

**MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD ONLINE USING ZOOM
ON MONDAY 21 SEPTEMBER 2020 AT 7.30 P.M.**

Committee members present: Councillor Major J Sibbald (Chairman)
I R Cameron, A Dunford, T Gilhome E L Johnson and A C Menzies.

Other councillors present: Councillor J T Hannaby

Others present: One member of the public.

Deputy Town Clerk: S Sanders.

Apologies for absence

These were received from Councillor I L Sheldon.

To receive any declarations of disclosable pecuniary interests.

None.

To approve the minutes of the planning meeting held on 13 July, 3 August and 24 August

The minutes were approved.

11. Statements and Questions from the Public.

None.

12. Matters arising from previous minutes.

a) 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.

Mr Turner of Oxfordshire County Council had agreed to investigate additional signage to strengthen the existing signage.

Action: Deputy Clerk

b) Update on request for resurfacing on Chain Hill.

Patching of the highway was to be carried out on 23 September 2020.

c) Changes to the current planning system consultation

The Chairman was to circulate a proposed response to committee members for comment prior to submission to the consultation.

Action: Chairman

13. Planning Applications.

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

b) P20/V1982/FUL Councillor Johnson excused himself from participating in discussion and commenting on this item.

14. Planning Consultations.

a) Planning for the future, white paper

Councillor Dunford was to circulate a proposed response to committee members for comment prior to submission to the consultation.

Action: Dunford

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- b) A call for evidence to seek views on proposals to help councils and local communities better understand who controls land in their area

The Chairman was to circulate a proposed response to committee members for comment prior to submission to the consultation. **Action: Chairman**

15. **Report of the Wantage and Grove Traffic Advisory Committee meeting held on 10 September 2020 including consideration of suitability of traffic signing on A338 in Newbury Street leading to Portway/Ormond Road crossroads.**

The Deputy Clerk gave a brief report of the meeting. With regard to the Portway/Ormond Road crossroads, Mr Turner of Oxfordshire County Council had agreed to investigate additional signage to strengthen the existing signage. A request had been made to Oxfordshire County Council regarding the feasibility of the traffic lights at the Royal Oak crossroads operating four way rather than three way.

16. **Neighbourhood Plan.**

There was no update.

17. **Other Business**

An email had been received from a member of the public requesting signs to be installed alerting drivers to hedgehogs in certain hotspot areas. It was agreed that the Chairman should get opinions from the public regarding the suggestion using social media. **Action: Chairman**

The meeting closed at 8.32 p.m.

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PLANNING RECOMMENDATIONS

- a) P20/1680/RM Reserved Matters application following Outline approval P13/V1764/O (appearance, scale, layout and landscaping), in respect of plots 163-172 on the development at the above site; and for approval of details to discharge conditions 17, 31, 34, 35, 36, 37, 40, 43 and 47 of planning permission ref. P19/V1269/FUL insofar as they relate to phase 1B. 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 SA417 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. Land north of A417 Wantage for St Modwen Homes.

No objection.

- b) P20/V1982/FUL Demolition of redundant/dilapidated 2 bed residential dwelling with ancillary commercial retail unit and construction of 1no. 1Bed and 1no. 2Bed residential dwellings and associated external works. 16 Newbury Street, Wantage, OX12 8DA for Mr Hunt.

Objection. The proposed development would change the character of Newbury Street. There are insufficient plans regarding the demolishing of the current building. Would like to see the comments from the conservation officer.

- c) P20/V1947/FUL Variation of wording of condition 6 (to allow the retention of the building for uses ancillary to the equestrian business) on application ref. P18/V2692/FUL The demolition of the existing equestrian workers dwelling, relocation of a horse walker and construction of a replacement equestrian worker's dwelling. Ridgeway View, Manor Road, Wantage, Oxon, OX12 8NF for Hurston Dressage and Eventing.

No objection.

- d) P20/V1954/FUL Variation of Conditions 3 and 4 of P17/V2910/FUL for a change of material for the west extension copings and addition of solid bronze portal to main entrance. Demolition of the existing covered walkway, extensions and alterations to provide for conference facilities and offices within part of the Convent building, together with associated parking and landscaping. St Mary's Convent, Denchworth Road, Wantage, OX12 9DJ for Mr A Hunter.

No objection.

- e) P20/1955/FUL Variation of Conditions 3 and 4 of P17/V2911/LB for a change of material for the west extension copings and addition of solid bronze portal to main entrance. Demolition of the existing covered walkway, extensions and alterations to provide for conference facilities and offices within part of the Convent building, together with associated parking and landscaping. St Mary's Convent, Denchworth Road, Wantage OX12 9DJ for Mr A Hunter.

No objection.

- f) P20/V1968/HH Demolition of existing garage and covered lean-to passage way to be replaced with single storey side extension. 16 Springfield Road Wantage OX12 8ES for D McFarland & J Linsley

No objection.

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- g) P20/V1576/A 1. Stack sign on land adjacent to the A417. 2 Erection on four flag poles adjacent to interior perimeter road. Land at Centre West, Crab Hill, Wantage for CALA Management Limited.

No objection.

- h) P20/V2111/HH Ground floor extension to rear of semi-detached dwelling. 18 Larkdown, Wantage, OX12 8HE for Ms J Cartwright.

No objection. Would like the applicant to be made aware of the Party Wall Act 1996.

- i) P20/V2041/HH Construction of 2.5 storey side extension. Kingsbury, Manor Road, Wantage, Oxon, OX12 8DW for Mr T Gashe.

No objection. Support conditions suggested by the highways officer regarding car parking spaces.

- j) P20/V2071/FUL Alteration to existing access and construction of detached three bedroom dwelling, formation of hardstanding, boundary treatment and associated landscaping works (resubmission P20/V0978/FUL) 34 Hamfield, Wantage, Oxon, OX12 9EQ for Mr Brooks.

No objection.

- k) P20/V2163/HH Single Storey front extension, Store, internal and fenestration alterations. 11 Fyfield Close, Wantage, OX12 8HN for Mr P Beckley.

No objection.

- l) P20/V1409/FUL amendment No 1. Proposed new detached three bedroom dwelling on land to the rear of Pax Hill with associated parking and amenity (Highway and ecology information and updated red line plan received 1 August 2020 and tree report and consultation traffic management plan received 5 September 2020) Pax Hill Locks Lane Wantage OX12 9BD for Mr. and Mrs. J Baptiste and E Lagrange and Yamakawa.

No objection, subject to the area tree officer being satisfied by the submitted tree report.
