

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON
MONDAY, 5 JUNE 2023 AT 7.30 PM**

Committee members present: Councillors I R Cameron (Vice Chair) A Crawford, A Menzies and S Third

Other councillors present: Councillor J T Hannaby

Others present: J Ashton – Pye Homes

Deputy Town Clerk: S Sanders

Apologies for absence

Apologies for absence were received from Councillors T Gilhome, E L Johnson (Chair) and V Wright. In the absence of Councillor Johnson, Councillor Cameron was chair of the meeting.

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

None.

To approve the minutes of the meetings held on 6 March, 27 March & 15 May 2023 and to receive comments of the planning committee agreed remotely on 23 April 2023.

The minutes were approved and signed.

1. Statements and questions from the public.

None

2. To receive a presentation from Pye Homes.

John Ashton of Pye Homes gave a presentation on plans to develop land south of Chain Hill Cemetery. He was thanked for attending and he left the meeting.

3. Matters arising from previous minutes.

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

There was a technical issue, which British Telecom and Oxfordshire County Council were working on, that relates to the lighting column upon which it is intended a cable would be run from.

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

Poles were due to be installed by Oxfordshire County Council (OCC) on 12 and 13 June 2023. The units were to be ordered once the poles were installed. **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

A deed of variation was being drawn up by the District Council.

d) Update on 20's Plenty for Oxfordshire

The scheme was due to be consulted on by OCC in June/July 2023.

e) Update on the operation of bus stops (Market Place and Seesen Way)

Clarification was needed about the bus stand on the south side of the Market Place near Nationwide Building Society and whether it should be used for rest purposes.

Action: Deputy Clerk

4. **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.

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

The planned meeting had been postponed by the District Council. A new date had not yet been confirmed.

Action: Chair

6. **To receive the minutes of the Traffic Advisory Committee Meeting held on 25 May 2023.**

The minutes were noted. Reference was made to the item 6 g) and the request from OCC to prioritise the requirement for a pedestrian crossing. It was agreed that Mably Way was a priority over Ham Road.

7. **Other business**

A number of councillors had recently met with St Modwen, Thames Water, OCC and the Letcombe Brook Project Officer, on site at Kingsgrove, to discuss the surface water outfall.

The meeting closed at 9.00 pm

PLANNING RECOMMENDATIONS

- a) P23/V1076/S73_ Variation of condition 4 on application reference number P22/V2270/FUL for approval of the revised EV location and removal of Pre-Commencement Condition 4, on the basis of the submitted Arboricultural Method Statement and Tree Protection Plan. (Proposed installation of porchway on the eastern elevation of St Raphael's (East) Wing. Further alterations and refurbishment to the Convent's East and West wing. Proposed landscape resurfacing and installation of EV charging point installation.) St Marys Convent, Denchworth Road, Wantage, OX12 9AU.

No objection subject to a condition to ensure tree protection measures are in place.

- b) P23/V1090/LB Replacement of a 1980s pine and marble fireplace and surround with a woodburning stove. Where possible, the wainscot and dado rail will be reinstated where the old fireplace was removed 2 St Michaels, Priory Road, Wantage, OX12 9DE.

No objection. Noted the Conservation Officer's comments.

- c) P23/V1125/LB Works to the existing wall between No.14 and No.16 incorporating temporary propping during the construction works at No.16 and the necessary strengthening and repair works. 14 Newbury Street, Wantage, OX12 8DA.

No objection

- d) P23/V1173/LB Change of use of the property, fixing external signage and ventilation grille, internal alterations to replace decoration and provide seating and bar/kitchen facilities. 8 Newbury Street, Wantage, OX12 8BS.

Objection. The proposed signage does not fit with the conservation area. It should be non-illuminated and made from wood and paint, not plastic and metal.

- e) P23/V1160/LDP Change the use of the building from a hair studio to a restaurant. 8 Newbury Street, Wantage, OX12 8BS.

No objection.

- f) P23/V1190/HH Single storey rear extension. 57 Hamfield, Wantage, OX12 9EQ.

No objection but would like the applicant to be aware of The Party Wall Act 1996.
