

**MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD ONLINE USING ZOOM
ON MONDAY, 2 NOVEMBER 2020 AT 8.15 P.M.**

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

Other councillors present: Councillor Hannaby

Others present: One member of the public.

Deputy Town Clerk: S Sanders.

Apologies for absence

None

To receive any declarations of disclosable pecuniary interests.

None.

To approve the minutes of the planning meetings held on 21 September and 12 October 2020.

The minutes were approved.

18. Statements and Questions from the Public.

None.

19. 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 (OCC) was reluctant to make any changes to the existing signage until the proposed changes, suggested by Wantage Town Council, to the town centre (pedestrianisation) had been determined. The Deputy Clerk had contacted OCC regarding the traffic light system at the Royal Oak crossroads requesting the possibility of the formation to be altered to 4-way controlled rather than the current 3-way. It was thought this would help with vehicles, especially lorries, making the appropriate turn to avoid entering the town centre. OCC had previously carried out a study in 2017 and concluded that any change would be detrimental to the flow of traffic and the current system was the best and safest design. The Deputy Clerk had requested the findings of this study. It was noted that traffic continues to disregard the traffic signage and make illegal turns. Any incident should be reported to Thames Valley Police and Fix My Street.

Action: Deputy Clerk

The Chairman requested that Councillor Johnson, as Vice Chairman, chair the meeting due to his internet connection being unstable. He left the meeting and joined again during item b). The Vice Chairman continued to chair the remainder of the meeting.

b) Update on 'Changes to the Planning System consultation'

The Chairman had submitted a response to this consultation.

c) Update on 'Planning for the Future, White Paper consultation'

Councillor Dunford had submitted a response to this consultation.

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d) Update on ‘A Call for Evidence to Seek Views on Proposals to help Councils and Local Communities Better Understand Who Controls Land in their Area consultation’

Due to the complex manner in the way the consultation was written, it had not been clearly understood and therefore no response was submitted.

e) Update on request for signs to be installed alerting drivers to hedgehogs in certain hotspot areas

The Chairman had not yet consulted the public on social media to gauge support for this.

Action: Chairman

20. **Planning Applications.**

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

21. Informal Consultation – Proposed Extinguishment under the Highways Act 1980 s.118 and Creation of a new path under the Highways Act 1680 s26. Wantage Footpath No.4 At Ridgeway View, Manor Road, Wantage.

No objection.

22. Neighbourhood Plan

It was requested that the Clerk update the committee on the progress of the Neighbourhood Plan including the next steps and timescales involved.

Action: Clerk

23. To consider the minutes of the Wantage and Grove Traffic Advisory Meeting held on 10 September 2020

The minutes were noted. The Deputy Clerk was to arrange a meeting with David Harrison, senior public transport planner of Oxfordshire County Council regarding bus services in Wantage.

Action: Deputy Clerk

24. Other Business

The Deputy Clerk reported that 52 new apartments on Grove Road had been named 1-52 Mansell Vale.

The meeting closed at 9.17 p.m.

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PLANNING RECOMMENDATIONS

- a) P20/V2440/HH Proposed extension to garage to create a home office in the roof space. 55 Roman Way, Grove, Wantage, OX12 9YF for Mr and Mrs Phillips.

No objection, but request that the permitted development rights be withdrawn from the development.

- b) P20/V2477/PDH Single storey rear extension - Orangery Extension extend - 4.00, Height - 3.40m Height at the eaves - 3.00m. 15 Foliat Drive, Wantage, OX12 7AN for Mr S Cox.

No objection.

- c) P20/V2509/HH Proposed single storey rear extension. (as amended by drawings received 13 October 2020). 49 Priory Road, Wantage, OX12 9DA for Mr H Kivist.

No objection but would like the applicant to consider their obligations regarding the Party Wall Act 1996.

- d) P20/V2507/HH Dropped kerb to allow access to off road parking. 2 Grove Road, Wantage, OX12 7BU for Mr R Honnor.

Objection. Support the highway officer's comments.

- e) P20/V2376/HH Install a block paved hard standing between no.1 & 3 Courtenay Road as a joint project. The hard standing driveways will have a slot drain to a soakaway within our boundary. Planning permission is sought for hard standing created between boundary & Courtenay Road. 1 Courtenay Road, Wantage, OX12 7DN for Mr T Green.

