

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE  
ON MONDAY, 15 MAY 2023, AT 8.30 PM**

Committee members present: Councillors E L Johnson (Chairman),  
Councillors I R Cameron, A Crawford, T Gilhome, S Third  
and V Wright

Other Councillors present: None

Deputy Clerk: S Sanders

**A. Apologies for absence**

Apologies were received from Councillor Menzies

**B. To receive any declarations of disclosable pecuniary interests, other registrable interests, and non-registrable 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. To consider proposals regarding surface water drainage arrangements for the Kingsgrove development.**

A site meeting involving Thames Water, Wantage Town Council, Oxfordshire County Council and the Letcombe Brook Officer was to be arranged. **Action: Deputy Clerk**

**F. General correspondence**

None

The meeting closed at 9.55 pm

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## PLANNING RECOMMENDATIONS

- a) P23/V0865/RM Approval of Reserved Matters (all matters) for a new community hub, secure outdoor spaces, associated landscaping and car parking pursuant to planning permission ref: P21/V2544/FUL; along with details to discharge conditions 8, 17, 19, 20, 21, 24, 28, 28, 31, 32, 33, 34, 35, 37, 38 and 53 of P21/V2544/FUL Variation of condition 1 (Specified Layout & Form) in application P19/V1269/FUL. There is a need to change the parameter plans and thus condition 1 is required to be amended. Variation of conditions 1(approved plans), 7(Housing Delivery Document), and 17(phasing plan) of planning permission P17/V0652/FUL. Land south of Civic Square, Crab Hill, Wantage, OX12 7GS.

Holding objection. While broadly supportive of a community hub there are a few items that need to be addressed.

### Parking:

Concerns about the limited parking spaces for the community hub and the options for additional parking. We would request a formal agreement is sought by the applicant for shared parking with other managers and stake holders of available car parking spaces to be used during large events or explore alternative options for extra parking with the site developer.

The concerns regarding lack of parking mean the Council are worried that there will be irresponsible parking and therefore an impact on the development's residents.

Concerns about only having one disabled parking space for a hall with a capacity of 350 people.

Worries about the road and parking design's safety, as the parking area straddles the road, potentially leading to pedestrians crossing at inappropriate points.

We would request information on the parking standard for community centres. Other councils have expectations, such as Hertfordshire County Council, which considers 1 space per 9m<sup>2</sup> gross floor area plus 1 space per full-time staff member or equivalent to be appropriate.

Would ask if the Urban Design Officer's would review their comments with respect to the parking arrangements.

Highways should be consulted on the application.

The parking strategy should be looked at for accuracy as the Town Council is of the belief the distance from the town centre is approximately 30 minutes and not the time stated.

### Lighting:

Concern about the arrangements for the lighting at night. The scheme doesn't look to provide illumination at an appropriate height and strength to ensure the area feels safe at night.

Therefore, we support the concerns raised by the Crime Prevention Design Officer regarding the visual appearance and ambiance of the place.

### Cycling Provision:

The provision for cycle parking is unclear to us - can this be made clearer? We request that the cycle parking is located such that it is overlooked by an area of the centre that is most usually populated to help reduce the likelihood of bike thefts.

Landscaping:

Note the lack of soft landscaping and planting on the south side of the road - is this something that could be addressed?

Request for Environmental Protection Team:

Noise late at night

The Council is also concerned that when events are put on late at night that there will be disturbance to local residents as users of the centre leave. We would ask that the Environmental Protection Team look at our concerns to consider if we have a material concern and if there should be some sensible conditions that would help manage these concerns.

- b) P23/V0915/A Removal of 1no freestanding entrance sign and replacement with 2no freestanding entrance signs. St Mary's Convent, Denchworth Road, Wantage, OX12 9AU.

No objection.

- c) P23/V0943/FUL Installation of new and replacement plant equipment with associated works in existing store service yard and on existing store roof.  
Kings Park, Unit 8, Limborough Road, Wantage, OX12 9AJ.

No objection subject to a condition that if the noise from the new plant exceeded 5 dba below background at the nearest noise sensitive point, further sound proofing should be installed.

- d) P23/V0387/FUL Provision of new grasscrete access/layby (amended red outline and access as shown on plan submitted 24 April 2023)  
Chain Hill Reservoir, Chain Hill, Wantage, OX12 8PB.

No objection.

- e) P23/V0510/HH Proposed extension and alterations (amended elevations and Sustainable Construction Checklist submitted 28 April 2023)  
Apple Tree House, Locks Lane, Wantage, OX12 9DB.

No objection but would like to see a condition to ensure that the property remains a single planning unit/dwelling.

- f) P23/V0900/HH Proposed extension, garage, front boundary wall and internal alterations.  
Maryhill, Naldertown, Wantage, OX12 9EB.

Objection. Object to the height of the front boundary wall. Concerns that the wall will create a blind spot in the street which could make pedestrians (especially children) who use this as a route to school feel unsafe, as the footway would not be overlooked. Also concerned about the impact on the street scene.

- g) P22/V2638/HH Redesign of Application Number P20/V2119/HH annex building to encompass a Home Office, 1 Bedroom Accommodation, Garden Workshop, Storage and a two space Garage. (Revised design as shown on drawing 2022.001.102 Rev C received 28 April 2023).  
The Rowans, Manor Road, Wantage, OX12 8DW.

No objection subject to a condition that the annex building remains ancillary to the main residence, so that if it is separated in the future Wantage Town Council would be consulted. Noted that there is no sustainability statement.

- h) P23/V1017/HH Single storey front & rear extensions. Alterations to ground floor. 16 Hiskins, Wantage, OX12 9HU.

No objection. Would suggest that the applicant discusses the application with neighbours to resolve concerns regarding light and considers the Party Wall Act.

- i) P23/V0830/FUL Erection of a temporary sales centre with associated access and car parking. North East Parcel, Crab Hill, Wantage (Phase 5).

No objection

- j) P23/V0976/HH Proposed single-storey rear extension and internal alterations. 31 Larkdown, Wantage, OX12 8HE.

No objection

- k) 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, plans and information received 8 March 2023 and additional drainage information received 3 April 2023).

Objection. It was noted that the Crime Prevention Officer had withdrawn his objection, however the Town Council's objection remains regarding the parking spaces at the rear of houses as the District Council's Planning Design Guidance clearly states that parking should be adjacent to the property so that the owner can overlook their vehicle.

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