

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 1 APRIL 2019 AT 7.55 P.M.**

Committee members present: Councillor Mrs J Reynolds (Chairman)
Councillors A Crawford (part), D Richardson (substitute)
and Major J Sibbald.

Other councillors present: Councillors Mrs JT Hannaby (part),
KA Harris and Mrs JE Nunn-Price (part).

Others present: Camilla Duckworth – Turley Homes.
Sam Rogers – St Modwen Homes.
Tom Lynott – St Modwen Homes.
Rob Wheaton – Stride Architects.
Gethin Jones – Stride Architects.

One member of the public.

Deputy Town Clerk: Miss S Sanders.

A. Apologies for Absence

An apology for absence was received from Councillor S Trinder.

B. Declarations of Disclosable Pecuniary Interests

None.

C. Statements and Questions from the Public

None.

D. Briefing by Turley Homes regarding a reserved matters application for Phase 1b at Crab Hill, Wantage – P19/V0565/RM

Councillor A Crawford arrived. A presentation was given by the representatives of Turley Homes. Councillor Mrs J Reynolds thanked the representatives for attending and they left the meeting. Councillors Mrs JT Hannaby and Mrs J Nunn-Price left the meeting.

E. Planning Applications

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

F. Street naming – Request for street names for Centre West, Crab Hill

The following names were agreed to be put forward to the Street Naming and Numbering Officer at the District Council: Clover, Cowslip, Buttercup, Blackberry, Bramble, Primrose, Blackthorn, Poppy, Elder and Bluebell.

Action Deputy Clerk

G. General correspondence

None

The meeting closed at 9.15 p.m.

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PLANNING RECOMMENDATIONS

- a) P19/V0565/RM. Approval of reserved matters (layout, scale, appearance, landscaping, and internal access) for residential phase 1b pursuant to condition 9 (reserved matters) of planning permission (ref: P17/V0652/FUL), comprising 102 residential dwellings, public open space, car parking, and associated infrastructure works and approval of details in relation to phase 1b for conditions 9, 14, 18, 20, 21, 22, 24, 25, 29, 32, 36, 37, 38, and 39 pursuant to planning permission (ref: P17/V0652/FUL). The outline planning application was an environmental impact assessment application. Land north of A417, Crab Hill, Wantage for St Modwen Homes.

No objection. It was suggested the houses that have an easement should have it written into the deeds that access could be required by Thames Water. Could there be a treatment to discourage parking on the green areas, for example low hedging or posts and boards? Could consideration be given to segregation of pedestrians and cyclists on the pavements?

- b) P18/V2300/FUL. **Amended details.** Erection of a Class A1 retail food store with associated car parking, access, landscaping and associated engineering works. Additional ecological information (reptile survey report) received 28 September 2018. Additional drainage information received 5 November 2018. Amended and additional plans received 7 March 2019 amending site access, providing biodiversity information and providing further visualisation. Land at Grove Road for Lidl GmbH.

Noted.

- c) P19/V0560/FUL. Demolition of existing dwelling, development of six detached dwellings. Bybrook, Manor Road, OX12 8NE for ProjectPart Homes.

Object. It is in the AONB and is contrary to the new local plan policy CP4 and it is outside the development boundary.

- d) P19/V0521/PDH. **To note.** Single storey extension. 12 Winchester Way, OX12 9EW for Mr Palmer.

Noted.

- e) P19/V0614/HH. Rear and first-floor side extension. 16 Fettiplace, OX12 7EN for Mr and Mrs Lacey.

No objection.

- f) P19/V0672/HH. Variation of conditions 2- approved plans and 3-materials in accordance with application to application ref P17/V2966/HH. Rathenree, Charlton Village Road, OX12 7HQ for Mrs Shackleton.

No objection.

- g) P19/V0693/HH. Proposed front extension and garage conversion. 15 Westfield Way, OX12 7EW for Mr Folks.

No objection.

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- h) P19/V0664/HH. Erect a single storey two bedroom self-contained building in rear garden of existing terrace dwelling. Demolish existing front porch and erect larger porch. 37 Hamfield Wantage, OX12 9EG for Mr Bhatia.

Object. The application states there is hard standing for 5 vehicles – this does not appear to be on the property. There is no access for building materials and no separate access for the proposed dwelling. This is over-development of the site, garden development and not in keeping with the neighbourhood. There is no objection to the porch.
