

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY
ON MONDAY, 20 SEPTEMBER 2021 AT 7.30 P.M.**

Committee members present: Councillor E L Johnson (Chairman)
I R Cameron, A Dunford, and I L Sheldon

Other councillors present: Councillor Hannaby

Others present: One member of the public.

Deputy Town Clerk: S Sanders

Apologies for absence

Apologies for absence were received from Councillors T Gilhome, A C Menzies and J Sibbald

To receive any declarations of disclosable pecuniary interests.

None.

To approve the minutes of the planning meetings held on 29 March, 26 April and 3 May 2021.

The minutes were approved.

To note the comments from the planning briefing of 23 August 2021.

The briefing was noted.

To note the planning briefing of 2 August 2021

The briefing was noted.

1. Statements and Questions from the Public.

None.

2. 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.

Illuminated bollards had now been installed. This completed the improvements to the signage by Oxfordshire County Council.

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

The Deputy Clerk was to chase the progress of the re-installation with the District Council.

Action: Deputy Clerk

3. Planning Applications.

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

h) P21/V2416/FUL The Health Centre, Mably Way. It was noted that Wantage Town Council had not received a consultation letter from the District Council for this application. The Deputy Clerk was to raise this with the District Council.

Action: Deputy Clerk

4. **Neighbourhood Plan**

There were a few areas of the document to be finalised: a) Format the document b) Update the drawings c) Complete the Strategic Environmental Assessment (SEA).

5. **20's Plenty for Oxfordshire**

It was agreed to support the initiative. It was understood that the County Council would consult parish councils soon. The areas to be proposed for the 20 mph limit were as follows:

All residential roads within Wantage Town to be reduced to 20 mph including town centre roads, excluding:

A417 going past the Health Centre, Mably Way to remain at 30 mph.

A417/A338 to be 30 mph until Wantage Eastern Link Road is built – then reduce the speed limit to 20 mph.

A417/Denchworth Road to be 30 mph (apart from suitable zone outside Fitzwaryn School which is to be 20 mph) until the Wantage Western Link Road is built – then reduce the speed limit to 20 mph. See below for map.

6. **Consultations**

Comments were to be agreed by the committee and sent to the Deputy Clerk for submission.

- a) Let's talk waste and recycling (closes 27/9/21)
- b) Oxfordshire 2050 Plan (closes 8/10/21)
- c) Oxford – Cambridge Arc (closes 12/10/21)
- d) National Highways and Transport Public Satisfaction Survey (closes 20/10/21)
- e) Draft Joint Statement of Community Involvement (closes 20/10/21)
- f) Call for land and buildings available for change Joint Local Plan 2041 (closes 30/9/21)

7. **To consider the minutes of the Wantage and Grove Traffic Advisory Meeting held on 9 September 2021.**

The minutes had not yet been circulated. The Deputy Clerk gave a verbal report of the meeting.

Item 6 a) Update on suitability of access for mobility scooters and wheelchairs to the East Gate site, Springfield Road by the footway connecting to Charlton Road

The issue had been raised with planning enforcement at the District Council. The highway had not been adopted by Oxfordshire County Council. It was understood that Ms Thwaite of the Wantage and District Mobility Group was following this up. The planning committee gave full support and agreed to write to the Planning Enforcement Team supporting the concerns raised by the Wantage and Grove Mobility Group. **Action: Deputy Clerk**

8. **Other Business**

None.

The meeting closed at 9.37 p.m.

SS

PLANNING RECOMMENDATIONS

- a) P21/V2336/HH Demolition of existing out building and erection of new single storey extension 2 Stockham Way, Wantage, OX12 9BH.

No objection.

- b) P21/V2348/HH Replace detached garage and store with attached stores
Glen Esk, Manor Road, Wantage, OX12 8DW

No objection.

- c) P21/V2343/HH Replace the two single garage doors incorporated in the detached garage to the front of the property, with one larger single door finished in golden oak. 14 Broadwater Place, Wantage, OX12 8GR

No objection.

