

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON
MONDAY, 7 NOVEMBER 2022 AT 7.30 PM**

Committee members present: Councillors E L Johnson (Chairman), T Gilhome, A C Menzies and S Third

Deputy Town Clerk: S Sanders

Apologies for absence

Councillors I R Cameron, I L Sheldon and J Sibbald.

Declaration of disclosable pecuniary interests, other registrable interests and any non-registerable interests

None.

To approve the minutes of the planning meetings held on 17 October 2022.

The minutes were approved and signed.

20. Statements and questions from the public.

None.

21. Matters arising from previous minutes.

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

There was no update.

b) Update on Highways Act 1980 s.25 – Creation of Public Bridleway, Wantage – response to consultation from Oxfordshire County Council

A response was submitted following an explanation from Oxfordshire County Council about the proposal – see below:

Wantage Town Council supports the creation of a bridleway to replace the BOAT which we understand has been legally extinguished where it crosses the Crab Hill owned land. We would question whether the existing BOAT south of the new bridleway should remain open to all traffic.

Wantage Town Council wishes to see this new bridleway properly surfaced to a standard and width which makes it safe for use by pedestrians and horse riders alike. The vegetation on either side of the new bridleway should be controlled to enable such use and to facilitate suitable maintenance.

Wantage Town Council is very concerned that there is no proposal from the developers to extend the new upgraded surface from the southern end of the new bridleway to connect with Charlton Village Road as this will likely become an attractive walking route into Wantage from the new housing, school and amenities. We believe that if this is done it will enhance the value to residents of the new developments at Crab Hill.

22. 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 sheet were considered, and the comments agreed.

23. Neighbourhood Plan

The comments received from the Regulation 14 consultation were still being analysed.

Action: Chairman/Menzies

24. **To identify/agree possible locations for installation of SIDs**

The locations were suggested and agreed as follows and would be checked for suitability by OCC.

Charlton Road - Charlton Garden Centre and St Vianney Church.

Ormond Road - St Katharine's and Chandlers Close.

Grove Road – MacDermid and Grove Road allotment site.

Action: Deputy Clerk

25. **Estimates 2023/2024**

The Financial Statement and Estimate worksheet had been circulated. Some items needed further investigation/clarification regarding the expected costs.

Action: Deputy Clerk

The meeting closed at 9.20 pm

PLANNING RECOMMENDATIONS

- a) P21/V3349/FUL Variation of condition 10 (footpath link details) on planning application P17/V2479/RM. (As amended by plans and documentation received 18 October 2022). (Matters seeking approval are appearance, landscaping, layout and scale. The outline planning application was not an EIA application). East Gate Development, Springfield Road, Wantage.

No objection

- b) P22/V2393/FUL Change of use from C3 to a mixed residential & nursery for the care of up to 18 children (retrospective) 8 Wilkins Way, Wantage, OX12 7GJ

Holding objection. Would like to see details of the covenants relating to the property/development.

- c) P22/V2394/HH Proposed single storey rear extension. Resubmission of application ref. P18/V1433/HH Jesmond, Coopers Lane, Wantage, Oxfordshire, OX12 8HQ

No objection. Support the recommendation of the Environmental Protection Team to include an unsuspected contaminated land condition in any planning consent.

- d) P22/V2419/HH Proposed loft conversion. To create new bedroom/ en-suite / dressing area. 19 Roach Bank, Wantage, Oxfordshire, OX12 9ZD

Holding objection. Support the comments from Highways (Oxfordshire County Council).

- e) P22/V2352/S73 Variation of condition 2 (Approved Drawings) on planning application P20/V0330/FUL- It is proposed to change the roofing material for plots 1, 2, 7 & 8 as well as the stand-alone garage block from plain tile to slate, provide garage doors to car port and change of position of garage to plots 4 & 5. Erection of 8 dwellings and associated works. Land at Stockham Farm, Wantage, OX12 9BQ

No objection

- f) P22/V2479/S73 Application to vary condition 2 (approved plans) to amend the roof on application P19/V2456/HH. (Proposed alterations to existing annexe and raising the roof). Belmont Lodge, Belmont Wantage, OX12 9AS

Holding objection. The submitted plans do not correspond with the planning application. Clarification of the proposal is required.

- g) P22/V1841/FUL Installation of a Flume Extract System at Roof Level (resubmission of P22/V1381/FUL). King Alfred's Academy, Portway, Wantage, OX12 9BY

Holding objection subject to approval of the Environmental Protection Team.

- h) P22/V2521/A Proposal for Sign1 - 7300 x 1050 x 30mm aluminium tray fascia with set of built up letters and flat aluminium to face illuminated by trough light. Sign2 - overall 750 x 750 x 100mm externally illuminated projection sign. 3 Newbury Street, Wantage, OX12 8BU

Holding objection. Would like confirmation that the sign adheres Wantage Town Council's policy that signs should be hand painted and made of wood.

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- i) P22/V2360/FUL Construction of a pitched roof over existing flat roof. Installing two new windows in south elevation. Removal of existing cycle store and erection of new cycle store in alternative location. 8-10 Grove Street, Wantage, OX12 7AA for The Sturgess Family Trust.

No objection subject to the conservation officer's approval

- j) P22/V1910/RM Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the construction of 145 dwellings with associated car parking, landscaping and highways infrastructure, in relation to the North East parcel, pursuant to permission ref. P21/V2544/FUL; along with details to discharge conditions 8, 13, 17, 19, 20, 21, 23, 24, 28, 31, 34, 35, 36 and 37 of P21/V2544/FUL. The outline planning application was an environmental impact assessment application and an environmental statement was submitted to the planning authority at that time. (as amended by plans and information received 27 October 2022) Phase 5, North East Parcel, Crab Hill. for St Modwen Homes.

Objection. Concerns regarding design and layout – the parking arrangements do not create a safe environment. The comments from the Crime Prevention Team have not been addressed.
