

**MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD ONLINE USING ZOOM ON MONDAY
14 DECEMBER 2020 AT 8.05 PM**

Committee members present: Councillor Major J Sibbald (Chairman)
Councillors A Dunford, T Gilhome and A C Menzies

Other councillors present: Councillors A Crawford and J T Hannaby

Others present: Four members of the public

Deputy Town Clerk: S Sanders

A. Apologies for absence.

Apologies for absence were received from Councillors I R Cameron, E L Johnson and I L Sheldon.

B. To receive any declarations of disclosable pecuniary interests.

None.

C. Statements and questions from the public

None.

D. To consider the planning applications listed overleaf and any other planning applications that are received prior to the meeting.

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

E. To reconsider 6 street names for Phase 4, Centre East, Kingsgrove/Crab Hill development

The names previously put forward were to be reconsidered due to there being roads in the local area with the same name and one being for a living person, which was not recommended by the District Council. It was agreed that the following be put forward: Pierpoint, Brundle, Snozwell, Seymore, Flowe and Powell

F. General Correspondence

None.

The meeting closed at 8.36 pm

PLANNING RECOMMENDATIONS

- a) P20/V1954/FUL Variation of Conditions 2 (approved plans), 3 (materials), 4 (entrance details), 7 (access) 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, a change of material for the west extension copings and addition of solid bronze portal to main entrance and alterations to the access (part-retrospective). (As amended by plans and documentation received 7 and 21 October 2020. Additional Plans and documentation received 24 November 2020. Description amendment agreed with agent 23 November 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

No objection, but support the conditions suggested by the highway officer.

- b) P20/V2315/FUL Alterations to ground floor public house and partial conversion to four flats. **(Noise Impact Assessment received 23 November 2020)**. 4 Newbury Street, Wantage, OX12 8BS

No objection, but Wantage Town Council would like confirmation from the environmental officer that the noise assessment was carried out appropriately given that the public house would have been quiet due to Covid -19 restrictions.

- c) P20/V3028/HH First floor extension over existing garage Locks House, Locks Lane, Wantage OX12 9EH

No objection. Would like to see a condition preventing the development from becoming a separate dwelling.

- d) P20/V2964/LB Replace four windows on the front elevation. 16 Mill Street, Wantage, Oxon OX12 9AQ

No objection subject to the conservation officer being satisfied.

- e) P20/V2966/HH Permission for dropped kerb 38 Harcourt Road, Wantage, OX12 7DH

No objection. Would like to see a condition that a permeable surface for the hardstanding is used. Would also like confirmation that the applicant has ownership of the land (including the area that is to be crossed).

- f) P20/V3037/FUL Replacement dwelling incorporating existing barn and associated works. Pewit Farm, Manor Road, Wantage, OX12 8LY

No objection subject to the archaeologist and AONB officer being satisfied. Would like to see a condition preventing the ancillary building from becoming a separate dwelling.

- g) P20/V1982/FUL Demolition of redundant/dilapidated 2Bed residential dwelling with ancillary commercial retail unit and construction of 1no. 1Bed and 1no. 2Bed residential dwellings and associated external works. **(Preliminary bat roost assessment received 12 November 2020, Heritage Statement and amended plans received 26 November 2020)**. 16 Newbury Street, Wantage, OX12 8DA

Holding objection. Would like the conservation officer to investigate and confirm that he is satisfied regarding the heritage aspects of 14 Newbury Street. Would also like confirmation that Highways are satisfied from the demolition point of view and that the noise is managed for everyone.

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