

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY,
WANTAGE ON MONDAY, 9 JANUARY 2023 AT 7.30 PM**

Committee members present: Councillors E L Johnson (Chairman), A C Menzies, S Third and V Wright.

Other councillors present: Councillor A Crawford

Clerk: W P Falkenau

Councillor Wright was welcomed to the meeting, this being her first meeting as a Town Councillor.

A. Apologies for absence

Apologies for absence were received from Councillors I R Cameron, T Gilhome, I L Sheldon, and J Sibbald.

B. To receive any declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests.

These were to be declared as the meeting proceeded.

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 sheet were considered, and the comments agreed. Councillor Third declared an other registrable interest and left the meeting for consideration of items c) and d).

E. General Correspondence.

None.

The meeting closed at 8.23 pm

PLANNING RECOMMENDATIONS

- a) P22/V2759/FUL Change of use from retail unit to hot food take away. Change to external signage and colour. Installation of oven, canopy and kebab making equipment and a few seats for customers. 13 Newbury Street, Wantage, OX12 8BU

Holding objection. This is subject to receipt of comments from Environmental Protection team regarding noise and smell arising from the ventilation system and its effect on residential units adjacent and connected to the retail unit. There are concerns regarding the prospective change to opening hours and the impact this might have with evening and late night operation. Details of opening hours should be provided. The property is poorly positioned with regard to vehicle waiting and traffic movements due to the narrowing of the highway. Details of parking and vehicle access should be provided. There have been incidents of access for emergency vehicles being obstructed by inconsiderate parking. There are concerns that the use will exacerbate problems. Comments from the Vale - Highways Liaison Officer (Oxfordshire County Council) are awaited. There are concerns regarding the removal of the toilet. Are the toilet facilities adequate for the proposed use?

- b) P22/V2760/LB Change of use from retail unit to hot food take away. Change to external signage and colour. Installation of oven, canopy and kebab making equipment and a few seats for customers. 13 Newbury Street, Wantage, OX12 8BU

Holding objection subject to receipt of Conservation Officer's comments and subject to receipt of comments from Environmental Protection team regarding noise and smell arising from the ventilation system and its effect on residential units adjacent and connected to the retail unit. There are concerns regarding the prospective change to opening hours and the impact this might have with evening and late night operation. Details of opening hours should be provided. The property is poorly positioned with regard to vehicle waiting and traffic movements due to the narrowing of the highway. Details of parking and vehicle access should be provided. There have been incidents of access for emergency vehicles being obstructed by inconsiderate parking. There are concerns that the use will exacerbate problems. Comments from the Vale - Highways Liaison Officer (Oxfordshire County Council) are awaited. There are concerns regarding the removal of the toilet. Are the toilet facilities adequate for the proposed use?

- c) P22/V2903/FUL Change of use of whole site from shop (E(a)) and dwelling (C3) to a veterinary surgery (Sui Generis). Partial demolition of existing attached garages, internal alterations, and new signage (as amplified by plan showing vehicle tracking, and updated DAS providing air conditioning and ventilation specification, and confirming no external lighting). Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB

No objection subject to inclusion of planning conditions that no animals will be present on the premises overnight and that the added parking areas will be of a permeable material.

- d) P22/V2904/A Change of use of whole site from shop (E(a)) and dwelling (C3) to a veterinary surgery (Sui Generis). Partial demolition of existing attached garages, internal alterations and new signage (as amplified by plan showing vehicle tracking, and updated DAS providing air conditioning and ventilation specification, and confirming no external lighting). Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB

No objection.

- e) P22/V2946/HH Two storey side extension. 52 Elizabeth Drive, Wantage OX12 9YG

No objection.

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- f) P22/V2272/LB (amendment) Proposed installation of porchway on the eastern elevation of St Raphael's (East) Wing. Further alterations and refurbishment to the Convent's East and West wing. Proposed landscape resurfacing and installation of EV charging point installation. (as amended by plans and heritage information submitted on the 22 November 2022). St Marys Convent, Denchworth Road, Wantage OX12 9AU

No objection.

- g) P22/V2270/FUL (amendment) Proposed installation of porchway on the eastern elevation of St Raphael's (East) Wing. Further alterations and refurbishment to the Convent's East and West wing. Proposed landscape resurfacing and installation of EV charging point installation. (as amended by plans and heritage information submitted on the 22 November 2022). St Marys Convent, Denchworth Road, Wantage OX12 9AU for The Community of St. Mary the Virgin.

No objection.

- h) P22/V2882/HH Demolition of existing extension, construction of single storey extensions to the rear and a two-storey side extension. 6 Littleworth Hill, Wantage, OX12 9AG.

No objection, subject to there being a planning condition that the property cannot be split into two separate dwellings. The comments of the County Archeologist and the Highways Officer are supported and there should be planning conditions to reflect these.
