

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE  
WANTAGE TOWN COUNCIL HELD IN THE BEACON,  
PORTWAY, WANTAGE ON MONDAY, 8 JANUARY 2018 AT 7.30 P.M.**

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

Other Councillors present: Councillor J Goodman and Mrs J Hannaby.

Others present: Two members of the public.

Deputy Town Clerk: Mrs K Buckingham  
Deputy Town Clerk – Communications: Mrs S Mckendrick

**A. Apologies for Absence**

Apologies for absence were received from Councillors Miss K Gill and Major J Sibbald.

**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**

It was noted that the Listing of the former HSBC premises on Market Place had been discussed at an earlier meeting and it was agreed that the Listing of the premises be investigated. Councillor Goodman left the meeting for the discussion of this item. **Action: Deputy Clerk**

The meeting closed at 8.16 p.m.

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KDB/ME

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**PLANNING RECOMMENDATIONS**

- a) P17/V3248/RM (Reserved Matters). Reserved Matters application for infrastructure works including ground levelling, internal access road, service diversions and landscaping. Land north of A417, East of Wantage, OX12 8PL for St Modwen Properties.

We have no objection to the majority of the works proposed. There are no details relating to the bus shelters nor has the responsibility for the maintenance of these yet been established, hence we would wish to reserve the right to comment on these when available. We would also ask that priorities are considered where cyclists cross pedestrian routes i.e. some form of signage or road treatment, particularly to slow the movement of cyclists (whilst remaining suitable for access by all).

- b) P17/V3292/DIS. Discharge of condition 8 – Contamination Mitigation Verification on application ref. P17/V0901/FUL. Variation of Condition 2 of P15//V0729/FUL (which permitted the demolition of the existing magistrates court and police station, and erection of 32 retirement apartments with associated landscaping and car parking) for general amendments to internal layout of apartments, additional plant rooms and provision of additional dormer windows, amended on 27 June 2017 by additional proposed variation of Condition 15 to require all residents to be 60 years or older with no other age restrictions. Fleur de Lis (Former Police Station site), Church Street, OX12 8BW for Renaissance Retirement Limited.

No objection, subject to the support of the Contaminated Land Team.

- c) P17/V2948/FUL. Amended details. Refurbishment of the existing Biology Block: - replacement off all windows/external doors - removal of sloping external wall and glazing features - adjustments to internal layouts (Construction phase plan and traffic management plan received 30/11/2017). King Alfred's Academy, Portway, OX12 9BY.

Application approved prior to meeting. Additional document noted.

- d) P17/V2898/FUL. Amended details. Formation of new road junction and access road into land north of Mably Way, Grove (as amended by red line site boundary plan received on 4<sup>th</sup> December 2017). Land North of Mably Way, Grove for VWHDC.

We note the amended site plan. Our earlier comments still apply – although we do not object to an additional access in this location, we have concerns about certain aspects of the scheme. We consider that the footpath to the west of the access should be extended along all of this stretch of road to meet with the existing pathway near to the Denchworth road roundabout. With the increased volume of traffic on this road and the number of access points, we consider the access should be a left turn in and left turn out only. We also consider there is scope for an additional traffic light crossing point to the west of the access for safer pedestrian movement at this end of Mably Way, to link in with the Old Canal route footpath.

- e) P17/V3346/FUL. Alteration to existing access and construction of detached three bedroom dwelling, formation of hardstanding, boundary treatment and associated landscaping works. 34 Hamfield, OX12 9EQ for Mr Brooks.

No objections

- f) P17/V3201/FUL. Proposed erection of a detached dwelling and double garage. Charlton House, 37 Charlton Road, OX12 8EP for Mrs Lorraine Alder.

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We note the previous consent on this site. We support the comments of the Forestry Officer in relation to the replacement of trees necessary.

- g) P17/V3276/FUL. Change of use of building from C3 (Domestic) to D1 (Healthcare). 1 Post Office Lane, OX12 8DR for Ms Noeleen Farrell.

No objection, although we do consider that the parking available should be marked on the block plan and should be of sufficient size to serve as a disabled parking space.

- h) P17/V3243/HH. Single storey conservatory to rear of building. 68 Orchard Way, OX12 8EB for Mrs Tina Collins.

No objection.

- i) P17/V3269/HH. Demolish existing garage and replace with single storey dining and utility extension. 12 Hans Avenue, OX12 7DB for Ms J Gibbons.

No objection.

- j) P17/V3038/HH. Single storey extension to the rear of the house to create one small lounge and extend the kitchen/dining room. Grosvenor, Icknield Lane, OX12 8EF for Mr Alan Marshall.

No objection.

- k) P17/V3306/MPO. Modification of obligation relating to P11/V1520/FUL – Replace Clause 1.8.5 in Second Schedule – to uplift the value from currently EUV-SH to MV-S TT. Nos. 1-9 (inclusive), Woodlands Brook, OX12 8FS for SOHA Housing Limited.

Objection. We would like to raise a general concern regarding this kind of modification and the ability to be able to change the make up of the social/ affordable housing mix in perpetuity after the development has been constructed. How is this regulated? We would appreciate a written reply as to how this process works and how this does not result in a dis-service to the local community. We are also concerned in relation to the comments of the Interim Development and Regeneration Manager that this is a 'standard requests on all historic S106' and the implications of this.

- l) P17/V3171/LDP. Certificate of Lawful Development for loft conversion at 12 Barwell. OX12 9AZ

Noted.

- m) P17/V3327/LB. Removal of two steel framed single glazed windows and the installation of two timber framed double glazed units. 5-7 Mill Street, OX12 9AB for Mr and Mrs P Newton.

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

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