

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON
MONDAY, 10 JULY 2023 AT 7.30 PM**

Committee members present: Councillor E L Johnson (Chair)
Councillors I R Cameron, A Crawford and S Third

Others present: One member of the public

Deputy Town Clerk: S Sanders

Apologies for absence

Apologies for absence were received from Councillors A C Menzies, T Gilhome and V Wright

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

None.

To approve the minutes of the planning meetings held on 5 June and 26 June 2023.

The minutes were approved and signed.

8. Statements and questions from the public.

None

9. Matters arising from previous minutes.

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

The technical issue between British Telecom and Oxfordshire County Council had not been resolved.

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

The poles had been installed and delivery of the units was expected on 13 July 2023.

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

Planning permission had been granted. It was agreed to keep the item on the agenda until the work had been completed.

d) Update on 20's Plenty for Oxfordshire

The public consultation on the proposed 20mph for Wantage from Oxfordshire County Council (OCC) had commenced and would run until 28 July 2023. It was agreed that the Chair would prepare a response in support of the scheme. **Action: Chair/Deputy Clerk**

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

OCC do not expect buses to wait at the bus stand for periods of longer than 20 minutes. Details of any buses that wait for longer periods were to be noted with details of service number, registration numbers etc and passed to OCC for investigation. **Action: Chair**

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10. **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.

11. **To agree six street names for the Kingsgrove development**

The following names were agreed: Cartwright, Farrier, Fletcher, Potter, Stockman and Wheelwright

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

It was hoped that the final changes to the wording relating to the Manor Road Memorial Park (local green spaces) would be complete by the end of July and that the final document be agreed at the Council meeting on 31 July 2023.

13. Other business

None

The meeting closed at 9.25pm

PLANNING RECOMMENDATIONS

- a) P23/V1381/LB Fascia sign, hanging sign and new lights (Retrospective).
30 Wallingford Street, Wantage, OX12 8AX.

Objection. Not in accordance with the desire of Wantage Town Council to preserve the town's historical character. A wooden painted non illuminated sign would be supported. Agree with the conservation officer's comments.

- b) P23/V1440/A Fascia sign, hanging sign and new lights (Retrospective).
30 Wallingford Street, Wantage, OX12 8AX.

Objection. Not in accordance with the desire of Wantage Town Council to preserve the town's historical character. A wooden painted non illuminated sign would be supported.

- c) P23/V1498/HH Proposed single and two storey rear extension.
5 Charlton Road, Wantage, OX12 8EP.

No objection

- d) P23/V1483/S73 Variation of condition 2 (approved plans) on application ref. P22/V1841/FUL - relocation of flue extract vertical ducts at roof level. (Installation of a Flume Extract System at Roof Level (resubmission of P22/V1381/FUL)).
King Alfred's Academy, Portway, Wantage, OX12 9BY.

No objection subject to confirmation that the application is for relocation of the flume extract and that there are no other changes.

- e) P23/V1538/RM Approval of Reserved Matters (appearance, scale, layout and landscaping) in relation to plot 172 and the shared drive to plots 171 and 172 on residential phase 1B. Re-plan of the scheme previously approved under Planning Permission P20/V1680?RM. (Reserved Matters application following Outline approval P13/V1764/O (appearance, scale, layout and landscaping), in respect of plots 163-172 on the development at the above site; and for approval of details to discharge conditions 17, 31, 34, 35, 36, 40, 43 and 47 of planning permission ref. P19/V1269/FUL insofar as they relate to phase 1B). Land north of A417, Wantage.

Objection. Cannot see a need to alter the design which results in a loss of garden to absorb water runoff.

- f) P23/V1418/RM Erection of a detached family dwelling including appearance, layout, landscaping and scale. Land rear of Pippins, Locks Lane, Wantage, OX12 9DB.

Objection. The location of the garage is overbearing and will affect the amenities of the adjacent property. Support the comments from the residents of Willowmead. Would like the forestry officer to be consulted.

- g) P23/V1296/RM Reserved Matters application for appearance, landscaping, layout and scale pursuant to P/21/V2544/FUL. Discharge of Conditions 8 (reserved matters), 17 (CEMP), 19 (Energy Delivery Strategy), 20 (energy efficiency), 21 (landscaping), 24 (landscaping maintenance schedule), 31 (LEMP), 33 (contamination), 34 (site lighting/floodlights), 35 (WMMS), 37 (drainage), 38 (off-site drainage) and 53 (BREEAM) of p/21/V2544/FUL. Variation of condition 12 (specified layout and 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. Proposed Central Park including sports pitches, equipment and pavilion, upgrade works to the route of the former BOAT and pedestrian route to A338. Central Park, Crab Hill, Wantage.

Objection.

Streetlighting

- Would like to see a detailed lighting plan.
- There is no provision for disabled parking near the football fields.

Pedestrian Route

- Would like to see a straight footpath created in addition to the winding path shown in the plans, as agreed at a recent forum.

Sports Pavilion /Container storage and general

- Support the comments from Sport England with regards to the showering facilities:
- Showers should be separated into separate cubicles. There should be separate changing facilities for each official.
- Would like to see a provision that allows a route around the ground for informal activities such as a park run.
- Due to there being 2.5 pitches instead of 3 and the pavilion being smaller than originally proposed, could the developer install solar panels on the roof to compensate for this loss/change?
- Would like the storage container to be clad in such a way that it cannot easily be climbed.
- Request a provision to ensure dogs cannot roam on the pitches.

Play equipment.

- Would like to see inclusive play equipment available for all ages of children including children with disabilities and details of the equipment listed in a document.

Allotments

- Would like the allotment plots created as quarter plots (30 plots).
- Support comments from TVP and would like to see a provision that ensures footballs cannot enter the allotment site.

Community Orchard

- Would like confirmation that the size of the orchard is unchanged from the proposal.
- Would like clarification of the height of the wall around the community orchard is as per the S106 agreement.
- Request that residents of nearby properties are consulted on the plans.

- h) P23/V1356/HH_ Erection of a wood framed cedar clad single storey storage shed with workshop area. Sarsen House, Ham Road, Wantage, OX12 9EE.

No objection provided the shed is not visible from the highway and there is a condition included to ensure any future changes to the building would require planning permission.
