

**MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD ONLINE USING ZOOM ON MONDAY
8 FEBRUARY 2021 AT 8.15 PM**

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

Other councillors present: Councillor J T Hannaby

Others present: Three members of the public

Deputy Town Clerk: S Sanders

A. Apologies for absence.

Apologies for absence were received from Councillor T Gilhome.

B. To receive any declarations of disclosable pecuniary interests.

None.

C. Statements and questions from the public

None.

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

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

Councillor Hannaby left the meeting during item e.

E. To agree any comments to be submitted to the following consultations:

1. Community Infrastructure Levy (CIL) Draft Charging Schedule

The principal comments to be made were:

“There seems to be considerable uplift in CIL Charges for new Zone 1 and Zone 3 from the previous charges of 99.8% and 42.71% respectively, whereas Zone 2 and Supermarkets have only been raised 0.74% and 0.19% respectively.

The creation of a new Zone 1 (Eastern Parishes) has skewed the figures considerably when there is a reported difference in purchase between Eastern Parishes and Rest of District of only 17.97% average.

There is effectively no increase for Zone 2 or supermarkets at all.

I do not see why Wantage, Grove and Faringdon should be penalised with no increase given the massive increases across the rest of the District and the newly formed and basically divisive Eastern Parishes.

If one accepts the Eastern Parishes concept then it would be more appropriate to have the following Charges

Residential Development	Zone 1:Eastern Parishes	Zone 2: Built up areas	Zone 3: Rest of District
Major Schemes	£280	£140	£200
Minor Schemes	£340	£200	£260
Supermarkets	£167		

2. Draft Developer Contributions Supplementary Planning Document (SDP)

The principal comments to be made were:

“DEV10 Fire & Rescue.

Suggest reworded as “Improvements to the fire and rescue services can be funded through S106 and/or CIL.”

In some cases S106 and CIL may apply to a development and currently this wording could preclude one method from being discarded.

Appendix 4

There requires to be a definition of Driving Time as it varies throughout the day dependant on roads taken. Put definition in Glossary.

The reality of the metrics put as a Standard and the ability to measure/monitor the metrics.

For the monitoring of these standards it would be advantageous to provide current implementation of these standards and show the short-fall in order to identify priority for implementation.

For instance Indoor bowls 0.08 rinks per 1,000 population, but 15 minutes driving time for whole population. Does this equate to only within Vale of White Horse District or utilises surrounding Districts/City areas?”

The Deputy Clerk was to submit the responses to the District Council. **Action: Deputy Clerk**

F. General Correspondence

None.

The meeting closed at 9.20 pm.

PLANNING RECOMMENDATIONS

- a) P20/V3365/HH Create a small functional low-level building that holds a 1/2 person workout gym and a small exercise pool and jacuzzi for use of the residents of the main dwelling. Castle Farm Barn, Manor Road, Wantage, OX12 8NB.

No objection subject to the countryside officer being satisfied.

- b) P21/V0041/LB Installation of 2 double glazed windows and 2 double glazed doors. All other windows set within the original brickwork will remain unchanged. The new double glazed windows and doors will be timber effect and heritage in style to ensure they are in keeping with St Michaels' aesthetic 3 St Michaels, Priory Road, Wantage, OX12 9DE.

No objection but support the conservation officer's comments.

- c) P21/V0053/HH Single storey side extension 35 Courtenay Road, Wantage, OX12 7DW

No objection.

- d) P20/V2756/RM Reserved matters application for construction of 171 dwellings and provision of public open space with associated infrastructure and earthworks, pursuant to outline planning permission P19/V1269/FUL. Details submitted in accordance with conditions 2, 3, 5, 6, 7, 8, 10, 11, 13, 14, 15, 16, 17, 19, 20, 21, 24, 28, 31, 34 and 35 of planning permission P/19/V1269/FUL.(as amended by plans and information received 14 January 2021). The outline application was EIA development and an Environmental Statement was submitted and approved under outline planning application 13/V1764/O. The landscape and visual assessment chapter of the ES has been updated and approved under application P19/V1269/FUL. Centre East Parcel, Crab Hill, Phase 4, Kingsrove, Wantage.

No objection subject to officers' concerns being addressed satisfactorily.

- e) P21/V0108/HH Demolition of the existing single storey sun room (13 sq.m) and replacement with a new two storey extension to the rear, replacement of the existing front entrance door extension together with repositioning the window to the existing ground floor WC to create a cloakroom/shower room, enlargement of existing flat roof rooflight to the single storey entrance lobby and installation of 2 No. new Velux rooflights to light the new first floor bathroom and existing stairwell. Alterations to driveway and front garden area to create new parking and turning area within the curtilage. 25 Palmers, Wantage, OX12 7HA.

No objection

- f) P20/V2726/HH Formation of porous driveway using brick paving & dropped kerb. 75 Orchard Way Wantage, OX12 8EB

No objection.

MINUTES OF THE VIRTUAL MEETING OF THE PLANNING COMMITTEE OF WANTAGE TOWN COUNCIL HELD
ONLINE USING ZOOM ON MONDAY 8 FEBRUARY 2021 AT 8.15 PM

- g) P21/V0181/HH Single storey rear extension and separate garden office. 36 Mably Grove Wantage OX12 9XN.

No objection providing the garden office does not become a separate dwelling. Would like consideration to be given to future maintenance of boundaries.

- h) P20/V3186/FUL New dwelling to the rear of existing house, and new access thereto. 48 Charlton Road Wantage OX12 8HG

No objection subject to access approval and that the forestry officer is satisfied with the tree mitigation in the tree survey.
