

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON  
MONDAY, 17 SEPTEMBER 2018 AT 7.30 P.M.**

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

Deputy Town Clerk: Miss S Sanders.

**Apologies for Absence**

None.

**Declarations of Disclosable Pecuniary Interests**

None.

**Minutes of meetings held on 9 July, 30 July and 20 August 2018**

The minutes were approved.

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

None.

**15. Matters arising from the minutes**

a) Listing of HSBC building in Market Place

The assessment of the building by Historic England had begun. A consultation report of the preliminary assessment will be sent, once completed. **Action: Deputy Clerk**

b) Update on traffic calming VAS for Mill Street

The VAS could fit on to the existing lamp post. The Deputy Clerk will obtain a picture of the proposed VAS from Westcotec and refer to the County Council (OCC). A sign measuring 450mm should be considered. The sign should show a person crossing. **Action: Deputy Clerk**

c) Breakdown of S106 allocations

The Deputy Clerk had contacted OCC regarding S106 allocations for Wantage, to ascertain if money was available to fund the VAS. This had not been received. The Deputy Clerk was to chase a response. **Action: Deputy Clerk**

d) Update on local bus service no.38

Thames Travel had extended services on a trial basis to cover Charlton Road, Charlton Village Road, Harcourt Road and Harcourt Way.

e) Update on crossings by Ham Road and Fitzwaryn School

There was no update available.

f) Flag for bus stop in Denchworth Road

This had now been installed.

**16. 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.

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**17. To consider the minutes of the Wantage and Grove Traffic Advisory Committee meeting held on 6 September 2018**

The minutes were noted.

**18. To consider provision of ‘brown’ directional sign in Harcourt Road directing to Barnards Way shops**

It was noted that the proposed location for the sign might be deemed to be in Charlton Village Road not Harcourt Road. Quotes had been received for the cost of the sign of between £300-£500. It was questioned whether the cost was for the Barnards Way sign alone or was part of a scheme to provide directional signs in Grove as well.

ON THE PROPOSITION of Councillor Mrs Reynolds  
SECONDED BY Councillor Crawford

IT WAS RESOLVED to proceed with the provision of a ‘brown’ directional sign at a cost of up to £500, subject to it only being for the Barnards Way shops. **Action: Deputy Clerk**

**19. Consideration of further actions relating to Neighbourhood Plan**

The Committee considered the policy regarding car parking and agreed to put the existing policy forward to the District Council. The Committee asked to see the Basic Condition Statement and Communication Statement before submission, for review at a planning committee meeting along with the Neighbourhood Plan. **Action: Clerk**

**20. Other business**

None.

The meeting closed at 8.28 p.m.

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SS/ME

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**PLANNING RECOMMENDATIONS**

- a) P18/V1541/FUL. **Amended details.** Demolition of barn and erection of a new dwelling and detached garage (Re-submission of planning application P15/V1450/FUL) (Description as amended by email from agent dated 17 August 2018). Amended plans and supporting documentation received 20 August 2018. South Charlton Farm, Larkhill, OX12 8PL for Mr and Mrs N Bourne.

No objection. Support the statements and conditions from the highway authority, especially with regard to the gates opening inwards

- b) P18/V1456/A. Advertisement Consent. Existing brand signage to be replaced with new. 1A Grove Street Wantage, OX12 7AB for Nigel Harris.

No objection to the signs, however, we support the Conservation Officer's comments regarding materials, but do not object to the hanging sign.

- c) P18/V2025/O. Outline planning application (with matters reserved except access) for the extension to the existing business park comprising up to 4,470sqm of employment floor space (Use classes B1, B2 and B8). Elm Farm Business Park Grove Wantage OX12 7PD for Mr Smith.

Noted. No objection. Support comments from forestry team.

- d) P18/V2075/LB. To insert 2 x vents in gable end; new skylight, internal alterations to reconfigure/provide new stair and accommodation to top floor. 7 St Michaels House Priory Road, Wantage, OX12 9DE for Mr and Mrs Nicol.

No objections in principle, however, support comments from Conservation Officer requesting more details and photos.

- e) P18/V2063/PDH. Erection of single storey, flat-roofed rear extension. Depth 6.5m: 2.8m Height to eaves: 2.8m. 19 Woodlands Brook Wantage OX12 8FS for Mr and Mrs G Chalmers.

Noted.

- f) P18/V1982/HH. Form dropped kerb leading off highway and driveway and sloping to public path. 38 Ormond Road Wantage Oxfordshire OX12 8DU for Mrs Norah Grover.

No objection. Support Planning Officer's comments that the applicant consults with the Tree Officers due to works being near a mature tree.

- g) P18/V1863/HH. Replace existing flat roof open porch with enclosed pitch roof porch, 5 St James, Wantage, OX12 9EY for Mr Andrew Davidson.

No objection.

- h) P18/V2049/FUL. **To note.** Residential development comprising of the erection of 87 dwellings including associated amenity space, access, parking, parking and ancillary development. Land at Park Farm, East Challow for Crest Nicholson (Chiltern).

Objections noted.

- i) P18/V2189/A. Hoardings along the southern boundary of the Crab Hill site fronting onto the A417. Land at Crab Hill, North of A417, OX12 9PL for St Modwen Developments.

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Object. Will be a distraction to drivers. Support comments from Ardington and Lockinge Parish Council. Is advertising in the open countryside permitted? Are they complying with the Town and Country (control of advertisements) (England). Regulations 2007 and any other relevant legislation?

- j) P18/V2011/HH. Extend garage to provide annexe for main property. Westfield, Springfield Road, OX12 8HD for Mr and Mrs L Plasted.

No objection, with a condition it remains an annexe and not a separate dwelling.

- k) P18/V2218/RM. Reserved Matters application following Outline Approval P15/V0886/O for the appearance and landscaping. Outline planning permission for the erection of four detached dwellings (additional information received 28 August 2015). Bybrook, Manor Road, OX12 8NE for Mr Stephen Kelly.

Support comments of Letcombe Brook Project Officer, Mark Bradfield of 19 Church Street, Wantage.

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