

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 24 JUNE 2019 AT 8.40 P.M.**

Committee members present: Councillors Major J Sibbald (Chairman)
Councillors I R Cameron, A Dunford, T Gilhome,
E L Johnson, A C Menzies and I L Sheldon

Others present: Councillor A Crawford (part)
One member of the public.

Deputy Town Clerk: S Sanders

A. Apologies for Absence

None.

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.

d) P19/V1269/FUL. Councillor Crawford arrived.

It was requested that the application be 'called in' for consideration by the full planning committee of the District Council. The Deputy Clerk was to refer to Councillors Crawford and O'Leary.

Action: Deputy Clerk

E. General correspondence

None.

The meeting closed at 9.25 pm

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PLANNING RECOMMENDATIONS

- a) P19/V1240/FUL. Proposed two storey extension and alterations. 23-24 Market Place, OX12 8AE for Mr Robert Corlett, Dolphin Gallery.

No objection.

- b) P19/V1128/HH. Single storey front extension. Replace flat roof with a tiled mono-pitch roof. Relocate existing front entrance door to the front elevation of the existing hallway. 44 Witan Way, OX12 9HB for Mr Robert Hughes.

No objection.

- c) P18/V1485/RM. Amended details. Reserved matters approval for 120 dwellings including appearance, landscaping, layout and scale. The outline planning application was subject to EIA and was submitted to the planning authority at that time. Amended plans received 28 May 2019. Former Grove Airfield, West of Grove, to the West of Newlands Drive, Land North of Denchworth Road, Grove.

Support comments from Grove Parish Council regarding concerns about traffic management near the primary school.

- d) P19/V1269/FUL. Variation of conditions 1 (approved plans), 7 (Housing Delivery Document) and 17 (Phasing Plan) of planning permission P17/V0652/FUL.
Outline application for residential development of up to 1500 dwellings including new employment space (use class B1), a neighbourhood centre/community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A417 Reading Road.
Provision of a strategic link road between the A417 and the A338 Road to be known as the Wantage Eastern Link Road (WELR). All matters reserved except means of access to the development and the WELR. Additional information received as amplified by agent's covering letter dated 30th October 2013 and agent's e-mail dated 10th December 2013. Land at Crab Hill Land north of A417 Wantage for St Modwen Developments.

Objection. The density change in the area is unacceptable – it should be lower density. No building should be more than 10m in height as per the original approved design strategy in consultation with the AONB.

- e) P19/V0912/FUL. Deferred from last meeting. Variation of condition 2 – approved plans to application ref P18/V0513/FUL.

Erection of a new residential dwelling and parking within Home Farm's residential curtilage and a new vehicular/pedestrian access via the adjoining proposed residential Crab Hill development. Home Wood, 18a Scantlebury Way, OX12 8GJ for Mr and Mrs Castle.

No objection but support the conditions requested by the forestry team and highways liaison officer.

- f) P19/V1349/HH. Conversion of attached garage into a study and bedroom/reception room. A new doorway from current lounge, garage door to be replaced with single skinned brick wall with window. 35 Humphries green, OX12 8FU for Mr Samuel Peris.

No objection providing there is no loss of parking spaces. An extra space is required to replace loss of the space in the garage for parking.

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- g) P18/V2345/FUL. Amended details. 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 (amended plans received 6 June 2019). Land and buildings at 8 & 8A Church Street, OX12 8BL for Ben Smith and Sons Ltd.

Objection. Over-development of the site. Loss of a commercial building. Not vernacular to the area (conservation). The access is inadequate and there is no splay which is potentially dangerous. Inadequate parking - no visitor parking. Church Street is already congested. The Town Council supports comments from the Environmental Protection Team regarding noise issues from the Blue Boar courtyard, the County Archaeologist and Drainage Engineer.
