

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON,
PORTWAY ON MONDAY, 5 SEPTEMBER 2022 AT 7.30 PM**

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

Others present: One member of public

Deputy Town Clerk: S Sanders

A. Apologies for absence.

Apologies for absence were received from Councillors T Gilhome and I L Sheldon

B. To receive any declarations of disclosable pecuniary interests.

Councillor Third declared a non pecuniary interested in item E as a resident in the vicinity of the planning application.

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.** P22/V1088/FUL Application for planning permission for change of use from shop (Class E) to hot food takeaway (sui generis) and installation of extract and ventilation equipment – to consider whether to nominate a representative to speak at the District Council’s Planning Committee meeting on 7 September 2022.

It was agreed that Councillor Johnson should attend the meeting and represent Wantage Town Council by reinforcing the objection previously made. **Action: Johnson**

- F.** A417 Reading Road & Elder Way – Proposed bus gate and turning restrictions consultation – to consider whether to nominate a representative to speak at the meeting on Thursday 8 September 2022 (Delegated Decisions by Cabinet Member for Highway Management Oxfordshire County Council).

It was agreed that Councillor Menzies should attend the meeting and represent Wantage Town Council to request that a decision is deferred until analysis of traffic after the WELR (Wantage Eastern Relief Road) has been completed. **Action: Menzies**

G. General correspondence

Noted the emails referred to the District Council regarding planning application P22/V1088/FUL

The meeting closed at 8.25 pm

PLANNING RECOMMENDATIONS

- a) P22/V2013/LB Decommission Barclays Bank The intention externally is to: 1. Removal of existing external signage 2. Installation of new frosted vinyl to all windows on the ground floor internally 3. Removal of existing alarm box in front elevation 4. Removal of external ATM and existing window glazing replace with new in north side elevation 5. Removal of existing CCTV in north side elevation 6. Existing night safe to be sealed shut. The intention internally is to: 1. Removal of internal counters 2. Removal of all internal furniture 3. Removal of interview room glazing partition and door in ground floor. Barclays Bank, 17-20 Market Place, Wantage, OX12 8AG.

No objection.

- b) P22/V1838/LB Internal refurbishment with decorations including replacement of existing balustrades, existing menu board to be replaced with new intelligent menu boards, fully strip back timber floors to re-sand and seal throughout store, fascia board signage. 11-12 Market Place, Wantage, OX12 8AB, for Costa Coffee.

Holding objection. Concerned that the drawing submitted does not match the site. Would like clarification that the drawings do not represent the visualisation and details drawing number 150721 2 of 3. Request that they are removed to represent the actual proposed plan. Support the conservation officer's comments and conditions.

- c) P22/V1971/A Fascia Board Signage 11-12 Market Place, Wantage, OX12 8AB for Costa Coffee.

Holding objection. Concerned that the drawing submitted does not match the site. Would like clarification that the drawings do not represent the visualisation and details drawing number 150721 2 of 3. Request that they are removed to represent the actual proposed plan.

- d) P22/V1555/HH Single storey front extension. Adding a UPVC side door and an additional window to the front. 18 Bryan Way, Wantage, OX12 7EH

No objection. Would like the applicant to be mindful of their obligations under the Party Wall Act 1996 when carrying out the works.

- e) P22/V1389/LB Replace rotten window frames and replace broken and slipping roof tiles with like for like. Replace single glass panes in bathroom window with double glazed panes. Replacement and refurbishment to roof, windows, guttering and downpipes and water storage tank to a listed building. Repoint surrounding brickwork where necessary. Truelocks Farm, 52 Charlton Village Road, Wantage, Oxfordshire OX12 7HQ

No objection subject to the conservation officer being satisfied.

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE TOWN COUNCIL HELD AT THE BEACON,
PORTWAY ON MONDAY, 5 SEPTEMBER 2022 AT 7.30 PM

- f) P22/V1910/RM Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the construction of 145 dwellings with associated car parking, landscaping and highways infrastructure, in relation to the North East parcel, pursuant to permission ref. P21/V2544/FUL; along with details to discharge conditions 8, 13, 17, 19, 20, 21, 23, 24, 28, 31, 34, 35, 36 and 37 of P21/V2544/FUL. The outline planning application was an environmental impact assessment application, and an environmental statement was submitted to the planning authority at that time. Phase 5, North East Parcel, Crab Hill, Wantage. For St Modwen Homes.

Holding objection. Would like to see crime prevention officer's comments regarding the car park area and blind spots. Support the housing development officer's comments.

- g) P22/V1941/HH (1st amendment) Single storey rear Garden Room extension and addition of a first floor conservation rooflight to the North Elevation.(as amended by drawings accompanying email from Agent dated 23 August 2022) The Mead, Ham Road, Wantage OX12 9EE

No objection.
