

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 9 OCTOBER 2017 AT 8.25 P.M.**

Committee members present: Councillor Mrs J Reynolds (Chairman)
Councillors A Crawford, Ms K Gill, B Mabbett and
Major J Sibbald.

Other Councillors present: Councillor Mrs J Hannaby.

Others present: One member of the public.

Deputy Town Clerk: Mrs K Buckingham.

A. Apologies for Absence

An apology for absence was received from Councillor S Trinder.

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.

E. General correspondence

a) Consideration of Premises Licence Variation Application – King Alfred’s Head Public House

The premises licence variation application for the King Alfred's Head was discussed and the objection from the local neighbours had been previously circulated.

ON THE PROPOSITION OF Councillor Crawford
SECONDED BY Councillor Major Sibbald
IT WAS RESOLVED THAT the following comment be submitted.

We object to the variation to the current premises licence. Annex 2 of the current licence only allows for the use of the public outdoor areas until 22.30. If the external bar is also allowed until 22.30, there would be insufficient time to clear the garden by this time. We believe that there is a history of the current premises holder not adhering to vacating the garden by this time, hence we do not consider amendments should be made until such time that it is investigated and if not being adhered to, ensuring that this is the case. In the event of the Licensing Team being minded to approve the variation and allowing an external bar, we consider this should be serving until 22.00 only to allow compliance with Annex 2.

b) Consideration of street naming at Newbury Street development

It was agreed to proceed with “Wedmore Court” as suggested by the developer due to the Treaty of Wedmore signed by Alfred the Great.

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c) Planning application P16/V3210/FUL

The storage containers were discussed and following the replies received from the District Council's enforcement team, and the clarification on the ownership, it was agreed that no further action should be taken.

d) Crab Hill Consultation

It was reported that a public consultation would be taking place regarding the community facilities at the Crab Hill development (proposed by the developer to be called Kingsgrove). This was to be held in 29-30 Market Place on Saturday 14 October from 11am to 4 pm with 30 minute workshops.

The meeting closed at 9.35 p.m.

KDB/ME

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PLANNING RECOMMENDATIONS

- a) P17/V2479/RM. Reserved Matters. Matters seeking approval are appearance, landscaping, layout and scale. The outline planning application was not an EIA application. King Alfred School East, OX12 8ET for Bovis Homes Limited.

Objection. We are concerned at the loss of some of the green space on site, and would ask for clarification on whether a children's play area, with equipment, will be provided on site? If not, we consider that a contribution should be made towards the maintenance of the nearby children's play equipment off Larkdown.

We consider the green spaces should be considered in more detail, with equipment such as an outdoor gym possibly provided.

We have concern that the level of parking shown is insufficient for the likely number of residents and car users and would not comply with the aspirations of the Wantage Neighbourhood Plan. More space should be provided for parking for the dwellings or as added visitor spaces. This could be 'designed in' to the green areas to avoid indiscriminate parking on verges and community spaces.

A roundabout should be considered onto the A417 as the increase in traffic onto this road from Springfield Road will be significant.

We would also request a Construction Phase Management Plan be required by condition as it is likely there will be considerable disruption and added traffic during the build phase and this should be limited where possible.

Contributions should be considered from this site towards the continued running of Sweatbox, which has been directly impacted by the re-development of this site.

- b) P17/V0569/FUL. Amended details. Demolition of residential properties known as Aberclare and Cedarholme and the St John's Ambulance hall, and construction of 31 dwellings with parking and amenity space, with vehicular access from Naldertown (as amended by plans received on 14 September 2017). Land to south of Challow Road and north of Naldertown, OX12 9DJ for Thomas Homes.

Objection. We remain concerned with elements of the application particularly in relation to traffic and parking. Naldertown is a very tight and constrained road and we consider this application should attempt to address this, including consideration of widening the road in front of the site. There is no construction management plan, which is essential considering the likely scale of the issue that will result here during the construction phase. This includes the parking of contractors' vehicles and the knock-on impact on Ham Road and Camel Cross Roads which would be significant. The position of dropped kerbs should also be considered at an early stage not after the development is completed.

We also remain concerned at the flat accommodation proposed on the site, which is not in keeping with the local vernacular. There is considerable pressure on the road network in this area, and access should be considered onto the A417 at the furthest point from the crossroads for both vehicles and pedestrians. Parking levels should be considered in relation to the specific constraints of this site, particularly with the limited widths of the streets both within the development and on the main carriageway and any contributions sought should aim to address these issues in particular.

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- c) P17/V2051/FUL. **Amended details.** The demolition of existing garage and construction of 6 x 1 bedroom flats with parking as per amended plans received 20 September 2017. Land behind 14 Grove Street, OX12 7AA for the Sturgess Family Trust.

Objection. We remain concerned in relation to the cramped nature of the proposal and consider it over development, although the reduction in height is an improvement.

- d) P17/V2496/FUL. Construction of a new detached two-bedroom house. 40 Hampden Road, OX12 7DP for Mr N Olsen.

Objection. The current position of the fencing on the plot implies that not all of this land is in the applicant's ownership. Has the correct Certificate of Ownership been signed?

It is difficult to assess the impact of the re-grading of the land necessary for the parking area in the absence of a section plan showing the existing and proposed cross section of the site. This could significantly impact on the grading of the footpath and drainage capability, as well as the resulting visual impact. The current parking layout would make it necessary for cars to reverse into or out of the parking spaces onto Hampden Road and this would be very dangerous on this blind bend.

The design is not in keeping with the local vernacular and if the principle of a dwelling is considered acceptable here, we consider a more appropriate solution would be a dwelling attached to the existing property.

- e) P17/V2619/FUL. Extension to existing agricultural building. Manor Road Farm, Manor Road, OX12 8NE for Mr B Smith.

No objection.
