

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE  
WANTAGE TOWN COUNCIL HELD IN THE BEACON,  
PORTWAY, WANTAGE ON MONDAY, 20 NOVEMBER 2017 AT 8.40 P.M.**

Committee members present: Councillor Mrs J Reynolds (Chairman)  
Councillors A Crawford, Major J Sibbald and S Trinder.

Other Councillors present: Councillor Mrs J Hannaby (part).

Others present: One member of the public.

Deputy Town Clerk: Mrs K Buckingham.

Councillor B Mabbett had agreed to stand down from the Planning Committee at the preceding Full Council meeting and Councillor S Trinder was nominated to be Vice Chairman, which was accepted.

**A. Apologies for Absence**

An apology for absence was received from Councillor Miss K Gill.

**B. Declarations of Disclosable Pecuniary Interests**

None.

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

None.

**D. Planning Applications**

The planning applications listed on the attached sheet were considered, and the comments agreed.

Councillor Hannaby left the meeting after Item (d).

**E. General correspondence**

It was reported that following discussion at the last meeting, additional comments were submitted from the Town Council for the following application:

Application Ref. P17/V2479/RM King Alfred's School East

‘We continue to have strong objections to the current layout, altered considerably from that submitted at outline stage. The changes made to the green space on site have a negative impact on the overall character of the development and are detrimental to both the new properties and those existing on the boundaries of the development. This is particularly the case in relation to the loss of the green buffer. This loss significantly increases the impact on properties along the boundary of the site, particularly Harecourt and Fyfield Close. No. 8 and 10 Fyfield Close now have two units (62 and 63) placed perpendicular in unacceptably close proximity, the end elevation of which would over shadow their garden and living space.

We share the concerns of the Forestry Officer that there is insufficient information in relation to the impact on existing trees, and the applicant should provide a tree survey, tree constraints plan and an arboricultural impact assessment. The Waste Management Officer requires more details on bin storage for a significant number of properties, and this could have a considerable impact on the eventual layout as more open space is lost. We would ask to be informed of any further changes to the layout resulting from these consultee requests.

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We are of the view that the layout as now proposed represents a far less appealing scheme, with a more significant impact on the surrounding residential properties. More information should be provided at this stage in relation to the landscaping and proposed street scenes, before a recommendation is made.'

The meeting closed at 9.58 p.m.

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KDB/ME

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**PLANNING RECOMMENDATIONS**

- a) P17/V2674/RM (Reserved Matters). Reserved Matters application for infrastructure works for Phase 1B and Centre West of the Crab Hill development. Land north of A417, East of Wantage, OX12 8PL for St Modwen Developments.

Deferred.

- b) P17/V2898/FUL. Formation of new road junction and access road into land north of Mably Way, Grove for VWHDC.

Although we do not object to an additional access in this location, we have concerns about certain aspects of the scheme. We consider that the footpath to the west of the access should be extended along all of this stretch of road to meet with the existing pathway near to the Denchworth road roundabout. With the increased volume of traffic on this road and the number of access points, we consider the access should be a left turn in and left turn out only. We also consider there is scope for an additional traffic light crossing point to the west of the access for safer pedestrian movement at this end of Mably Way, to link in with the Old Canal route footpath.

- c) P17/V2815/FUL. Phase 1. Detailed Infrastructure Application SuDS, Landscaping and Ancillary Infrastructure to serve first phases of development. Former Grove Airfield, west of Grove, to the west of Newlands Drive, land north of Denchworth Road for Persimmon Homes Ltd.

There appears to be insufficient information in relation to where the surface water will run off at the Denchworth Road and this information should be provided prior to a decision being made. If surface water will be running off under the Railway line, has Network Rail been consulted?

We would welcome sight of the comments of the Environment Agency and Thames Water in relation to the SuDs and drainage proposed - have they been consulted on all three recently submitted applications?

- d) P17/V2807/RM (Reserved Matters). Phase 1 Infrastructure: Vehicular, Cycle and Pedestrian connections to serve first phases of development including Public Open Space, Landscaping, SuDS and Ancillary Infrastructure. Former Grove Airfield, west of Grove, to the west of Newlands Drive, land north of Denchworth Road, Grove for Persimmon Homes Ltd.

It is difficult to interpret from the plans how the cycleways and footpaths will be dealt with - will these be separated or on the same surface? Do the widths meet the required standards? Pedestrian links are hard to assess in the absence of detailed layouts; hence it is questioned how links are to be assessed to the later phases?

- e) P17/V2753/RM (Reserved Matters). Reserved Matters approval for 191 dwellings including appearance, landscaping, layout and scale. The outline planning application was subject to EIA and was submitted to the planning authority at that time. Former Grove Airfield, west of Grove, to the west of Newlands Drive, land north of Denchworth Road, Grove for Persimmon Homes Ltd.

We would appreciate confirmation on whether this is a reserved matters application - the compliance statement submitted with the application states 'whilst not formally fixed the illustrative layout provides a useful indication of the expected disposition and scale of proposed buildings'. The application form indicates that appearance, landscaping, layout and scale are to be approved. It needs to be clarified if this is reserved matters or indicative.

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Does the grid form and the footpath layout/ links meet with design guidance? In relation to the appearance, there appears to be little architectural merit to the scheme, with the apartments in particular very bland in appearance and little drawn from the local vernacular. Has there been sufficient parking provided for each dwelling to standard and for visitor spaces? We note the comments of the Waste Team in terms of the re-location required of several bin store areas and this will obviously impact upon design and space for parking - we would wish to have sight of any amended plans.

- f) P17/V2948/FUL. Refurbishment of the existing Biology Block: Replacement of all windows/external doors. Removal of sloping external wall and glazing features. Adjustments to internal layouts. King Alfred's Academy, OX12 9BY.

No objection.

- g) P17/V2868/FUL. Proposed new single storey building with planning uses B1, B2 and D1. Former Stables, Manor Farm, Manor Road, OX12 8NE for Mr R L Green and Partners.

No objection, subject to the support of the Highways Authority.

- h) P17/V2830/HH. Two storey side extensions, single storey front extension and garage conversion. 9 Adkin Way, OX12 9HN for Mr Chris Weeds.

No objections to the alterations proposed, however the level of parking and the access to these spaces should be demonstrated on the plan to ensure there is no loss in the parking provision.

- i) P17/V2966/HH. Proposed single storey rear extension. Rathenree, Charlton Village Road, OX12 7HQ for Mrs Sarah Shackleton.

No objection.

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