

WANTAGE TOWN COUNCIL

Council Offices,
Portway,
Wantage, OX12 9BX.

SS

28 October 2020

Dear Sir/Madam,

The next meeting of the Planning Committee will be held on Monday, 2 November 2020, following a Council meeting that commences at 7.30pm. This meeting is being held remotely and online via Zoom. Members of the Press and Public are welcome to observe the meeting. Details of how to obtain access to the meeting are shown at the bottom of the agenda.

Yours faithfully,

Miss S Sanders
Deputy Town Clerk

To: All members of the Council.

BUSINESS TO BE TRANSACTED

Apologies for absence.

To receive any declarations of disclosable interests.

To approve the minutes of the meeting held on 21 September and 12 October 2020.

18. Statements and Questions from the Public.
19. Matters arising from previous minutes:
 - a) Update on failure of vehicles to turn left when entering Market Place from Newbury Street and suitability of signage and road markings in Market Place and entry roads.
 - b) Update on 'Changes to the Planning System consultation'.
 - c) Update on 'Planning for the Future, White Paper consultation'.
 - d) Update on 'A Call for Evidence to Seek Views on Proposals to help Councils and Local Communities Better Understand Who Controls Land in their Area consultation'.
 - e) Update on request for signs to be installed alerting drivers to hedgehogs in certain hotspot areas.
20. To consider the planning applications listed overleaf and any other planning applications that are received prior to the meeting.
21. Informal Consultation - Proposed Extinguishment under the Highways Act 1980 s.118 and Creation of a new path under Highways Act 1680 s26. Wantage Footpath No. 4 At Ridgeway View, Manor Road, Wantage.
22. Neighbourhood Plan
23. To consider the minutes of the Wantage and Grove Traffic Advisory Committee meeting held on 10 September 2020.
24. Other Business.

WANTAGE TOWN COUNCIL

PLANNING APPLICATIONS

For consideration at the Planning Committee meeting on 2 November 2020

- a) P20/V2440/HH Proposed extension to garage to create a home office in the roof space. 55 Roman Way, Grove, Wantage, OX12 9YF for Mr and Mrs Phillips. [P20/V2440/HH](#)
- b) P20/V2477/PDH Single storey rear extension - Orangery Extension extend - 4.00, Height - 3.40m Height at the eaves - 3.00m. 15 Foliat Drive, Wantage, OX12 7AN for Mr S Cox. [P20/V2477/PDH](#)
- c) P20/V2509/HH Proposed single storey rear extension. (as amended by drawings received 13 October 2020). 49 Priory Road, Wantage, OX12 9DA for Mr H Kivist. [P20/V2509/HH](#)
- d) P20/V2507/HH Dropped kerb to allow access to off road parking. 2 Grove Road, Wantage, OX12 7BU for Mr R Honnor. [P20/V2507/HH](#)
- e) P20/V2376/HH Install a block paved hard standing between no.1 & 3 Courtenay Road as a joint project. The hard standing driveways will have a slot drain to a soakaway within our boundary. Planning permission is sought for hard standing created between boundary & Courtenay Road. 1 Courtenay Road, Wantage, OX12 7DN for Mr T Green. [P20/V2376/HH](#)
- f) P20/V2317/HH Install a block paved hard standing between no.1 & 3 Courtenay Road as a joint project. The hard standing driveways will have a slot drain to a soakaway within our boundary. Planning permission is sought for hard standing created between boundary & Courtenay Road. 3 Courtenay Road, Wantage, OX12 7DN for Prof G Kennedy. [P20/V2317/HH](#)
- g) P20/V2546/FUL Conversion of existing 3 bed farm house for use as an independent Specialised / Therapeutic Nursery School P19/V0981/FUL Conditions(s) 3 (protected tree area), 4 (landscaping), 5 (construction environmental management plan, 6 (surface water drainage), 7 (foul water drainage), 9 (refuse and recycling), 14 (maximum age) Conversion of existing 3 bed farm house for use as an Independent Specialised / Therapeutic Nursery School. (amplified by additional information received 27th June 2019; further ecological information received 23rd July 2019; further information received 30th August 2019; information received 2nd October 2019; and further information and amended plans received 18th November 2019) Manor Farm House, Manor Road, Wantage, OX12 8NE for Calcot Services for Children. [P20/V2546/FUL](#)
- h) P20/V1954/FUL (amendment number 1) Variation of Conditions 2 (approved plans), 3 (materials), 4 (entrance details) and 8 (parking) of P17/V2910/FUL for a change to the layout and landscaping of the site, the design and scale of the entrance building and stair/lift tower, and change of material for the west extension copings and addition of solid bronze portal to main entrance (part-retrospective). (As amended by plans and documentation received 7 and 21 October 2020. Description amendment agreed with agent 21 October 2020). Demolition of the existing covered walkway, extensions and alterations to provide for conference facilities and offices within part of the Convent building, together with associated parking and landscaping. St Mary's Convent, Denchworth Road, Wantage OX12 9DJ for Mr A Hunter. [P20/V1954/FUL](#)
- i) P20/V1955/FUL (amendment number 1) Variation of Conditions 2 (approved plans), 3 (materials) and 4 (entrance details) of P17/V2911/LB for a change to the design and scale of the entrance building and stair/lift tower, and change of material for the west extension copings and addition of solid bronze portal to main entrance (part-retrospective). (As amended by plans and documentation received 7 and 21 October 2020. Description amendment agreed with agent 21 October 2020). (Demolition of the existing covered walkway, extensions and alterations to provide for conference facilities and offices within part of the Convent building, together with associated parking and Landscaping). St Mary's Convent, Denchworth Road, Wantage OX12 9DJ for Mr A Hunter. [P20/V1955/FUL](#)

