

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE TOWN  
COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE ON  
MONDAY, 13 FEBRUARY 2023, AT 8.20 PM**

Committee members present: Councillors E L Johnson (Chairman), I R Cameron, A C Menzies,  
J Sibbald and S Third

Other Councillors present: Councillor A Crawford

Others present: One member of the public

Deputy Clerk: S Sanders

**A. Apologies for absence**

Apologies for absence were received from Councillors T Gilhome and I L Sheldon.

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

Councillor Cameron disclosed a non-registrable interest in item i) and Councillor Third declared a pecuniary interest in items g) and h).

**C. Statements and questions from the public.**

A member of the public was present to make comments on item b). The Chairman invited the member of the public to make the comments during the discussion of the planning application.

**D. To consider the planning applications listed overleaf and any other planning applications that are received prior to the meeting.**

b) P23/V0134/O Land north of A417 and east of A338 Wantage, OX12 7GQ.

The member of the public raised concerns about the new outline planning application because one already exists. She understands that this application will override the existing reserved matters application that has received planning permission. The reserved matters application had drainage in the area where it is now planned to be residential – where would the drainage go?

The Chairman requested a Teams meeting with the planning officer to discuss the concerns about the current drainage issues and the uplift of 34 additional dwellings and the effect on the original plan for 1500 houses.

**Action: Deputy Clerk**

It was agreed that a request should be submitted to the District Councillors to call the planning application in.

**Action: Deputy Clerk**

e) P22/V2759/FUL Change of Use from retail unit to hot food take away. 13 Newbury Street, OX12 8BU

It was agreed that a request should be submitted to the District Councillors to call the planning application in.

**Action: Deputy Clerk**

g) P22/V2903/FUL and h) P22/V2904/A Change of use of whole site from shop (E(a)) and dwelling (C3) to a veterinary surgery (Sui Generis). 1 Hans Avenue, Wantage, OX12 7DB.

Councillor Third declared a pecuniary interest and left the meeting for these items.

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P22/V2393/FUL Change of use from C3 to a mixed residential & nursery for the care of up to  
18 children, 8 Wilkins Way, Wantage, OX12 7GJ

Councillor Cameron declared a non-registerable interest and left the meeting for this item.

**E. General Correspondence.**

None.

The meeting closed at 9.33 pm.

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PLANNING RECOMMENDATIONS

- a) P22/V2958/HH To upgrade and replace the entrance and rear conservatory with single storey extensions and new additional rooflights to the existing roof. Installation of proposed new outdoor swimming pool. External timber pergola to rear of the property. New kitchen garden with greenhouse. Chain Hill House, Chain Hill, Wantage, OX12 8PB.

No objection. Support the comments from the Forestry Officer and County Archaeologist.

- b) P23/V0134/O Outline application for up to 669 residential units and Neighbourhood Centre (Use Class E and Sui Generis) with associated infrastructure and open space. Land at Crab Hill. Land north of A417 and east of A338 Wantage, OX12 7GQ.

Objection – Unable to make comment due to lack of information.

- c) P22/V2881/LDP Use of office for operating a taxi business. 16 Wallingford Street, Wantage, OX12 8AX.

The application had been withdrawn by the applicant prior to the meeting.

- d) P23/V0162/LDP Proposed installation of a wood burning stove and external flue. 15 Woodfield, Wantage, OX12 9AL.

It is understood that the side of the house faces an adopted highway and therefore planning permission is required for this application.

- e) 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. (Additional information and amended plans received 31 January 2023) 13 Newbury Street, Wantage, OX12 8BU

Objection. Would like the Environmental Protection Team to reassess their holding objection following the requested additional information being received. It is believed that the odour impact assessment is incorrect, the dispersion is described as moderate, but the flue and extract are not shown as low level. Would like to see updated comments from the Crime Protection Team following the receipt of additional information. Post Office Lane is not a suitable location for delivery vehicles given that it is a single width road which is used by residents and emergency services to access properties. The original comments submitted on 11 January 2023 remain. There are concerns about the cumulative effect in Newbury Street about increased traffic on a busy road. Would like to request that the fire service is consulted.

- f) 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. (Additional information and amended plans received 31 January 2023) 13 Newbury Street, Wantage, OX12 8BU

Holding objection. Support the concerns from the Conservation Officer about the internal works. Would like to see the details of the changes to the signage.

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- g) 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 received 20 December 2022, and as amplified by noise assessment and updated DAS received 2 February 2023). Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB.

No objection to the application but would like consideration to be given to implementing on-street parking restrictions.

- h) 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 received 20 December 2022, and as amplified by noise assessment and updated DAS received 2 February 2023). Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB.

No objection.

- i) P22/V2393/FUL Change of use from C3 to a mixed residential & nursery for the care of up to 18 children (retrospective) (as amplified by Noise Impact Assessment received 7 February 2023). 8 Wilkins Way, Wantage, OX12 7GJ.

Objection due to loss of amenities to neighbouring properties eg. visitor parking spaces, intrusion and the noise of children which is not welcomed by all neighbours.

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