

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE
ON MONDAY, 16 OCTOBER 2023 AT 9 PM**

Committee members present: Councillors I R Cameron (Chair), A Crawford, S Third

Other Councillors present: None

Town Clerk: J Evans

A. Apologies for absence

Apologies for absence were received from Councillors E Johnson, T Gilhome, V Wright and A C Menzies

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.

E. General Correspondence.

None.

The meeting closed at 9.50 pm

PLANNING RECOMMENDATIONS

- a) P23/V2083/HH Demolition of existing conservatory and detached garage. Erection of part single and part two storey extension to the main dwellinghouse and a replacement detached garage and garden room. The Toll House, 69 Newbury Street, Wantage, OX12 8DJ.

There were no objections.

- b) P23/V2103/LB Minor amendments to change function of internal admin/office into a staff room which requires new flooring and a small tea point on the first floor. New water waste pipe is required to connect to the existing waste stack located outside in an internal courtyard. Internally, the new pipes all run in the floor void between the new modern ceiling and the lath and plaster. A 100mm hole to make in the external wall to the courtyard for the new waste to connect onto the existing stack is required. The external wall will be made good to match existing. The new staff room will receive new wood effect vinyl tiles. Further amendments include the blocking up of an existing fire exit door. 3 Market Place, Wantage, OX12 8AB.

There were no objections subject to the Fire Service being satisfied with the means of egress given that an emergency exit was to be blocked up.

- c) P23/V2135/FUL Demolition of existing building. Erection of 9 flats and café (Class E), and associated works. Crystalox Building, Kings Park, Wantage, OX12 9AJ.

A Holding Objection was agreed.

Confirmation of the buffer zone was required, otherwise the application could be contrary to CP30. Document E2180 stated that there was no evidence of otters during the 2023 survey. The Letcombe Brook project had provided contrary evidence. This could be contrary to CP46. There were concerns about noise especially from the proposed café. Anticipated hours of noise required. It was noted that the land was higher than other buildings which could present an overlooking issue.

- d) P23/V2237/FUL Change of use from commercial use class (E(g)(i)) to use as a single dwelling (C3). Falcon Court, Market Place, Wantage, OX12 8AW.

There were no objections.

- e) P23/V2010/HH To erect a wrought iron fence 3' high to the front of our property between the lawn and the next door neighbour (No. 9 to the west of the property), from the house to the end of the lawn. 8 Dean Butler Close, Wantage, OX12 9EJ.

There were no objections.

- f) P23/V2188/LDP Installation of a free standing garden outbuilding in the rear garden for incidental use to the main dwellinghouse. 19 Flowe Drive, Wantage, OX12 7GS.

Application noted.