No objection subject to the highway officer being satisfied. Request that permeable materials are used to create the hard standing.

- f) P20/V2317/HH Install a block paved hard standing between no.1 & 3 Courtenay Road as a joint project. The hard standing driveways will have a slot drain to a soakaway within our boundary. Planning permission is sought for hard standing created between boundary & Courtenay Road. 3 Courtenay Road, Wantage, OX12 7DN for Prof G Kennedy.

No objection subject to the highway officer being satisfied. Request that permeable materials are used to create the hard standing.

- g) P20/V2546/FUL Conversion of existing 3 bed farm house for use as an independent Specialised / Therapeutic Nursery School P19/V0981/FUL Conditions(s) 3 (protected tree area), 4 (landscaping), 5 (construction environmental management plan, 6 (surface water drainage), 7 (foul water drainage), 9 (refuse and recycling), 14 (maximum age) Conversion of existing 3 bed farm house for use as an Independent Specialised / Therapeutic Nursery School. (amplified by additional information received 27th June 2019; further ecological information received 23rd July 2019; further information received 30th August 2019; information received 2nd October 2019; and further information and amended plans received 18th November 2019) Manor Farm House, Manor Road, Wantage, OX12 8NE for Calcot Services for Children.

No objection.

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- h) P20/V1954/FUL (amendment number 1) Variation of Conditions 2 (approved plans), 3 (materials), 4 (entrance details) and 8 (parking) of P17/V2910/FUL for a change to the layout and landscaping of the site, the design and scale of the entrance building and stair/lift tower, and change of material for the west extension copings and addition of solid bronze portal to main entrance (part-retrospective). (As amended by plans and documentation received 7 and 21 October 2020. Description amendment agreed with agent 21 October 2020). 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, subject to the conservation officer being satisfied.

- i) P20/V1955/FUL (amendment number 1) Variation of Conditions 2 (approved plans), 3 (materials) and 4 (entrance details) of P17/V2911/LB for a change to the design and scale of the entrance building and stair/lift tower, and change of material for the west extension copings and addition of solid bronze portal to main entrance (part-retrospective). (As amended by plans and documentation received 7 and 21 October 2020. Description amendment agreed with agent 21 October 2020). (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, subject to the conservation officer being satisfied.

- j) P20/V1968/HH (amendment number 1) - Demolition of existing garage and covered lean-to passage way to be replaced with single storey side extension (as amended on 07 October 2020). 16 Springfield Road, Wantage, OX12 8ES for Mr D McFarland and Ms J Linsley.

No objection provided the conditions proposed by the highways officer are imposed if planning is granted.

- k) P20/V1409/FUL 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, tree report and construction traffic management plan received 5 September 2020 and additional Access Appraisal received 12 October 2020). Pax Hill, Locks Lane, Wantage, OX12 9DB for Mr. and Mrs. Jean Baptiste and Emi Lagrange and Yamakawa.

Holding objection until comments have been received from the forestry team confirming the tree assessment is accurate following the comments submitted by Dr Biddle with reference to the report. Would also like to see comments from the highways officer and that the conditions recommended by the countryside officer are in place.

- l) P20/V1659/FUL (Amendment number 2 – Additional noise information). Conversion of ground floor commercial premises into two self-contained flats. (Additional contamination information received 17 September 2020 and additional noise information received 22 October 2020). 6 Newbury Street, Wantage, OX12 8BS. For Mr Chapman.

Would like to see updated comments from the environmental officer following the noise assessment submission.

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- m) P20/V1134/O (amendment) Erection of a new family dwelling and associated infrastructure. (Additional drainage information received 3 September 2020 and amended plans and highway information received 15 October 2020). Pippins, Locks Lane, Wantage, OX12 9DB for Mr Keen and Mrs Edwards.

Objection. Request confirmation that the highways officer is satisfied with the updated plan that has been submitted by the applicant.

- n) P20/V2561/FUL Extension of existing grainstore. Manor Road Farm, Manor Road, Wantage OX12 8NE for Mr Ben Smith.

No objection. It was noted that the AONB officer had not been consulted. Would like to see comments from the AONB team.
