

**MINUTES OF THE PLANNING COMMITTEE OF THE WANTAGE  
TOWN COUNCIL HELD IN WANTAGE CIVIC HALL,  
PORTWAY ON MONDAY 15 DECEMBER 2008 AT 7.30 PM**

Committee members present: Councillor B Armitage (Chairman up to item E)  
Councillor Major J Sibbald (Chairman – from item F)  
Councillors Mrs P Brundle, E Goldsmith, P Kent,  
J Morgan, Mrs J Reynolds and Mrs L Todd

Other councillors present: Councillors A Geden, Mrs J Hannaby and Mrs E Turner

Others up to item E: B Nedelkoff - BHP Harwood  
P Hodgson – Glanville Associates

Deputy Clerk Mrs H Kell

**A Election of Chairman**

Due to reported late arrival of the Chairman

ON THE PROPOSITION of Councillor P Kent

SECONDED by Councillor Mrs J Reynolds

IT WAS RESOLVED that Councillor B Armitage be elected Chairman for the meeting

**B Apologies for Absence**

Apologies for absence had been received from Councillors A Crawford and P O’Leary

**C Declarations of Interest**

Councillor Goldsmith declared a personal and prejudicial interest in application WAN/9635/2.

**D Questions and statements from the public**

None

**E Market Place**

The Chairman welcomed Bogdan Nedelkoff of BHP Harwood and Philip Hodgson of Glanville Associates, who were the consultants commissioned by the Council to develop the refurbishment project for Wantage Market Place. It was reported that they had met with both Oxfordshire County Council and Vale of White Horse District Council officers where the Town Council’s aims and key features for consideration had been reported. Mr Hodgson reminded the Committee that the Council had looked at various proposals for refurbishment of the Market Place in 2003/04. The Council’s refurbishment programme had been deferred until the Limborough Road development had been completed. The consultations with Oxfordshire County Council as the Highway Authority had included officers from the Strategic Transport Planning Department and also the Vale of White Horse District Council’s Planning Department. The meetings had resulted in no objection in principle to the plans being considered, but general concern over funding arrangements. However, the Highway Authority made the following observations.

a) The Highway Authority would resist introductions of one way traffic.

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- b) Scaled down version with emphasis on improved pedestrian areas.
- c) Quality attractive materials which are durable and easily maintained.
- d) Concern for disabled and visually impaired.
- e) Maintain the Market Place as a hub for public transport with enhanced shelters.
- f) Oxfordshire County Council would resist any move of buses to Newbury Street.
- g) Improved stacking for buses and opportunity for them to leave in any direction.
- h) Provide servicing for retail outlets around the Market Place.
- i) Enhance pinch points with improved pedestrian crossing facilities, subject to detailed design and safety audit.
- j) Additional parking in Mill Street and Newbury Street.

Councillor Major Sibbald joined the meeting.

Councillors considered the revised plan and welcomed the enhanced pinch points with improved pedestrian crossing facilities, especially at the junction of Grove Street and Mill Street. They, however, voiced their concern that the previous request for traffic calming on the approach roads to the Market Place had not been included. Members also discussed at some length the retaining of buses on the Market Place, together with improved stacking facilities.

ON THE PROPOSITION of the Chairman  
SECONDED by Councillor Mrs Reynolds

IT WAS RESOLVED that the Committee consider the proposals of the consultants at its meeting on 12 January 2009, following a site meeting by members on the Market Place on Sunday 11 January 2009, at a time to be arranged.

Following the consultants receiving the Council's comments, a further meeting was scheduled to be held in February and public consultation undertaken later in the Spring. The Chairman reminded the Committee that at previous meetings, a stage programme for improvement to the Market Place had been proposed. The Chairman thanked Bodgan Nedelkoff and Mr Hodgson for their presentation. The Deputy Clerk was to e mail a copy of the proposed new plan to all Councillors.

**Action: Deputy Clerk**

**F Planning applications**

Councillor Major Sibbald took the Chair for the remainder of the meeting. The planning applications on the attached sheet were considered and the comments agreed.

- b) WAN/9635/2 - Councillor Goldsmith left the meeting for this item..

**G Decision notices**

Application No	District Council Decision	Town Council Recommendation
WAN/19435/3 – 17 Paddock Close	Permit	No objection
WAN/2853/6 – Wantage Motors	Permit	No objection
WAN/4193/10 – 7 St Michael's House, Priory Road	Refuse	No objection
WAN/4913/11-LB – 7 St Michael's House, Priory Road	Refuse	No objection

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**H Tree letters**

The Committee considered and approved the following work to trees:

- a) Re-pollard 7 x Lime trees at 2 St Michael's, Priory Road
- b) Re-pollard 2 x Hornbeam trees and 4 x to hedge height, also 2 x small Hornbeams at 1 St Michael's, Priory Road.
- c) Reduce the crown and tidy 1 x Lime tree and remove ivy and tidy 1 x Yew tree at Plot 1 St Anne's Mews.
- d) Reduction to crown and removal of ivy from 1 x Yew tree at Plot 3, St Anne's Mews.
- e) Felling to ground level of 2 x Cypress trees at Tannergate, Priory Road.
- f) The Committee noted the Preservation Order (Wantage) No.10 2008

**I General correspondence**

a) The Committee received a copy of a letter from King Alfred's Sports College, outlining the County Council's proposals on the planning application for the retaining and extension of use of the dome.

Councillors noted the proposals and that a working party was be formed to discuss the future use of the dome and requesting representatives of the Town Council to join the working party. The Chairman proposed a copy of the letter be sent to all members of the Council with the Committee recommending the Mayor be the Town Council's representative and also to be Chairman of the working party.

**Action: Deputy Clerk**

The meeting closed at 9.28 pm.

WPF/ME

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**PLANNING RECOMMENDATIONS**

(a) WAN3417/31 and WAN/3417/31-LB. Conversion of first and second floor offices to 8 x 1 bedroom and 2 x 2 bedroom flats. 13 -17 Newbury Street, Wantage, Oxon OX12 8BU for Blue Sky Apartments.

No objections to the proposal for flats, but the committee consider the application overdevelopment of the site which will lead to overcrowding. The lack of car parking provision is inappropriate for a town which is in a rural area with poor public transport provision.

(b) WAN/9635/2 – Erection of a porch. 29 Garston Lane, Wantage, Oxon OX12 7AR for Mr C Marshall.

No objection.

(c) WAN/20297/2 – Variation of conditions 2, 8 and 9 of Planning Permission prior to WAN/20297. Sports Ground, Larkhill, Wantage, Oxon OX12 8PJ

No objection, but consideration could be given to some temporary lighting of the car park area prior to the pavilion being built.

(d) WAN/20745 – Change of use from vacant solicitors offices to C3 dwelling house. 3 Church Street, Wantage, Oxon OX12 8BL for Mr Robin Heath

No objection.

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