

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD IN THE BEACON, PORTWAY, WANTAGE ON  
MONDAY, 4 NOVEMBER 2019 AT 7,30 P.M.**

Committee members present: Councillor E L Johnson (Vice-Chairman)  
Councillors I R Cameron, A Dunford, T Gilhome,  
A C Menzies and I L Sheldon.

Other councillors present: Councillors J T Hannaby and J E Nunn-Price.

Others present: Two members of the public – one was present for part of the meeting.

Deputy Town Clerk: S Sanders.

**Apologies for absence**

An apology for absence was received from the Chairman, Councillor Major J Sibbald. Councillor Johnson was chairman for the meeting.

**To receive any declarations of disclosable pecuniary interests**

None.

**To sign the minutes of the meetings held on 23 September and 7 October 2019.**

The minutes were approved and signed

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

A member of the public asked the following questions:

1. Can minutes of meetings be published on the website in draft form?
2. The minutes of the previous climate emergency meeting state: “Although too late for the current iteration of the Neighbourhood Plan, there was the possibility of incorporating a requirement for sustainable house building when due for revision.” Why is it too late for the current iteration of the Neighbourhood Plan? The Plan has not been published in any form since January 2016, so why is it suddenly urgent? Surely it is more important to ensure it is correct than to publish a Plan which doesn’t appear to have any real policies in it?

The questions were to be answered outside of the meeting and in due course. **Action: Clerk**

**26. Matters arising from previous minutes**

- a) Update on traffic calming VAS for Mill Street.

The Deputy Clerk had been advised that new legislation brought in by the TSRGD (Traffic Signs Regulations and General Directions) dictate that warning triangles less than 600mm cannot be installed. The current pole, on which the sign was to be installed, is not sufficient to accommodate a sign of this size. The Deputy Clerk was to seek advice from Oxfordshire County Council. **Action: Deputy Clerk**

- b) Update on re-installation of the CCTV camera in Wallingford Street.

The Deputy Clerk had made contact with the District Council regarding re-installation of the CCTV. A response had not yet been received. The Deputy Clerk was to chase.

**Action: Deputy Clerk**

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- c) Update on failure of vehicles to turn left when entering Market Place from Newbury Street and suitability of signage and road markings in Market Place and entry roads.

The Deputy Clerk was to chase a response from Mr Turner of Oxfordshire County Council.

**Action: Deputy Clerk**

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

One member of the public arrived during the discussion of item (c).

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

- 28. Neighbourhood Plan update**

The Deputy Clerk had requested quotes from three consultants for assistance with the Basic Conditions Statement. Quotes had not yet been received.

**Action: Deputy Clerk**

- 29. To consider the minutes of the Wantage and Grove Traffic Advisory Committee meeting held on 12 September 2019**

Item 7 (g) - Crossroads at the Royal Oak, Wantage

The pedestrian crossing lights do not currently cover the north side of the crossroads. A request for pedestrian crossing lights to be added to the north side was supported.

Item 7 (m) – Request for bollards adjacent to post box by Costcutter in Wallingford Street to prevent vehicles parking too close to the Post Office Lane access and obstructing sight lines for vehicles exiting Post Office Lane

The above was not supported.

Item 7 (o) – Request for resurfacing on Chain Hill – viewed as dangerous for two-wheel transport

There was to be a highway assessment and the Deputy Clerk was to progress this.

**Action: Deputy Clerk**

- 30. To consider request from Climate Emergency Sub-committee to lobby for changes to building regulations**

It was agreed that members give this further consideration and defer to a future meeting.

- 31. Estimates 2020/2021**

It was agreed that a budget of £8000 should be made for 2020/2021.

- 32. Other business**

a) Letters from Vale of White Horse District Council regarding Tree Preservation Order nos. 19V10 and 19V11.

The tree preservations were noted and supported.

The meeting closed at 8.45 p.m.

SS/ME

PLANNING RECOMMENDATIONS

- a) P19/V2105/RM. Reserved matters approval for 23 dwellings including appearance, landscaping, layout and scale. The outline planning application was subject to EIA and was submitted to the planning authority at that time. Following outline approval P12/V0299/O for residential development of about 2500 dwellings with associated services and facilities including secondary school, primary schools, local centre (including uses falling within use classes A1, A2, A3, A4, A5, B1, C2, D1 and D2), open space including community park and the realignment of Denchworth Road to the south. Former Grove Airfield, west of Grove, to the west of Newlands Drive, Land north of Denchworth Road, Grove for Persimmon Homes Ltd.

Noted.

- b) P19/V2342/FUL. Removal of condition 3 of planning permission P07/V0428 to allow the residential accommodation to be used for purposes other than ancillary to Ham Mill. Ham Mill, Ickleton Road, OX12 9JA for Mr Stephen Thompson.

No objection, providing the accommodation remains within the ownership and occupation of the original property and remains one planning unit.

- c) P19/V2456/HH. Proposed alterations to existing annex and raising of roof. Belmont Lodge, Belmont, OX12 9AS for Mr and Mrs J Beech.

Holding objection. Wantage Town Council request a revised planning application showing the amenities of the property and proposed access and parking arrangements.

- d) P19/V2406/FUL. Change of Use from retail (Class A1) to Pilates Studio (Class D2). 21 Wallingford Street, OX12 8AU for Ms Rachael Robb.

Objection. Support the comments from the Environmental Protection Team.

- e) P19/V2525/HH. Proposed garden workshop/shed. 32 Orchard Way, OX12 8ED for Mr David Butler.

No objection, subject to no objections from neighbouring properties.

- f) P19/V2542/PDH. Proposed single storey rear extension. 35 Hampden Road, OX12 7DP for Mr and Mrs P O'Leary.

No objection, subject to no objections from neighbouring properties. Request consideration is given to the party wall act.

- g) P19/V4192/FUL. Amended details. Residential conversion and refurbishment of the upper floors, new inner courtyard staircase and ground floor alterations. Proposed 8no.flats, retention of existing 3no.ground floor commercial units. (As amended by plans, odour assessment, bat survey and additional design report received 30 October 2019). 29 & 30 Market Place, OX12 8AJ for Newton and Hart.

Support the suggestion of the odour assessment to reduce the odour risk from medium to low.

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