

**MINUTES OF THE MEETING OF THE S106 SUB-COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD AT THE BEACON,
PORTWAY, WANTAGE ON MONDAY, 2 DECEMBER 2019 AT 7.30 P.M.**

Sub-committee members present: Councillor A Crawford (Chairman)
Councillors A Dunford, T Gilhome, J E Nunn-Price,
Major J Sibbald and C H Wills-Wright.

Clerk: WP Falkenau

A. Apologies for absence

Apologies for absence had been received from Councillors Cameron and Goodman.

B. To receive any declarations of disclosable pecuniary interests

None.

C. Statements and questions from the public

None.

D. To consider minutes of the sub-committee meeting held on 9 September 2019

The minutes were approved and signed.

E Report of meeting with S106 Officer and colleagues on 13 November 2019.

The Clerk and two councillors had attended the meeting. The District Council officers had explained their obligations and responsibilities in administering S106 contributions. There was a requirement that contributions be spent on items that were of direct relevance and benefit to the residents of the contributing developer. This was creating obstacles to releasing funds for some items specified in the Crab Hill S106 agreement. The Crab Hill S106 agreement included contributions to local services. Future agreements were only likely to apply to provision of capital items.

It was noted that the meeting had only involved District Council S106 officers. A substantial proportion of S106 funding was payable to Oxfordshire County Council. It was noted that the Deputy Clerk was engaging with the County Council's S106 officer with a view to identifying how their contributions were being spent.

F. Report of meeting with representatives of St. Modwen on 12 November 2019 concerning proposal to make a deed of variation to the Crab Hill Development S106 agreement and to consider a response to this. (This relates to operation and management of green spaces and of Kingsgrove Community Hall).

St Modwen had submitted a formal planning application to alter the terms of the S106 agreement. At the meeting, the Clerk queried the introduction of a covenant document that implied that ownership of properties were to be transferred rather than leased. He expressed concern that covenants were harder to enforce than terms of a lease. A lease can be terminated and property repossessed. This doesn't apply to a covenant. It was queried whether the current landowners had agreed to this change. St Modwen agreed to investigate and report back. In an email dated 27 November they advised that the landowners wished to retain the current position in the s106 of leasehold transfer, and that they would update the application accordingly.

The application had not yet been updated. It was agreed that these matters be referred to the Planning Committee with a view to it making comment when the application was updated. **Action: Clerk**

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G. To note request from District Council to allocate S106 contribution from P12/V124013V11 Land at Stockham Farm of £31,537.99 to refurbish two of the outdoor clay tennis courts at White Horse Leisure Tennis Centre.

It was agreed to object to the above proposal, it not being within ten miles of the development and a view that the contribution would be better spent upgrading the tennis club car park at Manor Road to a hard surface. It was agreed to ask for sight of the lease with the tennis club to ascertain its obligations regarding the car park. **Action: Clerk**

H. Other business

Town Centre Manager. The Clerk had submitted an application for the full contribution from the Crab Hill S106 agreement covering a period of almost ten years. He had been advised by the S106 Officer that an application of this size could not be accepted and individual applications would need to be made for each instalment received from the developer. This would mean that in the region of fifteen individual applications would need to be made. At the meeting on 13 November a senior district council officer had agreed to investigate whether there was an alternative to this.

Contributions to provision of bus services between Wantage and Didcot. Thames Travel had confirmed the cost of providing a service in an email to the Deputy Clerk. The email was to be sent to all councillors. **Action: Clerk**

It was agreed that the Deputy Clerk be asked to call a meeting involving the County Council S106 Officer and representatives of the bus company and the Town Council. The meeting should also involve Councillors Hannaby and Batstone. **Action; Clerk**

I. Date of next meeting

It was agreed that the next meeting be held on 17 February 2020 at 7.30 pm.

The meeting closed at 8.22 pm.

WPF