

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE
ON MONDAY, 24 JUNE 2024 AT 9.15 PM**

Committee members present: Cllrs E Johnson (Chair), A Crawford, T Gilhome, K Morris and S Third.

Town Clerk: J Evans

A. Apologies for absence

Apologies were received from Councillors I Cameron and A 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.

a) P24/V1220/HH – 104 Stockham Park – Erection of single storey front extension and storage conversion into bedroom. 8th July.

The number of parking spaces had not been stated nor had the number of existing bedrooms. Holding Objection pending receipt of this information.

P24/V0709/FUL – Land West of A338, Wantage, OX11 9FD. Resubmission of application for engineering works to create a drainage channel including head wall and pipe beneath A338.

There was concern about the impact on the brook and the volume of water, especially how it would be controlled. There was discussion on whether it needed to look so industrial. Clerk to send a copy to the Letcombe Brook Project and ask for their comments.

E. General Correspondence.

Street trader licence application for Otro Burrito.

It was noted that a Certificate of Lawful development had been approved by the Vale. The Committee wanted to understand how OCC would manage the layby.

The meeting closed at 9.56 pm

PLANNING RECOMMENDATIONS

a) [P24/V1178/HH](#) Two storey front extension & other external changes. 29 Elizabeth Drive, Wantage, OX12 9YA.

No Objections.

b) [P24/V1243/FUL](#) Erection of retirement living apartments with communal facilities, car parking and a sub station to serve the development. Lot 3, Land at Crab Hill, Land North of A417 & East Of A338, Wantage. For McCarthy & Stone Retirement.

Objection.

The space was allocated to be a community space (public house) in the outline application. The applicants state that the pub would only be viable if it could serve 100,000 people. Financial information was missing from their report and a proper assessment cannot be made without this information. It was pointed out that the applicants are just selling the land, so whoever takes it on would need to construct the building. There was a 12 month marketing report but 18 months later the report appears to be identical; there was no additional information. Paragraphs 83 of the NPPF promotes the retention of community facilities. Although the pub had not yet been built the space should remain as a community space and the land should be reserved for its original purpose. It was suggested that a comment be made about potential mixed use e.g. flats above a pub. This would be looked on more favourably by WTC. VWHDC was to be requested to call the application in to the planning committee.

c) [P24/V1242/LDP](#) The current electric Garage Door will be removed and this will be replaced with a brickwork exterior wall that will also have a door and window installed. 1 Segsbury Road, Wantage, OX12 9XR

No objection in principle but would like a condition to confirm that the new room remains ancillary to the house and does not have permitted development rights to become a separate dwelling. Details of parking arrangements were required.

d) [P24/V1273/HH](#) Installation of 1No air source heat pump to the rear.
4 Primrose Avenue, Wantage, OX12 7FU.

Holding Objection.

The sound at 1m from neighbour's doors and windows is 46db, which is 4db above the maximum permitted. The noise impact assessment was not satisfactory and the accuracy of calculations was questioned. The noise impact assessment does not give enough detail on the noise levels. The plan shows that the heat pump is on the boundary with the neighbouring property and not 4m away as stated in the application.

e) [P24/V1274/DIS](#) Discharge of condition 3(materials) on application P23/V1418/RM. (Erection of a detached family dwelling including appearance, layout, landscaping and scale). Yew Trees (Land at rear of Pippins), Locks Lane, Wantage, OX12 9DB.

For information only. Noted.

f) [P24/V1307/NM](#) Non material amendment on application P22/V1910/RM to alter the brick material for the interface of Phase 5 and the pub plot. As proposed in the submitted External Works Plan Rev C13, permission is sought for Kinverton brick. (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 Easy parcel, pursuant to permission ref. P21/V2544/FUL; along with details to discharge conditions 8, 13, 17, 19, 20, 21, 23, 24, 28, 31, 35, 36 and 37 of P21/V2544/FUL. The outline planning application was an environmental impact assessment application and an

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE TOWN COUNCIL HELD AT THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 24 JUNE 2024 AT 9.15 PM**

environmental statement was submitted to the planning authority at that time). Phase 5, North East Parcel, Crab Hill, Wantage.

For information only. Noted.
