

**MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD ONLINE USING ZOOM
ON MONDAY, 1 MARCH 2021 AT 7.30 P.M.**

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

Other councillors present: Councillor Hannaby

Others present: Two members of the public

Deputy Town Clerk: S Sanders.

Apologies for absence

Apologies for absence were received from Councillor E L Johnson.

To receive any declarations of disclosable pecuniary interests.

None.

To approve the minutes of the planning meetings held on 18 January and 8 February 2021.

The minutes were approved.

32. Statements and Questions from the Public.

None.

33. 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.

New signs alerting drivers that the Market Place is not suitable for HGVs had been installed on Newbury Street and Wallingford Street. An additional 'keep left' sign had been installed adjacent to the building situated on the corner of Newbury Street with Market Place. It was not known if new directional illuminated bollards had yet been installed.

34. Planning Applications.

The planning applications listed below were considered, and the comments agreed.

b) P21/V0210/RM. It was unclear what the changes were and why they were being made. An explanation was needed. The Deputy Clerk was to request the information from the planning officer.
Action: Deputy Clerk

35. Neighbourhood Plan

The draft plan had been checked by the District Council. The Clerk was in the process of amending the document, taking into account the feedback received from the District Council and the public consultation.
Action: Clerk

36. To consider the minutes of the Wantage and Grove Traffic Advisory Committee Meeting held on 14 January 2021.

The following items were to be added to the next planning committee agenda:

- a) 20's Plenty for Oxfordshire
- b) Accessibility on new developments

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37. Planning Appeal – Land at Grove Road, Grove: Erection of a Class A1 retail foodstore with associated car parking, access, landscaping and associated engineering works. P18/V2300/FUL.

No objection was to be submitted to the appeal.

38. Other Business

A meeting with St Modwen to discuss a potential new cycle way/footway from the A338 to the western side of the Crab Hill site had been agreed for Thursday 4 March at 12pm to be held virtually on Teams.

The meeting closed at 8.26 p.m.

SS

PLANNING RECOMMENDATIONS

- a) P21/V0196/HH. Single storey rear extension. 63 Newbury Street, Wantage, Oxon, OX12 8DJ.

No objection.

- b) P21/V0210/RM. Reserved matters approval of layout, scale and appearance for minor changes to the design and elevations of house types 18A-S-1318-V1 and 18A-S-1318-V2 on plots 111, 138, 140, 142, 147, 155, 156 and 171. Land north of A417, Wantage for St Modwen Homes.

Deferred – see above.

- c) P21/V0216/LDP. Certificate of Lawfulness for proposed works as follows: New canopy roof on existing front extension to include garage conversion with window, repositioning the door/window & side door, a loft conversion with rear dormer to include - 3x roof lights, Juliet Balcony & windows. A single storey rear extension to include - window, 1x roof light & Bi-folding doors. 20 Truelocks Way, Wantage, OX12 7EG.

Wantage Town Council did not think that this application should be presented as lawful development due to overlooking to a neighbouring property.

- d) P21/V0261/FUL Minor material amendment to P20/V0989/FUL. Variation of condition 1 (approved plans) of application P19/V2127/FUL-update the site plan drawings to show the accurate position of the proposed sub-station. Amended plans received 10 June 2020, and additional plans to update sub-station position on plans received 4 September 2020. Variation of condition 2 (drawings - minor amendments to make roof details work) on application ref. P17/V0813/FUL Erection of a 65 bed care home and 50 extra care units (both within Use Class C2), parking, landscaping, access and other associated works.

Concerns were raised about the lack of amenities (including day areas and car parking spaces) that would be the result of 9 additional bedrooms to the care home.

- e) P20/V3272/FUL. Proposed rear single storey extension and installation of a wood burning stove and flue. Proposed balcony and balustrade. 23-24 Market Place, Wantage, OX12 8AE.

No objection.

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- f) P20/V3274/LB. Proposed rear single storey extension and installation of a wood burning stove and flue. Proposed balcony and balustrade. 23-24 Market Place, Wantage, OX12 8AE.

No objection.

- g) P21/V0115/HH. Side extension to detached house 61 Mably Grove, Wantage, OX12 9XW.

No objection.

- h) P21/V0188/LDP. Garage conversion to a habitable space. 4 Jubilee Gardens, Wantage OX12 9TQ.

No objection.

- i) P21/V0218/HH. Single & two storey extensions. The Laurels 30 Garston Lane, Wantage, OX12 7AR.

No objection.

- j) P21/V0301/HH. Engineering operation to create a new pond Medlar House Manor Road Wantage OX12 8NF.

No objection.
