

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON
MONDAY, 3 JUNE 2024 AT 7.30 PM**

Committee members present: Councillors E Johnson (Chair), S Third, A Crawford, I Cameron and K Morris.

Others present: 1 member of the public

Town Clerk: Julia Evans

Apologies for absence

Apologies for absence were received from Councillor 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 25 March, 15 April and 13 May 2024.

The minutes were approved and signed.

1. Statements and questions from the public.

None

2. To agree the Terms of Reference for the Planning Committee. Delegated authority to reply to licensing applications to be added.

ON THE PROPOSITION of Councillor Crawford

SECONDED by Councillor Johnson

IT WAS RESOLVED to agree the Terms of Reference with delegated authority to reply to licensing applications to be added.

3. Matters arising from previous minutes.

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

The John Lewis Partnership is happy with the proposal and have instructed lawyers to produce a licensing agreement to enable the council to mount the camera on their building; the lawyers are currently engaging with the landlord of the Waitrose building to secure their support for the works.

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

This item was closed at the last meeting.

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

Planning permission was given in June 2023 and the work had an 18 month timescale. The Clerk was to write to the case officer about this. **Action: Clerk**

d) Update on 20's Plenty for Oxfordshire

This was due for installation in September/October 2024. The delays had been caused by electricity connections.

e) Update on parking outside the school in the Charlton Village Road area

There was concern about parking on the bend as it is unsafe. The matter was to be taken to the Traffic Advisory Committee. The Clerk was to write to the school and ask whether they have any issues. **Action: Clerk**

f) Consultation on the crossing in Denchworth Road.

Comments on this are due by 14 June. It is a replacement for the existing crossing, replacing an uncontrolled crossing with a signalised crossing. Cllr Johnson is to come back with a statement concerning this. **Action: Johnson**

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

5. **To consider the revised submission for P24/V0261/RM – Crab Hill. A reserved matters application (access, appearance, layout, scale and landscaping) for 115 dwellings and associated infrastructure. (as amended by plans and information received 5 April and 10 May 2024). (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).**

There were conflicts between the Crab Hill development guidelines and the Vale development guidelines. It was felt that the former took precedence over the latter. The case officer had confirmed this. The guidelines stated that there should be no parking at the front of properties. The case officer felt that the latest amendments were acceptable. It was noted that the Crime Prevention Officer did not have any comments about the parking, but that the police had concerns about lighting. It was agreed to maintain the holding objection. Cllr was to take a view on the situation at Aldworth Avenue and speak to the residents. **Action: Johnson**

Statement to be submitted: We were pleased to meet with the developer, and they were able to address some of our concerns. We also support comments made by the Ecology Officer. However, we still have the following issues and therefore maintain our objection:

1. We wish to see a condition applied to visitor parking spaces to ensure that they will remain as visitor parking spaces regardless of ownership.
2. We understand that the developers have tried to be sympathetic about overlooking, but the land is significantly higher than originally planned which gives cause for concern. We believe overlooking will be a problem in some parts of the site. The height difference will result in the new house dominating the existing properties.
3. The existing drainage plan has failed and resident's gardens have been flooded. We have evidence that the existing drainage is not working and nothing in this application addresses the existing problems created by the development. Although they have not objected, the Drainage Officer has made it clear that they require further information.

In light of climate change and the increased intensity and frequency of rainfall, we request that the drainage plans be reviewed against predictions.

4. The current drainage plan was based on the height levels in the outline application, not on the height levels shown in this new plan. This gives us concern about run off from the development.
5. We note the concern of the police about lighting. Can this be addressed during winter months by back up provision.

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

There had been some queries in the Basic Condition Statement that had been referred back to Bluestone Planning. These related to the boundary and changing “Parish” to “Town”. The latter had been amended.

