

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE
TOWN COUNCIL HELD AT THE BEACON, PORTWAY
ON MONDAY, 13 DECEMBER 2021 AT 8.25 PM**

Committee members present: Councillors E L Johnson (Chairman)
Councillors A Dunford, J Sibbald and S Third

Other councillors present: Councillor A Crawford

Others present: None

Deputy Town Clerk: S Sanders

A. Apologies for absence.

Councillors I R Cameron, T Gilhome, A C Menzies, A Przybysk and I L Sheldon

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.

E. 20's Plenty for Oxfordshire – Survey

The Chairman had prepared a survey via Survey Monkey. It was agreed that it should be made available on the Wantage Town Council website with some paper copies available at The Beacon. The survey would also be shared on social media. **Action: Chairman**

F. General correspondence

None.

The meeting closed at 9.25 pm.

PLANNING RECOMMENDATIONS

- a) P21/V1265/RM Reserved Matters application for the approval of landscaping, scale, appearance and layout for the construction of 121 dwellings with associated parking, landscaping and highways infrastructure. (as amended by plans and information received 16th and 23rd August 2021 and 19th November 2021). (The outline planning application was an environmental impact assessment application, and an environmental statement was submitted to the planning authority at that time). Parcel South East B Crab Hill Reading Road Wantage OX12 8H

No objection subject to the following:

The crime prevention officer is satisfied. The drainage plans are addressed. Access to and from bin stores have dropped kerbs. There is sufficient space for tree roots.

- b) P21/V2416/FUL (Amended). Single storey extensions to front and sides of existing medical centre, with associated relocation of existing parking spaces, new parking spaces, landscaping and new plant enclosure. (As amended by plans and additional information received 12 November and 30 November 2021, including amended red line area). The Health Centre, Mably Way, Wantage, OX12 9BN

No objection. Fully support the extension. but would like to see a review of the parking scheme to ensure it meets the needs of the health centre.

- c) P21/V2546/RM Construction of new road carriageways (Grove Road Loop Road and Major Access Road), footways, cycleways; Reprofilng of land for development, Sustainable Drainage System (SuDS) swales and associated earthworks, Allotments, and Hard and soft landscaping throughout the site, particularly within the Country Park (northern area of the site), the allotments (western area of the site) and the park within the Grove Road Loop Road. (as amended by plans received 30 November 2021). Discharge of conditions 8 & 17 (CEMP), 8 & 31 (LEMP), 21 (Landscape Details), 23 (Tree Protection), 24 (Landscape Maintenance), 37 (Surface Water Drainage) and 45 & 48 (Highway Design) on planning permission P19/V1269/FUL.

Objection

Landscaping - the letter and new cross sections provided some relief to the Town Council that there was a mistake with the application regarding the landscaping drawings. The cross sections raise more questions rather than answering the concerns raised. The new cross sections show that the ground levels are altered and that they do not marry up with the ground levels at the boundary of the development - for example in some cases the step change is approximately 1 metre - this could lead to land slippage and potentially damage to properties adjoining the development site. We are certain that this is either a mistake in the drawings or a misunderstanding. To ensure that everything is clear we feel it is important to resubmit all the landscaping drawings once they have been corrected rather than just example sections (although some of these would be helpful too).

Cycle Route - National cycling design standards LTN 1/20 state that a balance will need to be struck to best meet the various design objectives when designing a cycle path. It will not always be able to meet all the objectives for example directness, amenity, and gradient. If gradient guidelines had to always be met many parts of the UK would not have cycling infrastructure. If zig zags cannot be introduced to reduce the gradient, then maybe creating

segregated pedestrian footpaths and cycle routes would solve the issues. Potentially a route through the allotment site could be made use of to segregate cyclists and pedestrians and give better connectivity to the allotments from the new development site.

We would be concerned that the path, designed only for the use of pedestrians, would cause a greater safety concern. We are almost certain that cyclists would use this path to reduce the length of their journey, as the path submitted would be a shorter route. This would mean that an accident would be waiting to happen when cyclists and pedestrians use the same narrow path.

- d) P21/V3335/LDP Erection of single storey rear extension and erection of front porch 18 Saxon Place, Wantage, OX12 9HX

Noted

- e) P21/V2760/FUL Minor alterations to existing shop front, to restore separate access to the first floor accommodation (additional floor plan received 02nd December 2021). 42 Market Place, Wantage, OX12 8AW

No objection.

- f) P21/V3349/FUL Variation of condition 10 (Details of Development Miscellaneous) on planning application P17/V2479/RM. The footpath design has been amended to include as built steps and a handrail to meet DDA requirements. (Matters seeking approval are appearance, landscaping, layout and scale. The outline planning application was not an EIA application).

East Gate Development, Springfield Road, Wantage OX12 8ET.

Objection.

Wantage Town Council can see no reason why there should be a deviation from the agreed and approved planning application P18/V1816/DIS. The current application would reduce the footpath in its availability to mobility scooters and those using pushchairs. Wantage Town Council would view it as unfairly discriminating against a protected characteristic under the 2010 Equality Act.

Looking through all previous planning applications relating to this site (P18/V2054/DIS, P18/V1879/DIS, P18/V1817/DIS, P18/V1817/DIS, P18/V1816/DIS, P18/V1795/DIS, P18/1691/DIS, P18/V1620/DIS, P18/V1594/DIS, P18/V1429/DIS, P18/V1327/DIS, P18/V1300/DIS, P18/V1297/DIS, P18/V0919/DIS, P18V0791/DIS, P17/V3230/DIS, P17/V2479/RM and P15/V2952/O) we can find no reference to the gentle slope that was there on the previous private footpath being raised above its natural level to the level that it is now, or the introduction of the steps that would prevent the path being used by those who are mobility impaired and other users of the path, for example those with pushchairs.

Application P18/V1816/DIS which was granted shows the footpath in question and the drawing 0153-FTP in that application shows barriers at either end of the footpath built such that they allow disability scooters/wheelchairs and those with pushchairs to use the footpath

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- it explicitly mentions that the path is to be used for disability access in the drawing submitted.

Wantage Town Council can see no reason why the application should deviate from the plan already granted permission. The path in its current form was raised and built behind a high fence and not visible during the construction. The argument that it would not be a reasonable adjustment due to cost to rectify the design should not be used to allow a piece of discriminatory design to remain in place, as the developer chose to deviate from their own plan without consultation or notice.
