

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF  
WANTAGE TOWN COUNCIL HELD AT THE BEACON, PORTWAY ON  
MONDAY, 23 SEPTEMBER 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

Town Clerk: Julia Evans

**Apologies for absence**

Apologies for absence were received from Cllrs E Johnson and T Gilhome.

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

None.

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

None

**22. To approve the minutes of the Planning meeting held on 8 July 2024 and the Plans Only meetings held on 2 July, 19 August and 2 September 2024.**

ON THE PROPOSITION of Cllr Third  
SECONDED BY Cllr Menzies  
The minutes were approved and signed.

**23. Matters arising from previous minutes.**

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

The John Lewis Partnership had refused permission to install the camera on the Waitrose building. It will be necessary to come up with another plan.

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.

There had been technical issues and therefore no progress. The matter had been raised with the Planning Enforcement team at the Vale.

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

The school had reported that there were issues with parking around the residential roads; particularly Aldworth Avenue. Cars were parking on the junction and on the grassed areas by Holy Trinity. The school had contacted families about parking and had also contacted the local PCSO who had advised that they no longer offer support with parking. The Clerk is to write to the PCC asking if officers could monitor the area. The Clerk will also write to OCC Highways asking about double yellow lines on the junctions.

**Action: Clerk**

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

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

It was noted that most of the other TAC meetings were held virtually so that the County officers can attend. It was pointed out that a committee meeting could not be held virtually. However, as the TAC is an advisory committee it could be held online. Concern was also raised about sharing the meeting with Grove Parish Council.

ON THE PROPOSITION of Cllr Crawford  
SECONDED by Cllr Cameron  
IT WAS RESOLVED to hold the meetings online

ON THE PROPOSITION of Cllr Crawford  
SECONDED by Cllr Cameron  
IT WAS RESOLVED to hold a meeting just for Wantage Town Council.

Cllr Cameron requested that a meeting be scheduled soon.

**Action: Deputy Clerk**

26. **Update on the Neighbourhood Plan.**

The Neighbourhood Plan had been submitted to the Vale. Awaiting an update for the Regulation 16 consultation. The Clerk is to ask for an update. The Clerk is also to ask Cllr Crawford to provide a timetable for the joint local plan.

**Action: Clerk**

27. **To receive the Income and Expenditure Report.**

The Report was received and noted.

28. **Other business**

- a) Grove Street – the Clerk is to ask OCC for an update. **Action: Clerk**
- b) Status of care home application.

Cllr Crawford had chased the Planning Officer for an update.

- c) Grove Road SID.

The unit had not been swapped for a long time; the Clerk was to check this. There was a suggestion that more SIDs could be installed now that the 20mph limit was in place. Grove Road was a particular issue. Cllr Third is to suggest some locations. The Clerk is to liaise with the Deputy Clerk concerning this. **Action: ST/Clerk/Deputy Clerk**

d) Flooding in Mill Street.

Cllr Hannaby had written to the residents concerned. The Clerk was to respond to the latest complaint suggesting that they report the issue to Thames Water. Cllr Hannaby confirmed that OCC was looking at the drainage issues. It was noted that it was the intensity of the water that had caused the problem.

It was suggested that the following message be put out about the flooding: “The Town Council is very conscious of the flooding issues around the town and are working with OCC to look at this.” Cllr Morris expressed an interest in a Town Emergency Plan. The Clerk would add this to the PM&F agenda.

**Action: Clerk**

The meeting closed at 8.57PM

-----

PLANNING RECOMMENDATIONS

- a) P24/V1879/HH Proposed construction of garage and permeable block paving driveway. Maryhill, Naldertown, Wantage, OX12 9EB.

No objections.

- b) P24/V1882/RM Reserved Matters application following outline approval P23/V0134/O for access, appearance, landscaping, layout and scale for 116 dwellings and associated infrastructure. (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 (Phase 7) Wantage.

Clarification is required on street lighting. There appear to be only two lights in the affordable housing area (bottom left) and none at all in the top right area. There was concern that this was insufficient. A condition was required that construction traffic did not use the bus gate on Elder Way.

Holding objection.

Vistry Homes Limited have asked if we would like a meeting with them; this was not required.

- c) P24/V1945/FUL Use of Unit 9 as a 24-hour gym. Unit 9, Kings Park, Limborough Road, Wantage, OX12 9AJ.

No objection provided a condition on noise is attached.

- d) P24/V1946/HH Proposed new dormer windows and alterations. 10 Littleworth Hill, Wantage, OX12 9AG.

No objections.

- e) P24/V2135/FUL Demolition of existing building. Erection of 9 flats and café (Class E), and associated works. (Amended plans and information received 4 September 2024, as described in agent's supporting letter dated 27 August 2024). Crystalox Building, Kings Park, Wantage, OX12 9AJ.

A holding objection had previously been submitted. The new application still does not provide a 10m buffer zone. The issue about screening has not been addressed. The presence of otters has been acknowledged, but most of the areas of concern still remain. The only matter that had been resolved was the security of the cycle rack.

Maintain holding objection.