

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY, WANTAGE
ON MONDAY, 14 OCTOBER 2024 AT 9.30PM**

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

Town Clerk: Julia Evans

A. Apologies for absence

None.

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

None

C. Statements and questions from the public.

None

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

E. To consider the South Oxfordshire and Vale of White Horse Joint Local Plan 2041

The consultation closes on 12 November 2024 and Councillor Johnson would respond.

Action: Cllr Johnson

F. General correspondence

a) A letter had been received from a Wantage resident concerning the town centre. Councillor Johnson would draft a response. **Action: Cllr Johnson**

b) Outflow from Kingsgrove: it was suggested that a contribution of £25,000 be requested towards the enhancement project which will include access and usability. This could potentially include paths, seating and planting.

The meeting closed at 10.30pm.

PLANNING RECOMMENDATIONS

- a) P24/V1881/FUL Development of the site for 16 dwellings (C3) and associated enabling, landscape and access work.
Land East of Chain Hill, Chain Hill Road, Wantage, OX12 8FU.

The Vale Planning Officer's advice was comprehensive and did not support the application. It was considered an inappropriate development for the AONB and the site was not included in the Local Plan. Access to the site would be extremely problematic in that area. Object.

- b) P24/V1308/RM-WAN 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. Realigned Grove Loop Road South and associated swales and street tree planting to accommodate retained Thames Water main in-situ. (as amended by plans and information received 6 August 2024 and 2 October 2024). 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 Sui Generis) 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 north of A417 and east of A338, Wantage, OX12 7PD.

A holding objection had previously been submitted due to the screening on the southern boundary, the footpath connections not being wide enough and drainage.

It was pointed out that trees could not be planted in some areas because of a water main. The proposal was to increase the height of the fence. The footpath has been widened and straightened. Drainage was now shown on the plans.

A covenant was required to ensure that the buffer zone was retained by a single entity which holds the responsibility for maintenance. The covenant was to ensure that the buffer zone cannot be sold or given away.

The objections had been addressed apart from the condition above. A covenant was to be requested.
