

**MINUTES OF THE PLANNING COMMITTEE OF THE WANTAGE
TOWN COUNCIL HELD IN WANTAGE CIVIC HALL,
PORTWAY ON MONDAY 16 MARCH 2009 AT 7.30 PM**

Committee members present:	Councillor Major J Sibbald (Chairman) Councillors B Armitage, Mrs P Brundle, E Goldsmith, P Kent, J Morgan, P O'Leary, Mrs J Reynolds, Mrs L Todd and Dr ICE Turcu
Other councillors present:	Councillors A Geden and Mrs J Hannaby
Others present:	B Nedelkoff – BHP Harwood (up to item E) P Hodgson – Glanville Associates Two members of the public
Deputy Clerk	Mrs H Kell

A Apologies for Absence

An apology for absence had been received from Councillor A Crawford

B Declarations of Interest

None

C Questions and statements from the public

Mr B Marlow of 15 Elm Road, Wantage, made a statement to the Committee outlining his objection to the planning application WAN/14913/2 – 13 Elm Road. The proposed single storey extension would further obstruct light to the living room of 15 Elm Road and would potentially cause loss of solar heat and light. The application could also contravene the District Council's strategic planning policy H24 (3) Overshadowing. The Chairman thanked Mr Marlow for his statement.

D Planning applications

The planning applications on the attached sheet were considered and the comments agreed. Letters of objection were received from Mrs Collyer, and Mr and Mrs Collyer together re WAN/20790 The Sack House.

E Presentation of revised Market Place refurbishment plan

Mr B Nedelkoff of BHP Harwood and Mr P Hodgson of Glanville Associates presented two revised refurbishment plans having taken account of the Committee's comments from a previous meeting.

Plan A: The revised plan, at the Council's request, included bus routes from east to west and west to east on the southern side of the Market Place, with improved pavement area on the northern side allowing for al fresco seating. Plan A also took into account the Committee's request for the King Alfred's Statue to remain in its present position and parking for buses to allow them to stop and collect passengers from the Market Place.

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Plan B: Included all the proposals from Plan A, but also had reduced car parking on the Market Place with additional parking on the west. Mr Hodgson reported that improved pedestrian access would reduce speed for traffic and could be undertaken as phased schemes by the County and District Councils. The opening of the Angel passage will form part of the refurbishment of 18 Mill Street. Different surface details will also form part of the public consultation. Although some members were concerned that the Market Place did not become a transport hub, others considered passengers arriving by public transport to be vital to the vitality of the town.

The question of pinch points to reduce speed around the Market Place was also discussed, with the consultants suggesting an experimental period to ensure that the traffic does not become gridlocked around the town. Concern was also shown at the lack of disabled parking. Members also discussed the proposal of on-street parking in Mill Street.

The Chairman thanked both Mr Nedelkoff and Mr Hodgson for their presentations, and

ON THE PROPOSITION of the Chairman,
SECONDED by Councillor P O'Leary

IT WAS RESOLVED that the Committee should consider the following proposals for the refurbishment of the Market Place at its meeting on 31 March 2009:

- a) Traffic moving east west and west east on the southern boundary of the Market Place.
- b) Buses. A policy on buses parking on the Market Place must be obtained.
- c) Experimental traffic scheme to include the pinch point at entrances to the Market Place.
- d) The problems of the mixture of pedestrian and car parking on the Market Place.
- e) Parking on the south side of Mill Street.

F Decision notices

Application No	District Council Decision	Town Council Recommendation
WAN/19092/1 – 56 Foliat Drive	Permit	No objection

G Tree letters

None.

H General correspondence

The Committee received and noted two letters from Oxfordshire Highways.

- a) Tourist signs at the Court Hill Centre, Letcombe Regis.
- b) Contingency planning for diversion routes for the A 420 Swindon – Oxford.

The meeting closed at 8.40 pm.

WPF/ME

PLANNING RECOMMENDATIONS

(a) WAN/14913/2 – Erection of a single storey front extension.13 Elm Road, Wantage, Oxon OX12 7EE for Mr J Prestidge.

Object due to overshadowing and loss of light to neighbouring property. The application contravenes the District Council's Planning Policy H24 3. This states that any development should not cause loss of light to neighbouring properties.

(b) WAN/20790 and WAN/20790/1-CA- Demolition of existing building. Erection of boundary stone walls and reinstatement of gate stone piers. The Sack House, The Wharf, Mill Street, Wantage, Oxon for Barratt (Thames Valley)

Strongly object, on the grounds of conservation and the historical significance of the property to Wantage. The application contravenes the original planning application.

(c) WAN/18732/1 – Erection of a single storey rear extension and first floor rear extension. 9 Belmont, Wantage, Oxon OX12 9AS for Mr G Page.

No objection

(d) WAN/2147/3 – Proposed two storey extension to the front of the property and a single storey extension to the side. 66 Charlton Road, Wantage, Oxon OX12 8HG for Mr A Parsons.

No objection

(e) WAN/14872/3 and WAN/14872/4A – Installation of external illumination only to the existing fascia and projecting signage. Unit 4, Kings Walk, Limborough Road, Wantage, Oxon OX12 9AJ for Mr S Bethell.

No objection
