

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

Committee members present: Councillors I Cameron, A Crawford and T Gilhorne

Other councillors present: Councillor K Morris

Town Clerk: Julia Evans

**Apologies for absence**

Apologies for absence were received from Councillors E Johnson, A Menzies, S Third 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 planning meetings held on 25 September and 16 October 2023.**

The minutes were approved and signed.

**16. Statements and questions from the public.**

None.

**17. Matters arising from previous minutes.**

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

Clerk to check whether this had been completed.

**Action: Clerk**

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

The installations had been completed. Clerk to check whether the units could be adjusted when the 20mph scheme was implemented.

**Action: Clerk**

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

No progress.

d) Update on 20's Plenty for Oxfordshire.

The implementation had been pushed back to January 2024.

- e) Oxfordshire County Council parking standards for new developments. [Parking standards for new developments \(Oxfordshire.gov.uk\)](https://www.oxfordshire.gov.uk)

The planning department at VWHDC had been asked whether the standards applied to householder applications as well as new developments. The response was ‘please be advised the Oxfordshire County Council Parking standards are used to inform and assess proposals for householder development (extensions and other developments on existing properties) where parking is a material consideration.’ They were then asked whether the new cycle standards applied to householder applications. The response was that ‘the parking standards also refer to Bicycle parking. Some deviation from the parking standards may be acceptable for small-scale developments involving domestic extensions, subdivision of a dwelling-house into self-contained flats, and infill development where no new access road is created. Discussion with the planning authority should take place at an early stage to establish if a variation will be permitted.’

18. **To consider the planning applications listed overleaf and any other planning applications that are received prior to the meeting.**

19. **Neighbourhood Plan - Regulation 15 submission.**

A Basic Conditions Statement and Consultation Statement were to be produced.

20. **To consider a request for the Town Council to consult residents of Grove Street, Stirlings Road and others concerning a proposal to close access from Stirlings Road to Grove Street with associated changes to waiting restrictions.**

A questionnaire had been drafted. Discussions followed on potential solutions. The Clerk was authorised to issue the questionnaire. Written responses were required; an SAE to be included with the questionnaire. Cllr Crawford volunteered to deliver.

ON THE PROPOSITION OF Councillor Crawford

SECONDED BY Councillor Gilhome

IT WAS RESOLVED to issue the questionnaire along with an SAE to residents and businesses in Stirlings Road and Grove Street. **Action: Clerk/Crawford**

21. **Other business**

- a) Budget estimates for 2024/25

A £5k budget was suggested. Clerk to establish whether there was any further grant funding available. **Action: Clerk**

b) OCC Lane Rental Scheme consultation.

It was noted that the A417 in the Wantage area was not included in the plans nor was the Wantage Eastern Relief Road which would be open by the time the scheme was implemented.

ON THE PROPOSITION OF Councillor Cameron

SECONDED BY Councillor Crawford

IT WAS RESOLVED to respond to the consultation highlighting the omission of the A417 between Rowstock and Wantage, and the Wantage Eastern Relief Road.

**Action: Clerk**

The meeting closed at 8.36 PM

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PLANNING RECOMMENDATIONS

- a) P23/V2305/LDP Integral garage conversion. From a garage into a useable room and C3 to C4 change of use. 15 Truelocks Way, Wantage, OX12 7EG.

Noted. Permission had been granted.

- b) P23/V2321/FUL Grass stadia pitch replacement with artificial grass stadia pitch and associated team shelters, perimeter path, goal storage areas, perimeter fencing, sports lights, storage container and link path. Alfredian Park, Manor Road, Wantage, OX12 8DW.

There were concerns about the replacement of grass with an artificial grass surface and the biodiversity issues that could result. It was noted that the proposed lights were replacements for existing ones. A question was raised about drainage and flooding. It was noted that the application had been referred to the drainage department. It was agreed to submit a Holding Objection pending the views of the drainage officer and the Letcombe Brook project. Cllr Gilhorne to contact Mark Bradfield (Letcombe Brook Project).

**Action: Gilhorne**

- c) P23/V2264/HH Rebuilding of front garage projection following fire damage. The Barn, Charlton Village Road, Charlton, Wantage, OX12 7HQ.

There were no objections.

- d) P23/V1786/FUL Change of use of whole site from shop (E(a)) and dwelling (C3) to a veterinary surgery (Sui Generis). Demolition of existing buildings and construction of a new building with new signage (as amplified by noise assessment and updated parking plan received 25 September 2023, and updated noise assessment information received 20 October 2023). Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB.

It was noted that permission had been granted on 3 November.

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- e) P23/V1787/A Change of use of whole site from shop (E(a)) and dwelling (C3) to a veterinary surgery (Sui Generis). Demolition of existing buildings and construction of new building with new signage (as amplified by noise assessment and updated parking plan received 25 September 2023, and updated noise assessment information received 20 October 2023). Wantage Motorist Centre, 1 Hans Avenue, Wantage, OX12 7DB.

It was noted that permission had been granted on 3 November.

- f) P23/V2364/HH Proposed single storey rear extension. 72 Foliat Drive, Wantage, OX12 7AL.

There were no objections.

- g) P23/V2327/FUL Proposed new changing room and alterations to include additional referee changing facilities, disabled and public wc's.  
Alfredian Park, Manor Road, Wantage, OX12 8DW.

There were no objections.

- h) P23/V2383/HH To upgrade and replace the entrance and rear conservatory with single storey extensions, new additional rooflights to the existing roof. Installation of proposed new outdoor swimming pool and kitchen garden. Chain Hill House, Chain Hill, Wantage, OX12 8PB.

There were no objections.

- i) P23/V2486/LB Remedial work to the internal face of the front living room wall following damage due to a car crash. The works will include the application of a breathable lime plaster and paint system to the exposed brickwork of the internal wall. The existing window is to be re-fixed due to cracking as a result of excessive movement. 45 Grove Street, Wantage, OX12 7AG.

There were no objections.

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