

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE  
WANTAGE TOWN COUNCIL HELD IN THE BEACON,  
PORTWAY, WANTAGE ON MONDAY, 19 AUGUST 2019 AT 7.30 P.M.**

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

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.

**E. To approve the sending of a letter to the Highways Agency requesting that alternatives be sought to using the A417/A338 through Wantage as a diversion route when the A34 or M4 are partially closed.**

It was agreed that the letter should be sent.

**F. P19/V1269/FUL – To consider whether a spokesperson should attend the District Council Planning Committee meeting on 21 August 2019.**

Councillor Dunford was to attend.

**G. General correspondence.**

None.

The meeting closed at 8.50 pm

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**PLANNING RECOMMENDATIONS**

- a) P19/V1709/HH. Erection of a rear extension, part single and part two storey. 56 Orchard Way, OX12 8ED for Stephen Russell.

No objection.

- b) P19/V1901/FUL. Proposed external works to the outside customer garden area to the east of the application site facing onto Charlton Road and Lark Hill, to form an area of new fixed outside seating with festoon lighting over, and the addition of a new 5.00m x 5.00m 'jumbrella' to match the existing. Lord Nelson Public House 78 Charlton Road OX12 8HL for Greene King.

No objection in principle, but would like assurance that the light will be unobtrusive and will not shine into neighbouring properties. Could the lights be turned off after hours?

- c) P19/V1543/A. Installation of replacement illuminated and non-illuminated signs to the exterior of the building. 78 Charlton Road, OX12 8HL for Green King Pub Co.

Sign 05 will potentially intrude light to the immediate neighbour's property. Sign 02 is sited in an appropriate position, but not if it is to be illuminated. If the sign is to be illuminated it should remain above the door. Support comments from the Highways Liaison Officer.

- d) P19/V0981/FUL. Amended details. Conversion of existing 3 bed farm house to a ground floor creche and separate first floor 2 bed apartment (amplified by additional information received 27 June 2019; and amended plans and further information received 23 July 2019). Manor Farm House, Manor Road, OX12 8NE for Mr Robin Heath (R L Green and Partners).

Support the comments from the Countryside Officer and Letcombe Brook Consultation Zone. Clarification is required as to whether the application is for a crèche or a school.

- e) P19/V1772/HH. Proposed extension and alterations. Meadowgrove, Letcombe Road, OX12 9NA for Mr Nigel Blackwell.

No objection, subject to AONB comments.

- f) P19/V1836/HH. Two storey side extension. 59 Courtenay Road, OX12 7DW for Mr and Mrs James Hicks.

No objection.

- g) P19/V1847/FUL. Proposed conversion of an existing agricultural building to a dwelling house (Class C3). Land north of A417 and east of Wantage Cricket Club for St Modwen Homes.

No objection. Support the comments from SGN Planning Protection Team, the bat survey report and Environmental Protection Team (contaminated land).

- h) P19/V1868/HH. Rear extension replacement with an increase in size. 15 Paddock Close, OX12 7EQ for Mr Liquorish.

No objection.

- i) P19/V1851/FUL. Variation of Condition 2 of P18/V2692/FUL to include the addition of balconies and an external staircase. Variation of Condition 3 (surface water drainage) and 4 (foul water drainage) to refer to the details subsequently approved by the Council under application

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P19/V1171/DIS. The demolition of the existing equestrian workers dwelling, relocation of a horse walker and construction of a replacement equestrian workers dwelling. Ridgeway View, Manor Road, OX12 8NF for Ms Ali Dane.

No objection.

- j) P18/V2300/FUL- Erection of a ClassA1 retail food store with associated car parking, access, landscaping and associated engineering works Grove Road Grove for Lidl (amended plans).

Wantage Town Council support the latest comments from Grove Parish Council. Request re-assessment from the Economic Development Officer based on the use as Class A1 food store not solely a limited assortment discounter (LAD).

It is noted that buses use Grove Road as a staging area adjacent to the proposed supermarket causing a traffic hazard and delay to road users. This would be made worse with a supermarket in this location. It is suggested that the process of changing drivers/completion of paperwork etc takes place in a different location.

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