like with like as far as practicably possible. Refurbishment or replacement of first floor leaded box window; if replacement is required, a like for like replacement will be performed. Contractor will know more once the work has begun. 12 Newbury Street, OX12 8BS for Mr M Waring.

No objection subject to the support of the Conservation Officer.

The meeting closed at 9.43 p.m.

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KDB/ME

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**PLANNING RECOMMENDATIONS**

- a) P17/V0813/FUL. Erection of a 70 bed care home and 50 extra care units (both within Class C2), parking, landscaping, access and other associated works. Land at Grove Road for c/o agent Turley Southampton.

Although we are in support of the principle of a care and extra care facility on this site, we object to the scheme currently submitted.

The scale and massing of the building is considered to be over-development of the site considering its current use and proximity to the nearest neighbouring properties, particularly those to the south of the site. The building's siting and three-storey scale within such close proximity of the neighbouring properties, including bungalows, is over bearing and inappropriate. There would be a significant reduction in the neighbouring residential amenity of these dwellings, with overlooking from the windows on the south face and the terraces at high level.

In addition, the layout of the building is such that the kitchen and bin area would be on the side closest to the nearest residential neighbours, which with the close proximity would lead to unacceptable levels of noise and odour, including from deliveries and movement outside at anti-social hours.

The proximity to Autotype should be considered in terms of the hazardous materials held on this site and the evacuation procedures, and how this would be dealt with in a care and extra care home environment.

There is insufficient parking on site to allow for staff, residents and visitors and there would be no capacity for on street parking anywhere in the vicinity.

We would support a care and extra care use on this site, if the building was in a different form with increased distance to the neighbouring properties to the south and of a lower height and mass. Should any application be approved on this site, it will be essential to have conditions relating to the transport, construction management, delivery management strategy, and details on how odour and noise will be kept to a minimum. Bio-diversity should also be aimed to be maintained or increased on the site, with evidence to show no net loss.

We presume that this application will be presented to Committee to be determined, but would appreciate being informed if this is not the case.

- b) P17/V0969/FUL and P17/V0970/LB. Change of use from A4 public house to A3 restaurant and conversion of existing outbuilding to form additional space for restaurant operation. Conversion of the upper floors to three self-contained flats. 4 Newbury Street, OX12 8BS for Greene King Retailing Ltd.

No objection.

- c) P17/V1016/FUL and P17/V1018/LB. Change of use and alterations to 'The Studio' building into offices. St Mary's Convent, Denchworth Road, OX12 9AU for Trustees of the Community of St Mary the Virgin.

Although we have no objection to the change of use (subject to the support of the Conservation Officer), there appears to be insufficient space to park for the 8-12 members of staff.

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- d) P17/V1044/HH. Proposed single off street parking space. 26 Charlton Road, OX12 8HG for Mr Maurice Painton.

Objection. We are concerned at the loss of the hedge and Copper Beech tree to allow for the visibility splay and the need for the vehicle to either reverse into or out of the space.

- e) P17/V0926/LB. Installation of boiler with associated exposed and enclosed pipework (retrospective – dates of work to be confirmed). King’s Arms, 39 Wallingford Street, OX12 8AU for Greene King Pub Partners.

No objection subject to the support of the Conservation Officer.

- f) P17/V0977/FUL. Subdivision of funeral directors shop and single dwelling house into funeral directors shop and 2 no.2 bedroom self-contained flats. Partial demolition and rebuilding of existing funeral directors shop to include new shop front. 2 & 4 Church Street, OX12 8BL for Dignity Funerals.

No objection, the works would be an improvement to the appearance of the shop frontage.

- g) P17/V1101/HH. Proposed extensions and alterations. 6 Fyfield Close, OX12 8HN for Mr and Mrs Richardson.

No objection

- h) P17/V1076/HH. Construction of an open-fronted summer house within the garden to the rear of the property. Hawkshead Downs Stables, Manor Road, OX12 8NF for Mr Michael Whitwell.

No objection.

- i) P17/V1136/LDP. Certificate of Lawful Development for: Convert workshop into a bedroom. Southfield, Ham Road, OX12 9EE.

Noted.

- j) P17/V1131/FUL. Amendment to existing consent P15/V2365/FUL. The redevelopment of the existing tennis club facilities and clubhouse, and their replacement with no.8 semi-detached houses to include a single garage to serve plot 7 and an outbuilding in the rear garden to plot of plot 1. Former Wantage Tennis Club, Foliat Drive, OX12 7AL for Marbus Developments Ltd.

No objection to the new garage. The outbuilding is fairly significant in size and a condition should be attached that this is not used as further bedroom space, nor for business use. The height should not exceed 2m to limit its impact on neighbouring properties.

- k) P17/V1206/HH. A single storey rear extension. The reason we are applying for a planning application and not permitted development is due to the ridge height request. 10 Charlton Road, OX12 8ER for Mr Luis Page.

No objection subject to there being no impact on the neighbouring properties.

- l) P17/V1137/HH. Single storey front (porch) and rear (sun lounge) extension. Convert rear single storey flat roof to mono-pitched roof. 1 Grove Road, OX12 7BU for Mr Julian Griffiths.

No objection.

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