- j) P20/V1968/HH (amendment number 1) - Demolition of existing garage and covered lean-to passage way to be replaced with single storey side extension (as amended on 07 October 2020). 16 Springfield Road, Wantage, OX12 8ES for Mr D McFarland and Ms J Linsley. [P20/V1968/HH](#)
- k) P20/V1409/FUL Proposed new detached three bedroom dwelling on land to the rear of Pax Hill with associated parking and amenity. (Highway and ecology information and updated red line plan received 1 August 2020, tree report and construction traffic management plan received 5 September 2020 and additional Access Appraisal received 12 October 2020). Pax Hill, Locks Lane, Wantage, OX12 9DB for Mr. and Mrs. Jean Baptiste and Emi Lagrange and Yamakawa. [P20/V1409/FUL](#)
- l) P20/V1659/FUL (Amendment number 2 – Additional noise information). Conversion of ground floor commercial premises into two self-contained flats. (Additional contamination information received 17 September 2020 and additional noise information received 22 October 2020). 6 Newbury Street, Wantage, OX12 8BS. For Mr Chapman. [P20/V1659/FUL](#)
- m) P20/V1134/O (amendment) Erection of a new family dwelling and associated infrastructure. (Additional drainage information received 3 September 2020 and amended plans and highway information received 15 October 2020). Pippins, Locks Lane, Wantage, OX12 9DB for Mr Keen and Mrs Edwards. [P20/V1134/O](#)
- n) P20/V2561/FUL Extension of existing grainstore. Manor Road Farm, Manor Road, Wantage OX12 8NE for Mr Ben Smith. [P20/V2561/FUL](#)

Please note that an electronic recording of the meeting will be made.

Statements and Questions from members of the public

There is an agenda item at the beginning of each meeting “Statements and questions from the public”. This is an opportunity for members of the public to personally raise with the Council points of issue or concern. Advance notice must be given. A guide on the rules and procedures relating to this is available from the website www.wantagetowncouncil.gov.uk

Please note that during the COVID-19 crisis, all correspondence with the Council should be by email to clerk@wantagetowncouncil.gov.uk

Meeting joining details for members of the public

The meeting will commence sometime after 7.30 pm. Access to the meeting environment will be from 7.20 pm. To ensure you have access from the beginning of the meeting, it is recommended that members of the public should commence the process to join the meeting from 7.15 pm. Before joining the meeting please make sure you have your computer audio on. Please follow the link below to join the meeting:

<https://wantagetowncouncil.gov.uk.zoom.us/>
