

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON
MONDAY, 5 JUNE 2017 AT 7.30 P.M.**

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

Oth Councillors present: Councillors C S Dickson, J Goodman (part), Mrs J T Hannaby and
C McCarthy (part).

Others present: Stuart Walker (Major Applications Officer - Vale of White Horse
District Council)(part)
One member 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 13 March, 3 April and 8 May 2017

The minutes were approved and signed.

1. Statements and Questions from the Public

None.

2. Briefing by Mr Stuart Walker, Major Applications Officer at the Vale of White Horse District Council

Stuart Walker was present to give an update on the applications at Crab Hill.

The application for the discharge of conditions (Ref P16/V2590/DIS) for conditions 6 (development delivery strategy), 7 (Housing delivery), 8 (masterplan), 16 (design guidance) and 17 (phasing plan) had now been approved.

The application (Ref P17/V0652/FUL) for the modification of conditions 1 (amended parameter plans), 33 (Archaeological written scheme of investigation) and 52 (vehicular access) was still under consideration. It was confirmed the access under discussion for application Ref. P17/V0652/FUL was a temporary access.

A further application (Ref P17/V1447/DIS) for the discharge of conditions had been submitted for conditions 26 (landscaping), 48 (highways) and 59 (broadband). Phase 1A for the first 70 dwellings had been submitted under Ref. P17/V1499/RM and would be consulted upon shortly, with the aim of it being considered at the District Council Planning Meeting on 10th July. There would be no affordable housing with this application.

The next forum meeting was likely to be in the summer.

The timings of the school provision were still under discussion, as were the processes to be followed for the downgrading of the BOAT, Crabhill Lane.

Stuart Walker was thanked for attending.

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3. Matters arising from the minutes

a) Update on traffic calming at Chain Hill and Ickleton Road

Confirmation was currently awaited from the highways engineer that the specification of the sign at Chain Hill, as suggested, was acceptable. He was also required to provide a cost for providing and installing the post. The sign could not be ordered until this was in place, and there would be a 6 week lead time on the sign installation. It was suggested that this be chased up through the Traffic Advisory meeting on 29th June if nothing further was heard prior to this date.

b) Update on Neighbourhood Plan and Local Plan Part 2

The Local Plan Part 2 had been reviewed. The draft version of the Neighbourhood Plan was largely complete but still required the Local Green Spaces list and various maps to be updated. This had largely been put on hold due to the County Council elections and General Election.

The supporting documents, particularly the Consultation Statement and the Basic Conditions Statement, still needed updating.

Councillors Goodman and McCarthy, and Stuart Walker left the meeting.

4. 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.

5. To consider the minutes of the Wantage and Grove Traffic Advisory Committee meeting held on 6 April 2017

The minutes were noted.

The Speedwatch scheme was discussed and it was commented upon that the West Neighbourhood Action Group would be taking this forward, not the East Neighbourhood Action Group.

The bus congestion was considered to be a significant issue and it was asked that this be a priority going forward. It was suggested that monitoring was becoming un-necessary due to the regularity of the issue, and it was agreed that the bus companies or County Council be contacted forthwith to accelerate revised timetables being considered. **Action: Clerk**

6. Update on bus routes and other bus issues

Contact had been made by the company tasked with looking at bus stops and shelters on the Crab Hill site. This had opened discussion on whether the Town Council would be responsible for their maintenance. It was asked to be made clear that the Town Council wished to be involved in such discussions, but that no assumption could be made at this stage on who would be responsible for their maintenance. **Action: Deputy Clerk**

7. General correspondence

An appeal had been submitted for Planning Application Re. P16/V1918/FUL for a 2 bedroom dwelling at 144 Stockham Park. This had been dismissed.

