

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON
MONDAY, 30 MAY 2022, AT 7.30PM**

Committee members present: Councillor I R Cameron (Vice-Chairman)
Councillors T Gilhome, A C Menzies, J Sibbald
and S Third.

Others present: One member of the public

Deputy Town Clerk: S Sanders

Apologies for absence

Councillors E L Johnson and I L Sheldon. In the absence of Councillor Johnson, Councillor Cameron acted as chairman of the meeting.

To receive any declarations of disclosable pecuniary interests.

None.

To approve the minutes of the planning meetings held 7 March, 25 April and 9 May 2022

The minutes were approved and signed.

1. Statements and questions from the public.

None.

2. Matters arising from previous minutes.

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

The District Council had not yet awarded the contract. The procurement had taken longer than anticipated because the price had come in significantly above budget.

b) Update on suitability for mobility scooters and wheelchairs to the East Gate site, Springfield Road by the footway connecting to Charlton Road. P21/V3349/FUL

The planning application was due to be determined by 22 April 2022. It had not yet been determined. The Deputy Clerk was to seek an update from the planning officer.

Action: Deputy Clerk

c) Update on 20's Plenty for Oxfordshire

There was no update.

d) Update on driverless bus

A few councillors had visited Harwell Campus to learn more about the shuttle service that operates on the campus. It had been a very informative visit.

e) Update on Fix my Street Super User

Councillor Third had attended training for the Fix my Street Super User. He had not yet received the kit which would allow him to measure potholes and report them to Fix My Street. The super user is given extra permissions on Fix my Street to enable direct reporting to the contractor and act as the eyes and ears for the highway officer. It was understood that another volunteer had come forward.

f) Update on Neighbourhood Plan

The Neighbourhood Plan was now ready for the consultation (regulation 14). Details of the consultation would appear in the Wantage Town Newsletter due to be distributed to all OX12 addresses by Royal Mail from 13 June 2022. Statutory bodies would be advised by email/letter. Copies of the Plan/survey would be made available at The Beacon, library and museum.

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

The planning applications listed below were considered, and the comments agreed.

4. **Consultation - Joint Local Plan 2041 Vale White Horse District Council**

It was agreed that comments should be given to Councillors Cameron and Johnson to enable a response to be formulated and submitted by 23 June 2022. **Action: All**

5. **To receive the minutes of the Wantage and Grove Traffic Advisory Meeting held on 7 April 2022.**

The minutes were noted.

6. **Other Business**

None.

The meeting closed at 8.40 pm

PLANNING RECOMMENDATIONS

- a) P22/V1088/FUL Application for planning permission for change of use from shop (Class E) to hot food takeaway (sui generis) and installation of extract and ventilation equipment. Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB

Objection. This is the wrong location for a takeaway fast-food outlet with the associated long hours, increased traffic, parking congestion and litter and food waste issues. The area is used by employees of the nearby care home to park their vehicles which already adds to the congestion. The residential area is heavily populated by the elderly. It would significantly change the character of the area and although the environmental officer suggests mitigation of smells if it is approved, it is likely that some smell will result locally. It was noted that Councillor Crawford would call the application in if the planning officer was minded to grant permission.

- b) P22/V1114/FUL Proposed internal alterations to the premises at ground floor and first floor levels and external alterations to the garden areas and alterations to an existing outbuilding to form a new pizza servery area 31 Market Place, Wantage, OX12 8AH For Punch Pubs.

Holding objection. Support the comments from the environmental and conservation officers.

- c) P22/V1115/LB Proposed internal alterations to the premises at ground floor and first floor levels and external alterations to the garden areas and alterations to an existing outbuilding to form a new pizza servery area 31 Market Place, Wantage, OX12 8AH For Punch Pubs.

Holding objection. Support the comments from the environmental and conservation officers.

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- d) P22/V1150/FUL Erection of fabric tent over part of existing external drinking area. Erection of No. 2 umbrellas with associated hardstanding and fencing to create new external customer area to north of public house and replacement of No. 3 first floor windows to east elevation.
87 Grove Street, Wantage, OX12 7BH For Admiral Taverns.

No objection.

- e) P22/V1206/FUL Demolition of former garden centre building. Conversion and extension of existing building to create 2 dwellings and 6 flats together with associated works. Retention of existing ground floor retail unit. 41 Market Place, Wantage, OX12 8AW.

Objection. Concerned about lack of parking and over development of the area, especially as Grove Street is being considered for permit parking. Support the comment of the County Archaeologist.

- f) P21/V2546/RM Amendment. 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, 17 December 2021 and amended by plans and information received 17 March 2022 and 25 April 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 A3388 and North of A417 Wantage OX12 8HT. For St Modwen Developments.

Objection. Would like to see a planning condition implemented that the landscape buffer is not incorporated into gardens. Would like to see suitable tree planting that will provide screening and that will alleviate water issues. Support the comments from residents about the use of filter drains across the area.

- g) P22/V0054/FUL Amendment. Erect Three Dwellings. (amended plans and additional ecology information received 21 April 2022). Bybrook, Manor Road, Wantage OX12 8NE

Holding objection. Would like to see the buffer zone increased to 10m between the top of the watercourse and the development. Would like to see comments from the Letcombe Brook Officer.