The Clerk is to ask the NP team at the Vale about the designated boundary. The boundary in the Basic Conditions Statement shows the current boundary, which is different from the 2013 definition. The Clerk is to circulate the Basic Conditions Statement for comments and request confirmation that the Council is happy with the document. **Action: Clerk**

7. **Other business**

- a. A resident reported that it appeared that a woodland buffer was being removed and the land turned into a garden. The resident is to send details to Cllrs Johnson and Crawford.
- b. Finance update – the report was presented. There were no issues to report.
- c. Consultation on crossing outside Fitzwaryn School.
- d. Pub site at Kingsgrove. A meeting had been requested but had not happened for various reasons. The Council objected to the proposal. A formal planning application had not yet been received. No action necessary yet.
- e. Future of the Traffic Advisory Committee. This matter will be put on the next full planning agenda.

The meeting closed at 9.48PM

PLANNING RECOMMENDATIONS

- a) P24/V1060/HH Conversion of existing attached double garage into ground floor bedroom and shower room for a disabled child. 18 Primrose Avenue, Wantage, OX12 7FU.

Application withdrawn.

- b) P24/V1002/LDP Certificate of lawfulness to demonstrate that no development is occurring in the change of use from dwelling to children's home. 71 Charlton Road, Wantage, OX12 8HJ.

This was covered at the last meeting.

- c) P24/V0955/HH Installation of 1No air source heat pump to the rear.
9 St James, Wantage, OX12 9EY.

The heat pump is larger than that required for permitted development. Residents have expressed concerns about the noise. The Environmental Protection Team has requested a noise assessment. The Council supported the Environmental Officer's comments and requested a noise assessment. Holding objection.

- d) P24/V0839/N5D Conversion of first-floor and second-floor office spaces into 2no. separate dwelling units. 2 & 4 The Old Mill, Mill Street, Wantage, OX12 9AB.

Residents in adjacent flats have objected. They were concerned about noise and ventilation. It was felt that the parking issues had been mitigated as they had allocated spaces but there was concern over sight lines. It was pointed out that there was no cycle parking.

Response: The Environmental Officer to be asked to comment on noise, given the construction of the existing walls and floors. The Fire Officer to confirm that escape plans are adequate. Note that there should be cycle parking. State that access to the garage will become difficult given the allocated parking for the new flats. Note the concern over sight lines when entering and exiting the highway due to the allocated parking. Question the allocation of parking in a high flood risk area. Note that the new flats will need ventilation in the kitchens and bathrooms in order to avoid condensation issues. Holding objection.

- e) P24/V1076/FUL Erection of concessionary retail pod unit and associated advertisements.
Unit 8 Kings Park, Limborough Road, Wantage, OX12 9AJ.

Four parking spaces opposite the pedestrian crossing to become a unit for key cutting etc. It was noted that the original application had specified the number of parking spaces in the area. It was thought there might be a condition preventing the loss of spaces.

Response: the site is problematic because of the mix of vehicles and pedestrians. The drop off area and pedestrian crossing are both in close proximity to this proposal for a store. There is concern over the loss of parking spaces. Ask that the original planning permission and associated conditions be checked.

Object.

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- f) P24/V1077/A Erection of concessionary retail pod and associated advertisements.
Kings Park, Unit 8, Limborough Road, Wantage, OX12 9AJ

Object. On the basis that it causes a distraction to drivers adding to the problem of the location of the unit.

- g) P24/V1056/S73 Variation of condition 12 (opening times) on application P05/V1700 (revisions to consented schemes WAN/12562/11-X & /16. Demolition of existing buildings and redevelopment to form new Sainburys foodstore, seven unit shops with residential flats over. Five retail warehouses and associated parking, new yard for Crystalox. New highway works to provide access etc.) Unit 9, Kings Park, Limborough Road, Wantage, OX12 9AJ.

Holding objection.

Response: We are having difficulty understanding the airbourne sound insulation test. For example, the SE façade is reported as 52 decibels at 20 meters. It would appear from the report that the sound levels increase as you get further away from the building. Clarification is required.
