

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD AT THE BEACON,  
PORTWAY, WANTAGE ON MONDAY, 5 DECEMBER 2022. AT 9.20 PM**

Committee members present: Councillors I R Cameron (Vice Chairman), T Gilhome, A C Menzies, I L Sheldon, J Sibbald and S Third.

Deputy Town Clerk: S Sanders

**A. Apologies for absence.**

Councillor E L Johnson (Chairman). In the absence of Councillor Johnson, Councillor Cameron was chairman of the meeting.

**B. To receive any declarations of disclosable pecuniary interests, other registrable interests and any non-registerable 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. Proposed residents parking and other restrictions. Consultation by Oxfordshire County Council.**

Comments were agreed and would be submitted to Oxfordshire County Council.

**Grove Street:** Residents without off street parking should be given priority to permits.

**Maryfield:** Agree to the changes. Especially the extension of no waiting to garages behind Rockwell Villas as the car showroom currently use this area to wash vehicles creating problems for residents well as noise, flooding, and foul water into drains.

**Mill Street:** Limited waiting area should extend to the boundary of the Zig-Zag pedestrian crossing lines.

**Newbury Street:** Could the taxi rank be located in the limited waiting marked bays?

**Portway:** Agree with the proposal

**Stirlings Road:** Agree with the proposal

**Wallingford Street:** Disabled spaces would be better located at the opposite end of the limited waiting area to be nearer the post office  
**Action: Deputy Clerk**

**F. General correspondence**

**a) Email of 27 November re proposed Anaerobic Digester Plant, Bradfield Grove Farm, Grove.**

The screening opinion request to construct and operate an anaerobic digestion facility in Grove was noted. Wantage Town Council would like to be alerted of any planning applications that may come forward.

**Action: Deputy Clerk**

The meeting closed at 9.50pm

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PLANNING RECOMMENDATIONS

- a) P22/V2531/HH Single storey rear extension. Conversion of new attic trussed roof space. Remodelling of existing layout to accommodate the above. Render all external walls. Redlands, Springfield Road, Wantage OX12 8EX

No objection.

- b) P22/V2638/HH Redesign of Application Number P20/V2119/HH annex building to encompass a Home Office, 1 Bedroom Accommodation, Garden Workshop, Storage and a two space Garage. The Rowans, Manor Road, Wantage, OX12 8DW

No objection, but would like to ensure that the proposed building remains ancillary to the main residence, so that if it is separated in the future, Wantage Town Council would be consulted.

- c) P22/V1938/HH amendment Proposed single storey rear extension. First and second floor side extension. Insertion of rear Juliet balcony. 3no. rear dormers and associated loft conversion (as amended by plans received 09 November 2022. 37 Hampden Road, Wantage, OX12 7DP

No objection. It was noted that planning permission for this application had already been granted.

- d) P22/V2730/FUL Proposed internal alterations to the public house premises and external alterations to the existing garden areas and external outbuildings. 31 Market Place, Wantage OX12 8AH

Holding objection, subject to the environmental protection officer's comments regarding the noise. Would like to request that the officer makes comments regarding the concerns of the local residents about the loss of amenity which could result from the smell from the pizza oven and the increased light levels from the additional lights in the garden. It was noted that the location for the proposed pizza oven has changed from the original planning application.

- e) P22/V2731/LB Proposed internal alterations to the public house premises and external alterations to the existing garden areas and external outbuildings. 31 Market Place, Wantage OX12 8AH

Holding objection, subject to the environmental protection officer's comments regarding the noise. Would like to request that the officer makes comments regarding the concerns of the local residents about the loss of amenity which could result from the smell from the pizza oven and the increased light levels from the additional lights in the garden. It was noted that the location for the proposed pizza oven has changed from the original planning application.

- f) P22/V1841/FUL Installation of a Flume Extract System at Roof Level (resubmission of P22/V1381/FUL). (Additional Information received 25 November 2022 on levels of emitted chemicals, potential toxicity and noise impacts) for King Alfred's Academy.

Holding objection subject to the Environmental Protection Team being satisfied.

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