

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE
ON MONDAY, 4 SEPTEMBER 2023 AT 7.30PM**

Committee members present: Councillors E L Johnson (Chair), S Third and V Wright

Others present: One member of the public

Deputy Clerk: S Sanders

Town Clerk Designate: J Evans

A. Apologies for absence

Apologies were received from Councillors A Crawford, T Gilhome, A C 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.

E. General Correspondence.

None

The meeting closed at 8.10PM

PLANNING RECOMMENDATIONS

- a) P23/V1889/LDP Rebuilding of front garage projection following fire damage. The Barn, Charlton, Wantage, OX12 7HQ

Noted.

- b) P23/V1918/FUL Four bedroom detached dwelling. 32 Foliat Drive, Wantage, OX12 7AN.

No objection.

- c) 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 (as amended by plans received 24 August 2023). (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.

Wantage Town Council's preference would be for the garage to remain, however, as it has already received planning permission (P23/V1680/RM), the application seems to be a sensible compromise for the neighbouring property and therefore there is no objection, subject to the concerns of the Senior Urban Design Officer firstly being addressed and subject to the existing tree on the western boundary being retained if it is concluded that there is no conflict with the garage.

- d) P23/V1358/RM Approval of Reserved Matters (appearance, landscaping, layout, scale and internal access) for the erection of a children's day nursery (Use Class E[f]); a convenience store (Use Class E); and 3No. retail units (Use Class E / Sui Generis) alongside landscaping and associated car parking pursuant to planning permission ref: P21/V2544/FUL; along with details to discharge conditions 17, 19, 20, 21, 24, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 47 and 53 (as amended by plans received 31 August 2023).

Objection. The previous objections raised by Wantage Town Council have not been addressed. The request was not for additional parking bays but for the disabled spaces to be closer to the nursery site.

- e) P23/1296/RM Reserved Matters application for appearance, landscaping, layout and scale pursuant to P21/V2544/FUL for proposed Central Park including sports pitches, equipment and pavilion, upgrade works to the route of the former BOAT and pedestrian route to A338 and 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 P21/V2544/FUL for this phase (as amended by plans received 7 August 2023 and 31 August 2023).

It was agreed that it would be useful to have a Teams meeting with St Modwen to discuss the application prior to submitting comments. **Action: Deputy Clerk**
