

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF WANTAGE
TOWN COUNCIL HELD AT THE BEACON, PORTWAY
ON MONDAY, 28 MARCH 2022, AT 9.15 PM**

Committee members present: Councillor E L Johnson (Chairman)
Councillors I R Cameron, T Gilhome, A C Menzies, J Sibbald
and S Third

Other councillors present: Councillors A Crawford and J T Hannaby

Others present:

Deputy Town Clerk: S Sanders

A. Apologies for absence.

Apologies for absence were received from Councillor Dunford

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. General correspondence

None.

The meeting closed at 9.35 pm.

PLANNING RECOMMENDATIONS

- a) P22/V0509/HH Construction of a single-storey rear extension. 21 Wasbrough Avenue, Wantage, OX12 9BQ

No objection but would like the applicant to be reminded of the Party Wall Act and their obligations.

- b) P22/V0546/HH First floor rear extension. 24 Ormond Road, Wantage, OX12 8DZ

No objection subject to conditions from the highway officer being met and that drawings be amended to show that three parking spaces will be provided.

- c) P22/V0634/FUL Removal of existing partly open sided barn store and the proposed development of three 2 bed farm workers cottages on land off Whittington Crescent, Denchworth Road, Wantage.

Holding objection. The Deputy Clerk was to request further information from the planning officer about whether the land is agricultural land and the purpose of the workers' cottages.

- d) P22/V0636/HH Proposed erection of a greenhouse. 84 Whittington Crescent Wantage OX12 9TZ.

No objection but would suggest that the greenhouse should be positioned to allow sufficient space for maintenance to be carried out on the border.

- e) P21/V2546/RM **Amendment** : No. 3 - dated 17th March 2022
Construction of new road carriageways (Grove Road Loop Road and Major Access Road), footways, cycleways; reprofiling 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, 17 December 2021 and amended by plans and information received 17 March 2022). 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. Land at Crab Hill Land east of A338 and north of A417 Wantage.

Objection. It was agreed that the Chairman would speak with the planning officer regarding the concerns that remain and that he would formulate a formal response to the consultation following this communication:

Regarding levels, there is confusion about the proposed levels – the cross sections supplied do not appear to match the latest version of the contour plots.

The height now appears to be increased to make the developer's existing drainage plans work. Are there other drainage plans that can be explored that do not result in such a sharp increase in height close to the boundary of the development and treat the existing landscape more sympathetically? From the drawings it is difficult to determine the distance between the proposed development housing and the existing homes. If the back-to-back distance is 21 meters or close to this value as specified in the Design Guidance, this would have a detrimental effect to the amenity and privacy of existing homes given the height increase.

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While the priority would be to ensure the natural land levels are maintained, potentially increasing the back-to-back distances between the different estates, and introducing a buffer zone of vegetation and trees may also help lessen any impact.

Wantage Town Council's concerns over drainage from the land, and evidence from existing residents, that recent work in the vicinity has disrupted flow of water flowing off and or draining from the fields is having an impact on residents. A condition should be considered to ensure the developer takes reasonable care during the construction to limit the risk to local existing residents as well as ensure the final scheme is acceptable. Wantage Town Council supports the District Council's Drainage Team's previous objection regarding demonstrating calculations to confirm the drainage plan will work.

Wantage Town Council is concerned that separating the application will mean that future applications will have predetermined results due to the lack of scope, and some solutions precluded to the treatment of footpaths, cycle paths, vehicle access and allotments – for example the siting of the paths. It makes no sense to keep the dog-leg parcel of land in the application if the intent is to properly review how this area works and is used. There is no explanation what the dog-leg is for – for example a footpath? It raised concerns that it is by default a footpath and vehicle access. It would be helpful to have a discussion to agree if a portion of land is to be removed from the application that the boundary is drawn in a sensible location to ensure that any potential practical solutions are still open.

Wantage Town Council feel that it could be useful to hold discussions over siting of footpaths and cycle paths and ensure that vehicle routes are as best segregated as possible. Existing allotment holders should be included in proposed discussions over their siting and may help propose acceptable solutions.
