

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE TOWN  
COUNCIL HELD AT THE BEACON, PORTWAY  
ON MONDAY, 25 APRIL 2022, AT 8.00 PM**

Committee members present: Councillor E L Johnson (Chairman)  
Councillors A Dunford, T Gilhome, A C Menzies, J Sibbald and  
S Third

Others present: One member of the public

Deputy Town Clerk: S Sanders

**A. Apologies for absence.**

Apologies for absence were received from Councillor I A 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 9.00pm

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PLANNING RECOMMENDATIONS

- a) P22/V0779/FUL. Change of use of single dwelling (C3) to commercial class E (g) (i). Falcon Court, Market Place, Wantage, OX12 8AW.

No objection.

- b) P22/V0696/FUL. Variation of condition 15 (off setting Provider) to correct biodiversity credits on application P20/V0330/FUL. (Erection of 8 dwellings and associated works). Land at Stockham Farm Wantage, OX12 9BQ

No comments were made because of insufficient information about biodiversity credits. The Deputy Clerk was to request a meeting with the planning officer for this to be explained.

**Action: Deputy Clerk**

- c) P22/V0586/FUL. Variation of condition 2 (approved plans – remove existing stair nearest WC and shower room on the first floor) on planning application P20/V2315/FUL (Alterations to ground floor public house and partial conversion to create a manager's flat. Conversion of upper floors to three self-contained flats). Newbury Street, Wantage, OX12 8BS.

No objection.

- d) P22/V0730/LB. Variation of condition 2 (approved plans – remove existing stair nearest WC and shower room on the first floor) on planning application P20/V2315/FUL (Alterations to ground floor public house and partial conversion to create a manager's flat. Conversion of upper floors to three self-contained flats). Newbury Street, Wantage, OX12 8BS.

No objection.

- e) P22/V0758/LDP. Garage conversion, new timber wall, new internal door. 41 Courtney Road, Wantage, OX12 7DW.

Noted. Would like confirmation that there will be sufficient space for two vehicles to park on the driveway.

- f) P22/V0778/HH. Single storey rear extension and extended patio. Waterford House, Rolls Court, Wantage, OX12 9AE.

No objection subject to the county archaeologist's comments being addressed and incorporated into the planning conditions.

- g) P21/V2236/FUL 1<sup>st</sup> amendment. Erection of one new family dwelling with associated infrastructure. (Additional ecology and tree information received 7 September 2021, Heritage statement received 20 September 2021, amended plans and additional information received 28 March 2022 showing access and design changes). Land adjacent to The Toll House 69 Newbury Street Wantage OX12 8DJ.

Holding objection. It was noted that the amendment was a vast improvement on the previous application, however there were still concerns. Would like confirmation that the highways officer is satisfied and would like to see the street scene view to scale giving details of the scale.

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- h) P21/V2489/FUL 1<sup>st</sup> amendment. Conversion of offices on first and second floor to provide 6x1 bedroom flats together with new dormer style extension for flats 4 & 5 on the second floor and new stairwell above roofline. (Amended plans and documentation received 29 October and 4 November 2021. Bat Survey received 12 January 2022. Additional information received 4 April 2022 and amended plans received 11 April 2022).

Victoria Cross Gallery Market Place Wantage Oxfordshire OX12 8AS

Objection. The concerns raised in the comments submitted on 29 September 2021 remain regarding the layout of the kitchen being above bedrooms (noise issue).

- i) P21/V2490/LB 1<sup>st</sup> amendment. Conversion of offices on first and second floor to provide 6x 1 bedroom flats together with new dormer style extension for flats 4 & 5 on the second floor and new stairwell above roofline. (Description amendment agreed with agent on 27 October 2021. Amended plans and documentation received 29 October and 4 November 2021. Additional information received 4 April 2022 and amended plan received 11 April 2022). Victoria Cross Gallery Market Place Wantage Oxfordshire OX12 8AS

Objection. The concerns raised in the comments submitted on 29 September 2021 remain regarding the layout of the kitchen being above bedrooms (noise issue). Would like confirmation that the conservation officer is satisfied following the amendment and additional information. p

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