

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON
MONDAY, 6 MARCH 2023 AT 7.30 PM**

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

Other councillors present: Councillor A Crawford

Others present: One member of the public

Deputy Clerk: S Sanders

Apologies for absence

Apologies for absence were received from Councillors I R Cameron, T Gilhome, I L Sheldon, J Sibbald and V Wright.

To receive any declarations of disclosable pecuniary interests, other registrable interests and non-registrable interests.

Councillor Crawford declared a registrable interest as a district councillor in item 34 and left the meeting during the discussion.

Minutes of the meetings held on 23 January and 13 February 2023.

The minutes were approved and signed.

31. Statements and questions from the public.

A member of the public asked a question about item 32 b on the agenda. She asked whether Denchworth Road could be considered as a location for the installation of a SID?

32. Matters arising from previous minutes.

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

The upgrade to the CCTV cameras was complete. The position for the camera in Wallingford Street had not yet been agreed.

b) Update on purchase of SIDs for Charlton Road, Grove Road and Ormond Road

Letters consulting the residents of properties adjacent to the proposed sites had been delivered. Comments were requested by 10 March 2023. None had been received to date.

ON THE PROPOSITION of Councillor Crawford

SECONDED by Councillor Menzies

IT WAS RESOLVED that a suitable location at Denchworth Road should be found and the quantity of units to be purchased be increased to four. **Action: Deputy Clerk**

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

The Deputy Clerk had requested an update, but a response had not yet been received.

d) Update on 20's Plenty for Oxfordshire

The next meeting for delegated decisions by the cabinet member for Highway Management was Thursday 23 March. The agenda was not yet available. It was agreed that if appropriate a member of the committee should attend the meeting.

33. **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.

34. **Neighbourhood Plan – Regulation 15 submission**

It was agreed that the Chairman should meet with the District Council officers about the Memorial Park (green infrastructure). There was concern from the District Council that a Local Green Space designation would restrict any future enhancement of existing buildings on the site or other further development. **Action: Deputy Clerk/Chairman**

35. **To review the operation of bus stops (Market Place and Seesen Way)**

A concern about buses not using the bus stops appropriately had been raised. It was thought that some buses were using the bus stops in the Market Place when the bus was not in service. It was hoped that this issue could be raised during a meeting that been planned with the County Council on 15 March 2023. **Action: Deputy Clerk**

36. **Other business**

None.

The meeting closed at 9.00 pm

PLANNING RECOMMENDATIONS

- a) P23/V0244/HH Proposed drop kerb for vehicles to be parked off road. 41 Stockham Way, Wantage, OX12 9BH

No objection providing the construction is of permeable material or that there is a drain/soakaway to ensure there is no runoff onto the highway.

- b) P23/V0293/HH Proposed two storey rear extension. 9 Paddock Close, Wantage, OX12 7EQ

No objection, subject to the drawings being amended to show the correct address and a frosted glass window considered for the ensuite.

- c) P23/V0292/LB Relining of a flue and installation of a wood burning stove and chimney cowl. Unit 4, Post Office Vaults, Market Place, Wantage, OX12 8AT

No objection subject to confirmation that the 2021 regulations regarding wood burning stoves are adhered to.

- d) P22/V2946/HH Two storey side extension (as amended by application form and certificate B, received 10 February 2023). 52 Elizabeth Drive, Wantage, OX12 9YG

No objection to the planning application, but note the issues raised about claims over property ownership.

- e) P23/V0387/FUL Provision of new grasscrete access/layby. Chain Hill Reservoir, Chain Hill, Wantage, OX12 8PB

No objection.

- f) P23/V0295/HH Extension and alterations to a grade II listed building. The Clock House, 18 Grove Street, Wantage, OX12 7AA

No objection.

- g) P23/V0296/LB Extension and alterations to a grade II listed building. The Clock House, 18 Grove Street, Wantage, OX12 7AA

Holding objection subject to the conservation officer's comments.

- h) P22/V2730/FUL Proposed internal alterations to the public house premises and external alterations to the existing garden areas and external outbuildings (amended heritage information and additional noise impact assessment received 17 February 2023). 31 Market Place, Wantage, OX12 8AH.

Holding objection subject to the comments from the Environmental Team regarding noise. We note that the proposed area for food preparation does not have running water. There is concern about how food hygiene will be maintained.

- i) P22/V2731/LB Proposed internal alterations to the public house premises and external alterations to the existing garden areas and external outbuildings (amended heritage information and additional noise impact assessment received 17 February 2023). 31 Market Place, Wantage, OX12 8AH.

No objection subject to the conservation officer's approval.

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- j) P23/V0484/LDP Formation of habitable room in roofspace with rear dormer and side gable build up and front velux rooflights. 60 Orchard Way, Wantage, OX12 8EB

Noted.

- k) P23/V0134/O Outline application for up to 669 residential units and Neighbourhood Centre (Use Class E and Sui Generis) with associated infrastructure and open space. Land at Crab Hill. Land north of A417 and east of A338 Wantage, OX12 7GQ.

Objection. Concerns that the increase of units will impact on local amenities, infrastructure, green spaces and car parking that is required to provide a quality development. If the application is approved, we would hope to see a 2.25% increase in developer contributions.