It was requested that an update on the latest s106 figures be requested from the District Council. **Action: Deputy Clerk**

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8. Confirmation of comments submitted for the application considered between meetings P16/V3139/FUL (21 Challow Road amendments)

It was noted that comments had been submitted as follows:

‘We remain concerned in relation to the space available for parking and vehicular movement on site and cannot see that the amended plans overcome the concerns of the Highway’s Authority. There appears to be less parking now available and very tight turning space which also necessitates removal of a wall and likely movement of vehicles onto the adjacent private drive. We would only support the scheme if the Highways Authority where satisfied with the parking and turning space available.’

The meeting closed at 8.57 p.m.

KDB/ME

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PLANNING RECOMMENDATIONS

- a) P16/V3021/FUL. **Amended details.** New floodlit all weather sports pitch with perimeter fencing plus 55 additional car parking spaces and coach parking/turning area. Improvement of sight lines to an existing road junction. Associated landscaping and retention of the Armoury Building. As amended per plans received 16 May 2017. Wantage Town FC, Wantage Leisure Centre.

We support the amended scheme.

- b) P17/V1325/FUL. New sports hall, relocation of modular classrooms (moved from east site) and removal of existing sports dome. King Alfred's School (west site). Challow Road, OX12 9DU for KA's Academy.

No objection to the works proposed. We would ask that sound insulation is provided for the sports hall and that an alternative colour palette is considered to blend into the rural edge position (i.e. a green colour for the cladding).

- c) P17/V1206/HH. **Amended details.** A single storey rear extension (Extension increased by 1m as shown in amended plans). 10 Charlton Road, OX12 8ER for Mr and Mrs Page.

No objection subject to there being no significant impact on the neighbouring properties.

- d) P17/V1146/HH. **Revised proposal (retrospective)** for covered parking with storage above – original consent ref: P14/V1593/HH. Kirkstone Pass Downs Stables, Manor Road, OX12 8NF for Mr and Mrs J Pennycook.

No objection.

- e) P17/V1007/FUL. Variation of condition 6 (landscaping) or planning permission P11/V1520 to reduce the number of trees from 8 to 3. Demolition of no 46 Newbury Street (Woodlands) and erection of 23 dwellings comprising 14 market and 9 affordable. Land to the rear of 46 Newbury Street, OX12 8DF for Mr R Bertoli.

Due to the lack of detail with the application for the variation of the condition, it is very difficult to assess the impact of less trees being planted. Where would these have been positioned? Will there be any additional screening/ landscaping elsewhere on site? We would ask that the Forestry Officer be consulted to assess whether there is a suitable arboreal solution.

- f) P17/V1294/FUL. Demolition of existing bungalow and construction of 2 new classroom freestanding black with facilities. Fitzwaryn School, OX12 9ET for The Propeller Academy Trust.

No objections.

- g) P17/V1389/HH. Removal of existing 1.8m high brick boundary wall and the construction of a new replacement 1.8m high close boarded boundary fence. 22 Witan Way, OX12 9EU for Mr and Mrs Ian Howland.

No objections.

- h) P17/V0953/A and P17/1317/LB. Upgrade of existing signage 1 x fascia sign and 1 x hanging sign. Nationwide, 3 Market Place, OX12 8AB for Mr C Pawlin.

The signage is considered to be inappropriate for this Grade II Listed building, particularly in terms of the internal illumination proposed to the fascia sign. More information should be provided on the illumination proposed for the hanging sign. In this location within the

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Conservation Area, any internal illumination for signage would be resisted and considered contrary to Town Council policy.

- i) **To note:** P17/V1103/PDO. Conversion of the upper floor to residential use to provide 4 no.1 bedroom apartments including the installation of a second floor structure. Existing outbuilding provides associated cycle parking and refuse storage. HSBC Bank, Market Place, OX12 8AH for The D A Phillips and Co. Ltd.

It is noted that this is a notification of a proposed change of use and not a full planning application. However, we are concerned that this building is Listed and therefore that Listed Building Consent would be required for the changes proposed, which we consider would impact significantly on the character and historic fabric of the building. We are also concerned at the provision of four new residential units with no parking associated in an increasingly congested area.

- j) P17/V1412/HH. Single and two storey extension. 57 Orchard Way, OX12 8ED for Dan Smith.

No objection.
