

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON  
MONDAY, 4 MARCH 2024 AT 7.30 PM**

Committee members present: Cllr E Johnson (Chair),  
Cllrs A Crawford, K Morris and S Third

Town Clerk: J Evans

**Apologies for absence**

Apologies for absence were received from Cllrs I Cameron and A Menzies.

**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 22 January 2024 and 12 February 2024.**

The minutes were approved and signed.

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

None

**33. Matters arising from previous minutes.**

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

We are waiting for a response from the Vale of White Horse District Council. The Deputy Clerk is to inform Councillor Crawford who is to respond and chase.

**Action: Deputy Clerk/Crawford**

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

The Deputy Clerk is to follow up on the email requesting another SID/POLE.

**Action: Deputy 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

A letter is to be written.

**Action: Clerk**

d) Update on 20's Plenty for Oxfordshire

There was no update available.

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

35. Neighbourhood Plan – Regulation 15 submission.

Comments were fed back on the basic consultation statement. The Clerk was to forward data on consultations to Bluestone for preparation of the consultation statement. The Clerk was to reply to Tom Gill and give an update of our status and thank him for his offer of assistance.

**Action: Clerk**

36. **To review the consultation with 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.**

Data was sent to Lee Turner and an update is expected from him later this week. The Clerk is to write to the resident telling him that we have initiated a discussion with Oxfordshire County Council but that we are aware that this will not be swiftly concluded.

**Action: Clerk**

37. **Other Business**

- a) Appeal against the refusal of permission for change of use from C3 to mixed residential and nursery care at 8 Wilkins Way. Any representation we wish to make must be received by 21 March. No further comment.
- b) Letter regarding parking outside school in Charlton Road area. Parking on the grass has ruined the verge. Cllr Johnson has replied that he shared the concerns. It was noted that ownership of the land is varied. Cllr Johnson thought that community parking projects might help people take ownership and prevent parking. It was suggested that a letter be sent to the Vale property officers and County Highways Officers stating that lack of parking leads to random parking all over green spaces and asking what they will do about it. Suggestions were discussed. Cllr Johnson to ask for photographs from the resident who wrote in.  
**Action: Johnson/Clerk**
- c) Bus gate email: it was noted that Wantage Town Council did object and had the support of the District Council and County Council but this was approved in outline permission in 2015. We did ask for data to demonstrate the need but this was not forthcoming. Clerk to reply.  
**Action: Clerk**

The meeting closed at 9.01 PM

-----

PLANNING RECOMMENDATIONS

- a) P24/V0261/RM A reserved matters application (access, appearance, layout, scale and landscaping) for 115 dwellings and associated infrastructure. (pursuant to application reference P23/V0134/O (Outline application for a phased development for up to 669 residential units and Neighbourhood Centre (Use Class E and Sui Generis) with associated infrastructure and open space which is capable of coming forward in distinct and separate phases in a severable way.)) Land at Crab Hill, Land north of A417 and east of A338, Wantage.

Developers were unable to attend today but offered to attend a future meeting. There were concerns about the application. A holding objection was suggested explaining that a meeting had been requested with the developers. The meeting to be an online meeting one lunchtime.

Concerns: the main issue was the parking to the rear of the houses and the lack of sight from houses. The interior parking areas are not well overlooked. Visitors parking needed to be a condition of the permission. There should be no ability to sell off the parking areas. Cycle parking appeared to be missing. Drainage plans needed to be re-reviewed. Residents had complained about rainwater runoff from the construction site. The land for the new development is at least 2 metres higher than the existing properties. Proper drawings are required for the site sections to demonstrate how they interact with the existing buildings. The drainage ditch appears to be missing. There is supposed to be a broad range of tree species, but there appears to be a focus on only two species. The Council supports the comments from the ecology officer, the landscape architect and the waste management officer regarding refuse locations and accessibility. It was requested that the comments from the urban design officer be made public. The location of the EV charging points in the garages was questioned. There could be issues with accessibility, ease of use and a potential fire risk with the longer cables.

- b) P24/V0391/HH Single storey side extension. 2 Uphorpe Drive, Wantage, OX12 7DF.

No objections.

- c) P24/V0332/HH Install orangery to the rear of the property.  
49 Humpries Green, Wantage, OX12 8FU.

No objections.

- d) P24/V0389/S73 Variation of condition 2 (Approved plans) on application P23/V2327/FUL to extend the facilities to within part of the covered area to meet the Football Association requirements. Proposed new changing room and alterations to include additional referee changing facilities, disabled and public wc's. Alfredian Park, Manor Road, Wantage, OX12 8DW.

No objections.

-----