

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE
ON MONDAY, 26 JUNE 2023 AT 9.10 PM**

Committee members present: Councillors E L Johnson (Chair)
Councillors I R Cameron, A Crawford, T Gilhorne and A C Menzies

Deputy Clerk: S Sanders

A. Apologies for absence

Apologies were received from Councillors S Third and V Wright

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

Planning application c) It was agreed that there was an objection to the planning application however the application needed further discussion to enable a detailed response. It was agreed that an extension to the consultation should be sought and if this was not possible the response be agreed in an online Teams meeting.

Planning application k) This item was deferred until the next meeting.

E. General Correspondence.

None

The meeting closed at 9.55 pm.

PLANNING RECOMMENDATIONS

- a) P23/V1269/HH Proposed loft conversion to create new bedroom and en-suite areas. New dormer to rear elevation. 72 Mably Grove, Wantage, OX12 9XW.

No objection.

- b) P23/V1286/LB Internal changes to layout to the first floor apartments as previously approved P06/V1813 (06/01813/FUL). 9A Grove Street, Wantage, OX12 7AB.

No objection.

- c) P23/V1296/RM Reserved Matters application for appearance, landscaping, layout and scale pursuant to P21/V2544/FUL. Discharge of Conditions 8(reserved matters), 17(CEMP), 19(Energy Delivery Strategy), 20(energy efficiency), 21(landscaping), 24(landscaping maintenance schedule), 31(LEMP), 33(contamination), 34(site lighting/floodlights), 35(WMMS), 37(drainage), 38(off-site drainage) and 53(BREEAM) of P21/V2544/FUL. Variation of condition 12 (specified layout and form) in application P19/V1269/FUL. There is a need to change the parameter plans and thus condition 1 is required to be amended. Variation of conditions 1 (approved plans), 7(Housing Delivery Document) and 17(phasing plan) of planning permission P17/V0652FUL. Proposed Central Park including sports pitches, equipment and pavilion, upgrade works to the route of the former BOAT and pedestrian route to A338. Central Park, Crab Hill, Wantage, OX12 7GN.

Objection.

- d) P23/V1354/HH The proposed works are to replace the existing conservatory with a single-storey extension, partial conversion of the garage and internal alterations. 11 Donnington Place, Wantage, OX12 9YE.

No objection.

- e) P23/V1334/FUL Change of use for the first floor of the property at 9A Grove Street from retail storage to form two residential units. Kings Walk, Limborough Road, Wantage, OX12 9AJ.

Holding objection subject to confirmation that waste bins can be accessed for removal.

- f) P23/V1358/RM Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the erection of a children's day nursery (Use Class E[f]); a convenience store (Use Class E); and 3No. retail units (Use Class E / Sui Generis) alongside landscaping and associated car parking pursuant to planning permission ref: P21/V2544/FUL; along with details to discharge conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 47 and 53. Land north of Rutherford Road, Crab Hill, Wantage, OX12 7FY.

Objection. Would like to see some additional disabled bays nearer to the site of the nursery. Disappointed that the design of the buildings is not aesthetically exciting.

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- g) P23/V1352/HH To drop the kerb and build a driveway at the front of properties.
31 & 33 Denchworth Road, Wantage, OX12 9AX.

Objection. Concern over rainwater run-off going into the street/storm drains. would like to see comment from Thames Water, Drainage and Highways to confirm that the soakaway is adequate and that they are satisfied with the scheme.

- h) P23/V1362/LDP Single storey rear extension. Blocking up of existing utility door and creation of a new side access door to the proposed utility on the other side of the house. Possible new patio to rear of extension. 54 Mably Grove, Wantage, OX12 9XW.

Objection. The submitted drawing is incorrect. Request that the drawings are resubmitted with the correct land ownership to enable further discussion.

- i) P23/V1281/S73 Variation of condition 2 (Approved plans) on application reference number P20/V0330/FUL to provide roof lights and windows for proposed attic rooms in the roof space of plats 5 & 6 (Erection of 8 No. dwellings and associated works).
Land at Stockham Farm, Wantage, OX12 9BQ.

Objection, unless a suitable condition is applied to ensure that the windowsill height and glazing is designed so that there is no detrimental effect regarding overlooking to the adjacent properties. Would like to see comments from Highways confirming that there is sufficient parking for a 3 bedroom property and appropriate visitor parking allocation.

- j) P23/V1236/O Outline planning application (with all matters reserved except access) for up to 60 dwellings, including open space and green infrastructure.
Land known as Fuller's Field, Charlton, Wantage, OX12 7FY.

Objection. Concerned about the strain on the infrastructure and the loss of valued open green space for residents. If planning permission is granted, the Town Council would like to be involved in discussion about the S106/CIL allocation.

- k) P23/V1356/HH Erection of a wood framed cedar clad single storey storage shed with workshop area. Sarsen House, Ham Road, Wantage, OX12 9EE

This item was deferred until the next meeting.
