

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON  
MONDAY, 18 SEPTEMBER 2017 AT 7.30 P.M.**

Committee members present: Councillors Mrs J Reynolds (Chairman), A Crawford,  
B Mabbett and S Trinder.

Others present: Two members of the public.

Deputy Town Clerk: Mrs K Buckingham.

**Apologies for Absence**

Apologies for absence were received from Councillors Miss K Gill and Major J Sibbald.

**Declarations of Disclosable Pecuniary Interests**

None.

**Minutes of meetings held on 10 and 31 July and 21 August 2017**

The minutes were approved and signed.

**16. Statements and Questions from the Public**

Simon Spiers (Vale Academy Trust) was present in relation to the relocated modular building from east site (Item 18b). It was confirmed that this building was proposed adjacent to the leisure centre and would provide additional changing facilities to meet the growing needs of the facility for school use. It was not intended for the building to be used for evening use and the building avoided the need for any internal re-configuration in the leisure centre. The building was applied for as a permanent structure despite its modular form.

**17. Matters arising from the minutes**

a) Update on traffic calming and communities grant

Three applications had now been submitted for grants through the Locality Fund, which the County Council had made available towards highway schemes. It was unclear whether the grants were dependent on matched funding. All three schemes previously under discussion had been submitted with full costings. This included the VAS at Chain Hill, the VAS at Ickleton Road and a VAS (an updated elderly crossing sign) on Mill Street. The Localities meeting would take place in October and an update on funding would be provided in due course.

b) Update on bus congestion in Market Place and comet bus service

It was noted that Mr Turner (OCC) was due to meet with representatives of the bus companies but no update had yet been given on the outcome. Consideration was to be given to the congestion in the Market Place and alternative stops/timetables.

The Comet bus services was now up and running through the Wantage Independent Advice Centre (WIAC). This would firstly be running on Wednesdays with the potential to extend to Saturdays. The service required signing up at the WIAC and buying a block of tickets. Notification was also required in advance of when a trip would be taken as there was currently only one bus with limited seat numbers. The service was shortly to be advertised in local press.

c) S106 update

It was noted that staff change at the District Council was making obtaining an up to date S106 list difficult. The Deputy Clerk had not yet ascertained with OCC whether all of the contributions for

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Pegasus had been used for highway improvements or whether there would be available funds for a new crossing on Ormond Road from the King Alfred's Academy East Site development.

**Action: Deputy Clerk**

**18. 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.

Simon Spiers (Vale Academy Trust) left the meeting after planning application (b).

**19. Minutes of the Traffic Advisory Committee held on 7 September 2017**

The matter of illegal parking and civil parking enforcement was to be taken forward to the District Council by District Councillors. Initial discussions had taken place but had not looked promising.

**Action: Chairman/ Mabbett**

The lack of ticketing for the illegal parking was discussed and it was questioned why the issuing of a ticket took as much as time as suggested. This would be discussed further with Thames Valley Police.

**Action: Trinder**

**20. Update on Neighbourhood Plan and Local Plan Part 2**

Work continued on the Neighbourhood Plan, with the template matrix having been completed and the green spaces now being assessed against this matrix. Following this, the maps would need to be updated to reflect the assessment. The background documents (the Consultation Statement and Basic Conditions Statement) were required to be re-written and it would be for the District Council to decide if these were required prior to the next Public Consultation. This was still intended to be held this year.

The website and domain name would be looked into and renewed as soon as possible.

**Action: Clerk**

There was an update meeting on the Local Plan Part 2 scheduled later in the week. This was being attended by the Chairman who would report back on any relevant information.

**21. Street naming request for Crab Hill – three names**

The suggestions to put forward were Coates Court, Armitage Drive and Scantlebury Way. In future phases, names would be sought relevant to the particular site.

**22. General correspondence**

The first meeting of the Grove Airfield Development Forum had taken place and the first applications were due to be submitted in the Autumn. Wantage Town Council would be seeking to be involved in any future meetings.

**Action: Deputy Clerk**

An article in the Oxford Times had made mention of the Strategic Market Housing Assessment (SHMA) potentially being under review and this would be looked into further.

**Action: Deputy Clerk**

It was asked when the storage containers on Courtenay Road would be being removed and contact would be made with the Enforcement Officer.

**Action: Deputy Clerk**

The meeting closed at 8.45 p.m.

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**PLANNING RECOMMENDATIONS**

- a) P17/V1499/RM. Reserved Matters application for Phase 1A of the Crab Hill development of 70 dwellings with associated landscaping in accordance with the approved parameter plans and outline application documents including the Environmental Statement submitted at the outline application stage (as amended by Information and Drawing accompanying letter from agent dated 22 August 2017 and Protected Species report received 28 August 2017). Land north of A417 and east of Wantage Cricket Club, OX12 8PL for St Modwen Homes.

We note the amended information, although it was once again very difficult to interpret the full scale of alterations made. We remain concerned about disturbance to the barn owls with the proximity of the delivery area and initial access point to the barn. The loading and turning area available for vehicles is very limited and there is no mention of what should occur if there are already vehicles on site and the space is reduced further. Where will all of the construction vehicles park, particularly at the start of the works? Several dwellings also remain in close proximity to the cricket ground - what will be the mitigating actions for balls hit out of the grounds (and will there be a condition attached to ensure this)? We also reiterate our concerns regarding the limited architectural merit of the dwellings.

- b) P17/V2275/FUL. Relocation of modular building (moved from East site). King Alfred's School, Portway, OX12 9BY for King Alfred's Academy.

No objection.

- c) P17/V2298/HH. Two storey and single storey extension. Southfield, Ham Road, OX12 9EE for Mr and Mrs Sharp.

No objection.

- d) P17/V2264/LB. Signage to be applied to the outside walls of Wantage Dental Care elevation facing onto Newbury Street. The signage is made from aluminum composite and will be attached via standoff locators, screw fixed to the brickwork. Wantage Dental Care, The Chapel, Newbury Street, OX12 8DJ for Rodericks Ltd.

Objection. We agree with the Conservation Officer that painted signage on a Listed Building is more appropriate. Is such prominent signage needed on the face of the building?

- e) P17/V2348/MPO. Discharge of obligation on planning application P83/V0097/O. Walnut House, Springfield Road, OX12 8HD for Mr T Reed.

No objection to the discharge of the planning obligation, however any future application for further residential development would need to be considered on its own merits.

- f) P17/V2332/FUL. Partial demolition of existing damaged boundary wall and construction of replacement wall and fence. Regent Shopping Mall, Newbury Street, OX12 8BU for Suffolk Life Annuities.

No objection subject to the support of the Conservation Officer.

- g) P17/V2349/FUL. Proposed Manager's ground floor flat. 18 Wallingford Street, OX12 8AX for Mr and Mrs Rowe.

No objections, but is there any parking associated with the site and could this be allocated for the residential unit?

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- h) P17/V2389/LB. Proposed new signage and refresh of the existing shopfront. Nationwide Building Society, 3 Market Place, OX12 8AB.

and

P17/V2393/A. Proposed new signage. Nationwide Building Society, 3 Market Place, OX12 8AB.

No objections based on there being no illumination (including the ATM surround) as shown and subject to the support of the Conservation Officer.

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