

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON  
MONDAY, 29 OCTOBER 2018 AT 7.30 P.M.**

Committee members present: Councillor A Crawford (Chairman)  
Councillors Miss K Gill, Mrs CEC Dickson (substitute) and  
Mrs M Gradwell (substitute).

Others present: One member of the public.

Deputy Town Clerk: Miss S Sanders.

In the absence of the Chairman, Mrs J Reynolds, Councillor Crawford was elected as Chairman of the meeting by the members present.

**Apologies for Absence**

Apologies for absence were received from Councillors Mrs J Reynolds (Chairman), Major J Sibbald and S Trinder.

**Declarations of Disclosable Pecuniary Interests**

None.

**Minutes of meetings held on 17 September and 8 October 2018**

The minutes were approved and signed.

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

None.

**32. Matters arising from the minutes**

a) Update on listing of HSBC building in Market Place

A consultation report had been received from Historic England detailing the factual information on which a recommendation would be made to the Secretary of State. Further comments had been invited and these had been submitted. A notification from the Secretary of State for Digital, Culture, Media and Sport will be received in due course.

b) Update on traffic calming VAS for Mill Street

The Deputy Clerk was to send further details of the VAS unit, including dimensions to Lee Turner of Oxfordshire County Council to ensure that it will fit onto the chosen lamp column with the necessary clearances. It was necessary for the sign to show an elderly person crossing the road in order to comply with regulations. It was noted that there was currently no money from S106 contributions to pay for this scheme. **Action: Deputy Clerk**

c) Update on breakdown of S106 allocations

The S106 Sub-committee was to meet on Thursday 1 November at 6.30pm. Councillor Crawford was to ask Councillor Mrs Hannaby to chase the breakdown of County Council's S106 allocations for Wantage to ascertain if money was available to fund the VAS in Mill Street.

**Action: Cllr A Crawford**

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- d) Update on provision of 'brown' directional sign in Harcourt Road directing to Barnards Way shops

Oxfordshire County Council had advised that a 'brown' directional sign was inappropriate as a directional sign for Barnards Way shops and a white sign would be suitable. The Deputy Clerk will contact Oxfordshire County Council to discuss the requirement.

Updating of LED lights at the Ham Road crossing will be referred to the next meeting.

**Action: Deputy Clerk**

**33. To consider the planning applications listed overleaf and any other planning applications that are received prior to the meeting**

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

Councillor Crawford left the meeting for item 1) being acquainted with the applicants.

**34. Consideration of further actions relating to Neighbourhood Plan**

It was requested that the Basic Condition Statement and Communication Statement along with the Neighbourhood Plan document be circulated to all councillors by 19 November 2018. The Clerk was to advise whether the changes required public consultation.

**Action: Clerk**

**35. Estimates 2019/2020**

This was to be deferred to the next meeting.

**36. Other business**

- a) Vale of White Horse District Council – Tree Preservation Order No. 18V11

The Order was noted.

The meeting closed at 8.50 p.m.

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SS/ME

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**PLANNING RECOMMENDATIONS**

- a) P18/V2412/HH. Loft conversion to include 3 dormer windows to rear elevation. Jasmine, Springfield Road, OX12 8EX for Mr and Mrs S McDowell.

No objection.

- b) P18/V2469/HH. Single storey side and rear extension following demolition of existing side detached garage and rear conservatory. Northlands, 1 Lark Hill, OX12 8HW for Mr and Mrs Beales.

No objection.

- c) P18/V2442/LDE. Certificate of Lawful Development. Change of use of a domestic garage for the commercial washing of motor vehicles. Motorlux Ltd. Wallingford Street, OX12 8BA for Mr Peter Shepherd, Motorlux Ltd.

Object: Concerns were raised regarding the water run off (no separate drain), the jet spray causing noise disturbance to neighbours and blocking of vehicles. It was noted that the garage has not been in continuous use for the cleaning of cars as it had previously been used for storage 18 months ago. We do not object to the cleaning of cars within the garages, providing it does not involve jet washing and high powered vacuuming. Noise levels need to be restricted.

- d) P18/V2011/HH. Extend garage to provide annexe for main property (as amended by plans received on 9 October 2018). Westfield, Springfield Road, OX12 8HD for Mr and Mrs L Plasted.

No objection. Support Highways advice regarding the condition for car parking and turning space as per the previously approved plan.

- e) P18/V2423/A. Proposed advertisement, mix of sales flags, sales stack signs, direction signs and advisory signs. Land west of Stockham Farmhouse, Wantage, OX12 9BG for Abbey Developments Ltd.

Object. Signage appears excessive and intrusive.

- f) P18/V2326/FUL. Demolition of existing dwelling and replace with new; scheme as per approval granted under P17/V3072/HH. Kwetu, Ham Road, OX12 9EE for Mr and Mrs Cowan.

No objection.

- g) P18/V2345/FUL. Demolish office extensions and existing steel and asbestos shop building, convert existing office buildings back into two dwellings, and erect five dwellings with parking and turning. Land and Buildings at 8 and 8A Church Street, OX12 8BL for Mr John Smith.

Object. Over development of site. Not vernacular to the area (Conservation). The access is inadequate. There is no splay which it potentially dangerous. Inadequate parking and no visitor parking. Church Street is already congested.

- h) P18/V2558/HH. Conversion of one of the garages into a playroom/study and extend bedroom into the roof-space. 8 Lydsee Gate, OX12 9XY for Mr Kevin Pimm.

No objection.

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- i) P 18/V2608/HH. Replace a garage door with French doors, half the garage to be given over to domestic rooms, new door from garage to kitchen, new French doors in kitchen. 32 Palmers, OX12 7HB for Mr Keith Mortimer.

No objection.

- j) P18/V2657/HH. Single storey extension to existing garage. 9 Whitehorns Farm Road, OX12 7HH for Mr and Mrs C Hurden.

No objection.

- k) P18/V2640/HH. 3 no. new dormer windows to match consented roof fenestration. Winslow Hall, Newbury Street, OX12 8DJ for Mr Donovan Forrester.

No objection.

- l) P18/V2622/HH. Relocation of an entry door and overhead porch from the side to the front elevation. 8 Priory Road, OX12 9DD for Mr and Mrs Hunter.

No objection.

- m) P18/V2652/HH. Replacement windows and doors including 1 no. additional window to new shower room. The Vicarage, The Cloisters, OX12 8AQ for Mr David Mason.

No objection.

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