

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE
TOWN COUNCIL HELD AT THE BEACON, PORTWAY
ON MONDAY, 11 OCTOBER 2021 AT 9.15 PM**

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

Other councillors present: None

Others present: One member of the public

Deputy Town Clerk: S Sanders

A. Apologies for absence.

These were received from Councillors J Sibbald and I R Cameron.

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. General Correspondence

None.

The meeting closed at 10.00 pm.

PLANNING RECOMMENDATIONS

- a) P21/V2578/A. School name sign over front entrance. Gems Wantage Primary Academy, Rutherford Road Wantage, OX12 7GQ.

No objection

- b) P21/V2546/RM. Construction of new road carriageways (Grove Road Loop Road and Major Access Road), footways, cycleways; Reprofilng of land for development, Sustainable Drainage System (SuDS) swales and associated earthworks, Allotments, and Hard and soft landscaping throughout the site, particularly within the Country Park (northern area of the site), the allotments (western area of the site) and the park within the Grove Road Loop Road. Discharge of conditions 8 & 17 (CEMP), 8 & 31 (LEMP), 21 (Landscape Details), 23 (Tree Protection), 24 (Landscape Maintenance), 37 (Surface Water Drainage) and 45 & 48 (Highway Design) on planning permission P19/V1269/FUL Land at Crab Hill Land east of A3388 and North of A417 Wantage OX12 8HT.

Objection. Support the comments from Harbug. Would have liked the developer to have kept to the original vision. Would like to see widening of the path to accommodate pedestrians and cyclists. The path needs to link up with the road and appropriately link to the cycle path. There are concerns about the change of profile of the land and the detrimental effect to the amenity of residents whose properties adjoin the new development - for example overlooking from buildings and gardens that will be raised above the natural landscape. There are concerns that the runoff from the hills will cause flooding to properties in the vicinity.

- c) P21/V2580/FUL. Erection of a garden room which will be used for Hairdressing, Manicure and Makeup services. 2 Copperfield Close, Wantage OX12 9YD

Objection. Concern about the change of use of a residential property to commercial use. Would prefer to see commercial use in the town centre and would like to see the applicant's endeavors towards this aim in the first instance, prior to subsequently pursuing a business in a residential area. The aim is to increase the use and vibrancy of the town centre for businesses rather than promote business use outside of the town centre in areas that should be for residential use.

There does not appear to be a business case to support the change of use from residential to commercial use for a salon of this type. We are mindful that there appears to be many similar types of businesses of this type with Wantage town and anecdotally we are seeing an increase of applications in the town centre to convert business premises into residential accommodation which would seem odd then to support the reverse in residential areas.

Concerns that the change of use in a residential area will affect the residents' use and amenity of their own properties - for example the proposed business use may produce obnoxious smells from chemical use such as acetone well known to be used in nail clinics.

Question 21 on the application form merits reinvestigating - developers and acetone commonly used for nail clinics and hairdressers are hazardous chemicals - both flammable (developers are commonly made from Hydrogen Peroxide) - at 3% Hydrogen Peroxide is considered flammable and has potential to cause severe skin burns, eye damage and harmful if inhaled.

Would want to see plans to ensure the health and safety of a business premise can be supported - fire risk, emergency exits.

Concern about discharge of liquid waste - the building appears to have no drainage. Thames Water should be consulted on drainage and use.

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Would want to see a commercial waste plan and if viable for disposal of commercial waste from this property. Concern that this residential street is quite narrow and with cars parked will make it difficult for a waste collection lorry to navigate.

The parking plan does not appear adequate for business premises. Customers will need to arrive and leave independently and not block each other from entering and exiting the premises. The concern is that customers will end up parking on the highway.

Concern that the location of the outbuilding does not allow space for ongoing maintenance of the adjacent fence.

- d) P21/V2570/FUL. Erection of timber frame garden room. The Laurels, 30 Garston Lane, Wantage, OX12 7AR.

Objection. The proposed garden room is within 2 metres of the boundary – it should be limited to 2.5 metres to not have adverse effects on the amenity of the use by the neighbour of their own garden space.

- e) P21/V2626/FUL. Proposed new dwelling, alterations to parking and associated works 1 Littleworth Hill, Wantage. OX12 9AG

Objection. Concern over the effect on the street scene with the introduction of a small 2 bedroom property that is out of keeping with adjacent properties. This application appears to contradict the conclusions leading to condition 8 regarding parking spaces.

- f) P21/V2636/LDP Single storey pitched roof kitchen extension to rear of existing kitchen. Fieldfare, Trinder Road, Wantage Oxfordshire, OX12 8EE

No objection. Would like consideration to be given to the side facing window that should be obscured to prevent concerns of privacy/overlooking the adjacent property.

- g) P21/V2659/FUL Erection of a single dwelling and associated works including new access onto Ickleton Road. (re-submission of application ref: P13/V0277/FUL) Ickleton House, Ickleton Road, Wantage OX12 9JA

Objection. Support Highways comments. Concerns regarding possible loss of biodiversity with no evidence of mitigation.

- h) P21/V2040/RM (amendment No 1) Reserved matters application for the construction of a 72 bed care home (Use Class C2), with associated access, parking, landscaping, plant and site infrastructure, pursuant to outline planning permission P19/V1269/FUL. Details submitted in accordance with conditions 8,17,19,20,21,23,24,27,29,30,31,33,34,35,37,38,43,48 and 54. Care Home Site, Centre West Phase, Kingsgrove, Wantage.

Objection. Concern there is a lack of parking spaces for the 72 bed care home. Following review of the new information submitted by the applicant our concerns remain the same. The application states 36 parking spaces are available, 8 of these are shared with the community building and it is difficult to see these will be easily available. One is for an ambulance and one is a delivery bay. This would suggest 26 parking spaces are available for visitors and staff on the site of the care home.

There are 24 parking spaces (including 2 disabled spaces). We are concerned that the shared parking spaces are used in any calculation for parking provision for the care home as it is likely they will not be available - especially in peak periods of use for the community building.

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Considering the number of employees (83 Full time equivalent as suggested in the planning statement) and the likely method of travel, Wantage Town Council still considers that there is not enough provision for parking for staff and visitors.

On reviewing more carefully the design of the shared car parking opposite the care home and parking within the care home we would suggest this is looked at again from a pedestrian safety point of view. There doesn't appear to be clear segregation or marked pedestrian routes. It is also considered that it would be potentially preferable to have the pedestrian path protected by a kerb rather than having the cars set back and we would like this to be re-considered.

- i) P21/V2089/HH (amendment No 1) Two storey side and single storey rear extensions. Extension of existing dropped kerb on to B4507 (as amended by additional parking information submitted on the 4th October 2021). 80 Orchard Way Wantage OX12 8EB

No objection.
