

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 11 FEBRUARY 2019 AT 8.45 P.M.**

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

Other Councillors present: Councillor K Harris

Others present: Mr G Wakefield – Ridge & Partners LLP
Mr N Cotrell – Cala Management
Two members of the public (1 member part)

Deputy Town Clerk: Miss S Sanders.

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

A member of the public commented on the Oxfordshire Plan 2050. This will be included on the agenda of the next planning committee meeting.

D. Planning Applications

The following item (b) concerning planning application P18/V2992/RM was taken out of order.

b) To report on the meeting with Cala Homes regarding P18/V2992/RM

The Committee was satisfied with the amended plans. Mr Wakefield and Mr Cotrell were thanked for attending and for working with the Town Council in a constructive way. They left the meeting.

a) To reconsider planning application P18/V2971/RM – Crab Hill Primary School

Concerns were expressed regarding, what appeared to be, the lack of consultation with educational experts. A letter was to be sent to the relevant parties expressing these concerns raised.

Action: Deputy Clerk

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

One member of the public left the meeting after planning application P19/V0150/HH was discussed.

E. General correspondence

a) Letter dated 25 January 2019 received regarding P18/V2756/FUL.

A letter of objection from neighbours was noted.

The meeting closed at 9.50 p.m.

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 11 FEBRUARY 2019 AT 8.45 P.M.**

PLANNING RECOMMENDATIONS

- a) P18/V2692/FUL. **Amended details.** The demolition of the existing equestrian workers dwelling, relocation of a horse walker and construction of a replacement equestrian workers dwelling (amended plans received 10 January 2019). Ridgeway View, Manor Road, OX12 8NF for Ms Ali Dane.

No objection.

- b) P19/V0150/HH. Internal alterations. Addition of porch to back door, alterations to existing ground floor windows, new velux roof light and the addition of a bathroom to the existing garage. 29 Charlton Village Road, OX12 7HE for Mr and Mrs Blake.

No objection.

- c) P18/V2756/FUL. **Amended details.** Proposed replacement dwelling and garage (as amended by plan received 18 January 2019). Jigsaw, Coopers Lane, OX12 8HQ for Mr and Mrs B Alder.

Object. Wantage Town Council object to the garage because it is over-bearing and massing. It is also un-neighbourly regarding 45 Palmers. It will reduce light to the garden. There is no objection to the garage in principle but would recommend it is moved a few metres forward which will reduce its dominance and un-neighbourliness. We would like a condition to be placed that the upper floor of the garage is not used as a dwelling.

- d) P19/V0152/HH. Proposed first floor extension. 16 Hampden Road, OX12 7DP for Mr and Mrs Menzies.

Object. Not in keeping with the street scene and over-bearing. Concerns were raised regarding the party wall and its ability to accommodate another floor. Are the walls and footings sufficient?

- e) P19/V0006/FUL. Variation of Condition 5 (hard and soft landscaping), 9 (noise mitigation) and 12 (Biodiversity Enhancement Plan) of application P17/V0813/FUL. Erection of a 65 bed care home and 50 extra care units (both within Use Class C2), parking, landscaping, access and other associated works (as amended by drawings and information accompanying letter from agent of 11 June 2017 and clarified by Biodiversity Assessment Calculator accompanying email from agent of 26 June 2017). Land off Grove Road, OX12 7DR for Oakland Care.

Object. There are no grounds to alter the original agreement. Varying the conditions could have a negative effect on neighbours.

- f) P19/V0179/RM. Reserved Matters for plot 36 only. Application seeks to provide the full details of the appearance, landscaping, layout and scale. Block 35, Grove Business Park, Downsview Road, OX12 9FF for Grove Business Park Ltd.

Noted.

- g) P19/V0061/HH. Create a small functional low level building that holds 1/2 person workout gym and a small exercise pool and jacuzzi for use of the residents of the main dwelling. Castle Farm Barn, Manor Road, OX12 8NB for A Castle.

Object. In AONB and constitutes ribbon development.

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 11 FEBRUARY 2019 AT 8.45 P.M.**

- h) P19/V0274/LDE. **Certificate of Lawful Development.** A3 food and drink i.e. use as a restaurant and café for the whole of the ground floor premises. King Alfred's Café, 20 Wallingford Street, OX12 8AX for Charterist Investments Ltd.

Noted.

- i) P19/V0124/LB (Listed Building Consent). Change of use of upper floor accommodation, formation of new entrance and modification of adjacent window to 1&2 Market Place, Wantage. 1-2 Market Place Wantage OX12 8AB

No objection.
