

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE
TOWN COUNCIL HELD AT THE BEACON, PORTWAY
ON MONDAY, 10 JANUARY 2022 AT 9.20 PM**

Committee members present: Councillors E L Johnson (Chairman)
Councillors I R Cameron, A Dunford and S Third

Other councillors present: Councillor A Crawford

Others present: None

Deputy Town Clerk: S Sanders

A. Apologies for absence.

Councillors T Gilhome, A C Menzies, A Przybysk and J Sibbald

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 9.50 pm.

PLANNING RECOMMENDATIONS

- a) P21/V3383/HH Proposed ground floor infill extension, demolition of existing garage, renovate roof to existing study, renovate porch/bay window roof, first floor extension, new window at ground floor, 2no replacement window and alterations. 34 Palmers, Wantage, OX12 7HB.

No objection providing the conditions suggested by Oxfordshire County Council Highways Department are met. Would like the applicant to be reminded of the Party Wall Act.

- b) P21/V3347/HH Application to form a temporary construction access into the applicant's site from the B4494, Chain Hill, through a section of the hedgerow that borders the applicant's land. Chain Hill House, Chain Hill, Wantage, OX12 8PB.

Objection. There will be a disruption to the wildlife corridor. It is unclear why the existing entrance cannot be used. Support the forestry officer's comments.

- c) P21/V3341/HH Proposed single-storey extensions, installation of canopy over back door alterations and removal of section of boundary wall. 52 Warmans Close, Wantage, OX12 9XT.

No objection

- c) P21/V3358/FUL To install access ramp and steps to front elevation of dental practice. 13 Portway, Wantage, OX12 9BU.

No objection.

- d) P21/V2040/RM – Amendment 3 – 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 8,17,19,20,21,23,24,27,29,30,31,33,34,34,35,37,38,43,48 and 54. As amended by plans and information received 29 September 2021, 28 October 2021 and 17 December 2021. Care Home Site, Centre West Phase, Kingsgrove, Oxfordshire.

Objection. Wantage Town Council is pleased to see that safety concerns have been addressed, but still have concerns about insufficient parking spaces, given there will be 48 members of staff at peak times. Information from The Department for Transport states that 75% of workers travel to work by car. Please link provided. [Transport Statistics 2020](#)

Wantage Town Council would like to see a pedestrian route marked out to show the route from the car park to the building.

It was agreed that the Deputy Clerk should write to the District Council to request that planning standards guidance is updated for all developments including Class C2.

Action: Deputy Clerk

- e) P21/V3541/A 14 x characters ('Kingsgrove Cafe') attached to roof of container associated with temporary cafe use. Temporary Cafe - South of Public Square Crab Hill Land North A417 Wantage.

No objection.
