

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE  
ON MONDAY, 18 DECEMBER 2023 AT 7.30 PM**

Committee members present: Councillors E Johnson (Chair) and Councillor S Third

Other Councillors present: Councillor K Morris

Town Clerk: J Evans

One member of the public

**A. Apologies for absence:** Councillors I Cameron, A Crawford, T Gilhome and A Menzies sent their apologies.

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

None.

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

Mr Hodgson, a member of the Kingsgrove Residents Working Group spoke about the proposal for public toilets at the sports pavilion. He reported that neither the Football Club nor Wantage Town Council fund the maintenance of the proposed toilets. He had spoken to residents and they did not want the toilets either. However, they were still showing on the plans. He asked Wantage Town Council to ensure that the toilets were removed from the plans because no one wanted them. He noted that everything else about the Central Park proposal was good and would receive resident support if it was not too expensive.

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

**E. Visitors Parking – P17/V2479/RM**

A number of visitors parking spaces had been sold off by the developers to individual residents and had been signed as private. The Vale had confirmed that visitor parking was set out by condition and had to be built, but they did not consider the sale of the visitor parking to be a planning matter. It was suggested that a letter be sent to the developers expressing the Council's disappointment that the spaces had been sold and drawing their attention to a number of legal cases where developers had been taken to court over this. The letter was to suggest that the developers try and resolve the situation with the residents. It was suggested that a letter be sent to the Vale informing them that there had been a material change to the planning conditions, and that a letter be sent to OCC about the lack of visitor parking as a result of this action. Cllr Johnson to draft the letters. **Action: Johnson**

**E. General Correspondence.**

The joint local plan was available in a draft form and would go out to formal consultation January. Clerk to send the link to members of the planning committee in order that they could read ahead of the next meeting. **Action: Clerk**

Councillor Morris offered to join the Planning Committee. This was agreed.

The meeting closed at 9.04 pm

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## PLANNING RECOMMENDATIONS

- a) P23/V2723/FUL Change of use from ancillary retail (Class E) to 2 no. 1-bedroom residential units (Class C3); installation of new front doors and windows in north and west elevations; and associated works. Part First Floor, 17 Wallingford Street, Wantage, OX12 8BD.

Holding Objection. The size of the proposed flats did not meet the national development standards of 50 square metres. Under the Oxfordshire new parking standards 2 cycle spaces should be created for each 1 bed flat. Comments from the Fire Service regarding fire escapes and fire safety strategy were required. A noise assessment was required to confirm that flats above would not be disturbed by the development underneath and that placement of bedrooms is logical - ie the bedrooms in the new units are beneath bedrooms in the flats above and living areas are placed beneath living areas in the flats above to minimise the likelihood of disturbances and noise complaints. Drawings should be submitted showing these details.

- b) P23/V2709/S73 Variation of conditions 2 (Approved plans), 29 (Class E(a) net sales areas) and 30 (Convenience and comparison goods floorspace) on application P22/V0286/FUL. Erection of a Class E retail food store with associated car parking, access, landscaping and associated engineering works. Amended highways, drainage and ecology details received 3 May 2022. Land at Grove Road.

No Objection. The overall increase in space was only 4 square metres.

- c) P23/V1296/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, 31 August 2023 and 27 November 2023).  
Central Park, Crab Hill, Wantage, OX12 7GN.

Holding Objection. Concerns about the economic impact and the sustainability of the proposed public toilets. There was a need to understand where the cost of maintaining the facilities would lie as it could present a burden to the residents and/or the Town Council. Pleased that the fences around the allotments were to be 1.8m high to satisfy the crime prevention officer.

- d) P23/V1418/RM Erection of a detached family dwelling including appearance, layout, landscaping and scale. (Amended plans received 27 November 2023 – changes to glazing on west elevation, changes to garage store building, addition of landscaping plan).  
Land to the rear of Pippins Locks Lane Wantage OX12 9DB

Holding Objection. Concerns remain about the proposed garage/store. Considering the slope and the proximity to the neighbouring property it was likely to be overbearing. A topographical map

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was required. If the building were to be moved slightly to accommodate further planting it would address this concern. The Town Council supported the comments made by the joint owners of Willowmead. There were also concerns about the potential damage to trees and comments on the proposal from the Tree Officer were required. Reassurance was required that the drainage plan for the runoff from the flat roof had been properly dealt with to ensure the stability of the bank and no damage to the trees,

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