

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON
MONDAY, 21 JANUARY 2019 AT 7.30 P.M.**

Committee members present: Councillor S Trinder (Chairman)
Councillors A Crawford & Major J Sibbald

Others present: One member of the public.

Deputy Town Clerk: Miss S Sanders.

In the absence of the Committee Chairman, Councillor Trinder the Vice Chairman chaired the meeting.

Apologies for Absence

Apologies for absence were received from Councillor Mrs J Reynolds.

Declarations of Disclosable Pecuniary Interests

None.

Minutes of meetings held on 29 October, 26 November, 10 December 2018 and 7 January 2019.

The minutes were approved and signed.

37. Statements and Questions from the Public

None.

38. Matters arising from the minutes

a) Update on listing of HSBC building in Market Place

The former Wantage Town Hall had been considered to be added to the list of Buildings of Special Architectural or Historic Interest by the Secretary of State for Digital, Culture, Media and Sport. The decision was not to add it. The report from Historic England was to be circulated.

Action: Deputy Clerk

b) Update on traffic calming VAS for Mill Street

A site visit had been made by Oxfordshire County Council regarding the location of the VAS. A letter consulting the residents of the Old Police Station, Mill Street had been sent. No objections had been received. The Deputy Clerk was to instruct OCC to fit a twin fused isolator before proceeding to place an order with Westcotec for the sign and installation.

Action: Deputy Clerk

c) Update on breakdown of S106 allocations

The breakdown of the County Council S106 allocations for Wantage had not been received. It was therefore unknown if money was available to fund the VAS in Mill Street. Cllr Crawford was to ask County Councillor Mrs Hannaby for an update.

Action: Cllr Crawford

d) Update on provision of directional sign in Harcourt Road directing to Barnards Way shops

The sign had been ordered by Oxfordshire County Council.

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39. To consider the planning applications listed overleaf and any other planning applications that are received prior to the meeting

P18/V2971/RM – Crab Hill Primary School

Communication had been received from Carter Jonas asking Wantage Town Council to reconsider its objections to this application.

The previous comments made by the Council had been responded to by showing Oxfordshire County Council standards were generally being met.

It was noted that the standards had not been met with regards to staff cycle parking in a non-pupil area. The requirement was for 1 cycle space for every 10 employees. Also, the applicant makes reference to 30 spaces for drop off/pick up and visitor parking.

The committee was unable to identify from the plans submitted where these were provided. On reviewing correspondence from the applicant, Carter Jonas, the following points were highlighted. It was agreed to submit the additional comments on the attached sheet.

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

40. To consider the report of the Wantage and Grove Traffic Advisory Committee meeting held on 17 January 2019

The Deputy Clerk reported that there had been a request from a member of the public for a bus stop in the vicinity of Pegasus Court in Mill Street. It was requested that the resident should carry out a survey to determine possible levels of demand for the service. A meeting between OCC, Wantage Town Council and the bus operators was to be organised to assess the suitability.

The Deputy Clerk also reported on the road conditions at housing developments. Lack of Enforcement Officers has meant that the requirement of wheel washing is not controlled. The Deputy Clerk was to contact the Enforcement Team regarding this matter. **Action: Deputy Clerk**

41. Update on actions relating to the Neighbourhood Plan

There was no update. The Basic Condition Statement, Communication Statement and the Neighbourhood Plan document had not been received by councillors. It was requested that the Clerk circulate these. The Clerk was to advise whether the changes required public consultation. **Action: Clerk**

42. Other business

None.

The meeting closed at 8.45 p.m.

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PLANNING RECOMMENDATIONS

a) P18/V2971/RM – Crab Hill Primary School

While we accept that overall Building Standard requirements may have been met with regard to the various toilet facilities, we remain very concerned that those facilities are in the wrong place. Specifically, with 240 pupils as well as staff on the first floor we believe toilet facilities are inadequate on this floor. The arrangement is likely to lead to pupils needing to use toilets on the lower floor which in turn gives rise to concerns over supervision and safety.

Further to this:

There is a possibility of major congestion issues at break times and the beginning and end of the school day and associated noise and accidents because of the number of pupils.

There are no apparent cloakrooms or places to hang coats and bags.

Where do pupils change for PE? Separate areas for girls and boys in Years 5&6 should be provided.

Wantage Town Council continues to believe that primary school teachers or members of the leadership team in a primary school should be consulted regarding the facilities. Although in their response, the applicant has committed to do this once a Trust has been appointed. We maintain that to do this after this application is determined will risk a scheme being approved which will not provide good facilities for the education of our children for many generations.

b) P18/V3077/FUL. Retrospective planning for addition of car washing facilities. Ridgeway Garage, Grove Road, OX12 7DR for Advanced Valeting Centre Ltd.

No objection, subject to no objections being raised by Mark Bradfield of the Letcombe Brook Project.

c) P18/V3104/FUL. Public art and decorative signage for existing wall. Wantage Town Cemetery, Chain Hill, Wantage.

No objection.
