

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON  
MONDAY, 8 JULY 2024 AT 7.30 PM**

Committee members present: Cllr I Cameron (Chair), Cllrs S Third, A Crawford, A Menzies and K Morris.

Others present: Cllr J Hannaby and 3 members of the public

Town Clerk: Julia Evans

**Apologies for absence**

Apologies for absence were received from Cllr E Johnson.

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

None.

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

None

**9. To approve the minutes of the Planning meeting held on 3 June 2024 and the Plans Only meeting held on 24 June 2024.**

ON THE PROPOSITION of Cllr Cameron  
SECONDED BY Cllr Crawford  
The minutes were approved and signed.

**10. Matters arising from previous minutes.**

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

Lawyers were speaking to the John Lewis lawyers about this. The police were to be asked if we would still have access to the data if and when necessary and whether it would be the same as currently.

**Action: Clerk**

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

This was to be raised with the planning officer.

**Action: Clerk**

c) Update on 20's Plenty for Oxfordshire

The scheme is due for installation at any time; the issue is with the electrical supply.

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

There has been no progress on this. The Clerk is to write to the school to ask if they have had any issues, especially on the bend.

**Clerk**

**Action:**

e) Consultation on the crossing in Denchworth Road.

Work is starting in October.

11. **To receive the minutes of the Traffic Advisory Committee meeting held on 23 May 2024**

The minutes were received and noted.

12. **To receive an update on Grove Street/Stirlings Road safety issues.**

Oxfordshire County Council traffic monitoring data had been circulated.

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

14. **To consider revising the response for P24/V1076/FUL and P24/V1077/A – Concessionary Retail pod at Kings Park.**

It was agreed to maintain the Committee's objection.

15. **To review the additional information received on application P24/V1056/S73 – Unit 9, Limborough Road, Kings Park.**

Objection. The information provided did not clarify the issue. There was still concern that there would be a noise impact on the residents of Grove Street. A condition was to be requested limiting the sound to appropriate levels for the area.

16. **Update on the revised submission for P24/V0261/RM – Crab Hill.**

Maintain holding objection. Responses to concerns were received from the Vale and had been circulated. The first question had not been answered. Cllr Johnson to be asked for the legal precedence that he had identified. A condition was required to protect the existence of the drain so that the area could not be sold off to individual residents. The response to the second question was that, despite appearances, the new properties were not significantly higher, and the issue had been mitigated by moving the properties further away. Cllr Johnson to be asked for his view on this. A condition to be requested to protect the landscape buffer. Response to question 3: there was concern that the drains in the buffer area will be insufficient to take the water away from the area south of the road between Aldworth Avenue. This was to be referred to Cllr Johnson. Response to question 4: the design reflects the levels proposed. Response to question 5: response accepted. The Clerk is to liaise with Cllrs Johnson and Cameron regarding the final response to be submitted.

**Action:**

**Clerk/Johnson/Cameron**

17. **To sign off the Neighbourhood Plan Basic Conditions Statement**

ON THE PROPOSITION OF Cllr Crawford  
SECONDED BY Cllr Cameron  
IT WAS RESOLVED to sign off the Statement

18. **To consider the future of the Traffic Advisory Committee.**

This item is to be carried forward.

19. **Other business**

- a) OCC Flood Risk Management Consultation – this closes on 23 August 2024. The clerk is to ask Cllr Johnson for his views. **Action: Clerk**

- b) To consider a request to revise the preferred name for the WELR.

ON THE PROPOSITION OF Cllr Cameron  
SECONDED BY Cllr Third  
IT WAS RESOLVED to name the WELR King Alfred Way.

- c) To appoint named substitutes for the Planning Committee.

This item was to be included on the next agenda.

**Confidential Matters**

20. Update on Market Place Pedestrianisation following a meeting with OCC.

This item would be taken to the full Council meeting.

The meeting closed at 9.55PM

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## PLANNING RECOMMENDATIONS

- a) P24/V0827/FUL Amendment no.3 – Landscaping plans received. Furzewick Farm, Manor Road, Wantage.

The Committee supports the comments of the Forestry Officer.

- b) P24/V1139/HH Two storey rear extension to existing dwelling and erection of new garden outbuilding for home and office storage. 10 Wasborough Avenue, Wantage, OX12 9BD.

No objections.

- c) P24/V1353/HH Conversion of an existing attached double garage into ground floor bedroom and shower room for a disabled person. 18 Primrose Avenue, Wantage, OX12 7FU.

Fully support. There would be no visual change to the property and the conversion cannot be a separate dwelling. There was ample parking and there was a family need.

- d) P24/V1220/HH Erection of single storey front extension and storage conversion into bedroom. 104 Stockham Park, Wantage, OX12 9HH.

Maintain objection with an additional comment about the lack of a door to the original House from the proposed extension.

- e) P24/V1308/RM Reserved matters application for Western Area Enabling Works including 1. Phase 6 boundary road; 2. Proposed landscape planting along ditch and filter drain to rear of Central Phase 6B and South West Phase; 3. Pedestrian/cycle connections and associated landscape works making connections from Major Access East Road and Major Access West Road to Aldworth Avenue and Truelocks Way respectively; 4. Woodland planting to east of Central Phase 6b; and 5. Re-aligned Grove Loop Road South and associated swales and street tree planting to accommodate retained Thames Water main in-situ. Also details to discharge conditions 1 (CEMP & LEMP), 10 (street lighting), 21 (soft landscaping), 22 (landscape maintenance schedule), 24 (tree protection), 30 (surface water drainage strategy), and 39 (external surfaces details). (Outline application for a phased development for up to 669 residential units and Neighbourhood Centre (Use Class E and SuiGeneris) with associated infrastructure and open space which is capable of coming forward in distinct and separate phases in a severable way P23/V0134/O). Land at Crab Hill, Land north of A417 and east of A338, Wantage, OX12 7PD

Holding objection.

The planting showed quite low trees and shrubs. It was agreed that they should be higher, more continuous and more substantial. The concern was over the lack of substantial screening which, for the most part, was mostly 1m to 1.5m high. An indication of the mature height of the trees would have been useful. There was also a concern that the screening was not continuous. Given the height differences, it was felt that there should be more screening from the southern edge of SE04 through the full extent of the boundary of SE04.

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Comments on street lighting: it was important that lighting is correct and appropriate in the cycle and pedestrian connections. The Committee need to be assured that the routes are suitable for both cycles and pedestrians; especially the width as the new standard is 3m. It is not clear on the plan, which appears to show pedestrian access only (P9). It was noted that drainage was an issue; this was felt to be inefficient. It was noted that we have commented along these lines on other applications.

- f) P24/V1388/FUL Installation of a Regenerative Thermal Oxidiser (RTO) and associated infrastructure to replace an existing Catalytic Thermal Oxidiser (CTO). MacDermid Autotype Ltd, Grove Road, Wantage, OX12 7BZ.

Noting paragraph 7.23 and noting that the applicant is willing to accept a condition requiring the submission and approval of a landscaping scheme; this statement was supported.

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