

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 7 JANUARY AT 7.30 P.M.**

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

Others present: Mr G Wakefield - Ridge & Partners LLP (part)
Mr N Cotrell - Cala Management (part)
One member of the public.

Deputy Town Clerk: Miss S Sanders.

A. Apologies for Absence

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

B. Declarations of Disclosable Pecuniary Interests

None.

C. Statements and Questions from the Public

None.

D. Planning Applications

Following consideration of planning applications P18/V2992/RM and P18/V2971/RM which were taken out of order, Mr Wakefield and Mr Cotrell left the meeting.

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

E. General correspondence

None.

The meeting closed at 9.00pm

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PLANNING RECOMMENDATIONS

- b) P18/V2992/RM. Reserved Matters application for 174 dwellings (Phase 2B) and approval of details in relation to this phase for conditions 4, 7, 9, 14, 18, 20, 21, 22, 29, 32, 36, 37 attached to P13/V1764/O and P17/V0652/FUL. Land known as 'Centre West' Crab Hill, north of A417 for Cala Management Ltd.

Object.

Block 1,2 & 3 have insufficient visitor parking. Block 4/5 has insufficient visitor parking. Block 6 has insufficient visitor parking and 1 additional residential parking space is required. In general the site as a whole requires more visitor parking.

Treatment is required to prevent on-grass parking, or provide more spaces by losing the grass areas. Consider blocking the road south of the community hall to help prevent excess traffic movement in relation to the usage of the community hall.

- a) P18/V2971/RM. Reserved Matters application following Outline Approval (P13/V1764/O) for a new primary school. Outline application for residential development of up to 1500 dwellings including new employment space (use class B1), a neighbourhood centre/community hub (use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), new primary school, central park, ancillary areas (including allotments and sports pitches) with access off the A338 Grove Road and three accesses off the A417 Reading Road. Provision of a strategic link road between the A417 and the A338 Road to be known as the Wantage Eastern Link Road (WELR). All matters reserved except means of access to the development and the WELR.

Object.

There are insufficient access toilet facilities on the first floor. There are no access toilets for early years pupils on the ground floor. In general there are insufficient toilets on the first floor. There is insufficient general parking and visitor parking. Where will parents park for events? It would be useful if experienced teachers could give their views and comments regarding the facilities. Does the hall have sufficient capacity to cater for school needs e.g. school lunches and events?

- c) P18/V2870/FUL. **Amended details.** Variation of condition 1 (approved plans) of Planning Permission P17/V2753/RM. (Additional information received 12 December 2018). Reserved Matters approval for 191 dwellings including appearance, landscaping, layout and scale.

Noted.

- d) P18/V2981/A (Advertisement Consent) Hoardings along the western boundary of the Crab Hill site fronting onto the A338. Land at Crab Hill East of A338 Grove OX12 9PL, for St Modwen Developments.

Object.

Will be a distraction to drivers. Wantage Town Council support the comments from Ardington Parish Council.

- e) P18/V2729/FUL Amendment 1 dated 18 December 2018. Construction of a temporary construction access and haul road for 3 years (as amended plans received 18 December 2018). Land north of A417 Reading Road Wantage, for St Modwen Developments.

Object.

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Wantage Town Council support the Highways Officer's objections raised and the Environmental Officer's comments. We are aware of issues in other areas of new developments and request that should the application be approved, wheel washing should be put in place.

- f) P18/V3058/HH Proposed single storey front extension and alterations to roof. 46 Witan Way, Wantage. OX12 9HB for Mr Graham Wells.

No objection.

- g) P18/V2787/RM – To reconsider the consultation response given by Wantage Town Council Reserved Matters application for infrastructure works including internal roads, car parking, landscaping of open spaces and the civic square.

Objection.

There is insufficient car parking for facilities on Kingsgrove. The civic square could provide dual purpose use for example – overflow parking to provide more spaces for the care home and community hall.

- h) P18/V2900/HH - Mead Lodge, Ham Road, Wantage, OX12 9EE. Proposed extensions and detached annexe (as amended plans received on 2 January 2019. For Mr & Mrs Patrick Leafe.

No objection.

- i) P18/V3065/HH – 25 Haywards Close, Wantage, OX12 7AT. Proposed extension and conversion of existing garage into a living area. For Mr Leigh Furze.

No objection.