- d) P21/V2544/FUL Variation of condition 1 (Specified Layout & Form) in application P19/V1269/FUL. There is a need to change the parameter plans and thus condition 1 is required to be amended. Variation of conditions 1(approved plans), 7(Housing Delivery Document), and 17(phasing plan) of planning permission P17/V0652/FUL Land at Crab Hill – Land north of A417 and east of A338.

Objection. The realignment is acceptable, however there are concerns about the loss of footpath from the original drawings.

- e) P21/V2489/FUL Conversion of first & second floor offices to form 6x 1 bedroom flats.
Victoria Cross Gallery, Market Place, Wantage, Oxfordshire, OX12 8AS

Objection. Concerns that the application does not conform to the Technical Housing Standards. Support the comments from the waste management officer. Concerns regarding the layout of the flats – in some instances bedrooms are above or below living areas. There are also concerns about fire escapes and exits from the flats and concerns about lack of windows/natural light into all living spaces. Would like to see a noise assessment carried out to ensure there is no detrimental effect to the residents of the proposed flats, from the existing businesses and residents. Would like to see evidence of the extensive marketing of the office space. There is no mention of bike stores and no transport plan for residents.

- f) P21/V2490/LB Conversion of first & second floor offices to form 6 x 1 bedroom flats. Victoria Cross Gallery, Market Place, Wantage, Oxfordshire, OX12 8AS

Objection. Concerns that the application does not conform to the Technical Housing Standards. Support the comments from the waste management officer. Concerns regarding the layout of the flats – in some instances bedrooms are above or below living areas. There are also concerns about fire escapes and exits from the flats and concerns about lack of windows/natural light into all living spaces. Would like to see a noise assessment carried out to ensure there is no detrimental effect to the residents of the proposed flats, from the existing businesses and residents. Would like to see evidence of the extensive marketing of the office space. There is no mention of bike stores and no transport plan for residents.

- g) P20/V1982/FUL Demolition of redundant/dilapidated 2Bed residential dwelling with ancillary commercial retail unit and construction of 1no. 1Bed and 1no. 2Bed residential dwellings and associated external works, (Preliminary bat roost assessment received 12 November 2020, Heritage Statement and amended plans received 26 November 2020). (Additional heritage information received

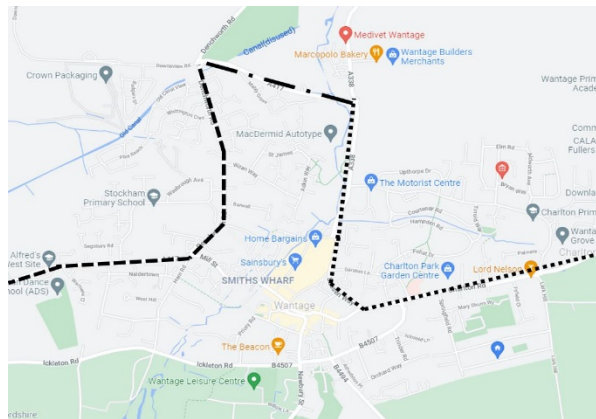
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25 April 2021). (Additional bat survey information received 13 September 2021). 16 Newbury Street Wantage OX12 8DA

Objection. Support the comments from the Society for the Protection of Ancient Buildings and SAVE Britain's Heritage. Concerned that the proposal does not retain features of the original façade.

- h) P21/V2416/FUL Single storey extensions to front and sides of existing medical centre, with associated relocation of existing parking spaces, and new parking spaces and landscaping. The Health Centre, Mably Way, Wantage OX12 9BN

No objection. Wantage Town Council fully supports this application. Would like consideration to be given to the privacy of the clinical rooms so that the dignity of patients is maintained.



All residential roads within Wantage Town to be reduced to 20mph including town centre roads, apart from:



A417 going past Health Centre marked to remain at 30mph limit



A417/A338 to be 30mph until Wantage Eastern Link Road is built – then reduce these roads to 20mph limit.



A417/Denchworth to be 30mph (Note apart from suitable zone outside Fitzwaryn School which is to be 20mph). Once Wantage Western Link Road is built these roads to be reduced to 20mph.
