

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN WANTAGE CIVIC HALL, PORTWAY,
ON MONDAY 23 NOVEMBER 2009 AT 7.30 PM**

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|------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Committee members present: | Councillor Major J Sibbald (Chairman) Councillors B Armitage, A Crawford, E Goldsmith, P Kent, P O'Leary, Mrs J Reynolds, Mrs L Todd and Dr ICE Turcu |
| Other Councillors present: | Councillor Mrs J Hannaby and J Morgan |
| Vale of White Horse District Council Officers: | Ms H Novell and Ms L Scaplehorn (for item 22) |
| BHP Harwood | Mr B Nedelkoff and Mr P Glanville (for item 23a) |
| Members of the public: | One member of the public |
| Deputy Clerk: | Mrs H Kell |

Apologies for Absence

None.

Declarations of Interest

None.

Minutes of previous meetings

The minutes of the meetings held on 12 October and 2 November 2009 were approved and signed.

**22. Presentation on the Vale of White Horse District Council Allocation Policy a
St. Mary's School Site**

The Chairman welcomed Ms Novell and Ms Scaplehorn to the meeting. Ms Novell reminded members that in 2008 the Thames Valley Housing Association had been working with Berkeley Homes to provide 40% of the total housing at the St Mary's School site as social housing. Thames Valley Housing had then requested a further 99 houses for availability through the Homebuyers Ownership Scheme. 19 x 3 bedroom houses were available for rent, together with 9 x 2 bedroom flats, one of which has been adapted for special needs. There was an even proportion of shared ownership and rented properties on the site. Ms Scaplehorn then explained the policy for letting properties. Applicants must have lived in the Vale area or have family who live in the area, or work in the area. Of the 22 properties available for rent, 20 have been allocated to people who have connections with the Vale area, 10 have been allocated to people who live in the Wantage and Grove area, and the remaining 10 to families who live in the Vale of the White Horse District area. The properties are advertised and circulated to those tenants who are on the housing

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list. Of 16 properties recently advertised, 9 are two bedroom properties and 7 three bedroom. Some properties are not advertised as they have been adapted for people with special needs. Recently, a sub regional group had been formed from the Vale of the White Horse District Council, South Oxfordshire District Council and Cherwell to accommodate families moving in and out of the relevant areas. However, the number of families moving in must equate to those moving out. Councillors welcomed this policy.

ON THE PROPOSITION of Councillor Crawford
SECONDED by the Chairman

IT WAS RESOLVED that a press release be made reporting that 20 new homes on the St Mary's School site were being made available for local people.

The Chairman thanked both Ms Novell and Ms Scaplehorn for their presentation and they left the meeting.

21 Statements and Questions from the Public

None

23 Matters arising

a) Wantage Market Place refurbishment:

Following earlier meetings with the Council, Mr Nedelkoff and Mr Glanville were invited to give a more in depth presentation on the proposals for the Market Place refurbishment. The previous meetings with the Council had indicated that too much space in the Market Place had been allocated for short term parking and this would detract from the open, pedestrian friendly ambience of the area. The Committee was reminded that public consultation had resulted in retaining some parking on the Market Place and concerns were also voiced at the flow of traffic around and through the town, following the number of proposed pinch points on roads leading into the Market Place.

ON THE PROPOSITION of Councillor Armitage
SECONDED by Councillor Mrs Hannaby

IT WAS RESOLVED that when the final design was agreed, copies would be delivered to all residents for public consultation. Arrows will indicate the traffic flows together with explanations of diagrams on the plan.

In reply to those members who felt there were too many parking spaces on the Market Place, Phillip Glanville agreed that improved signage to other car parks, such as the Civic Hall, Sainsbury's and Waitrose, where long term car parking was available, would deter cars from attempting to park on the Market Place, and encourage people to shop for longer periods in the town. The Committee were informed that the design of the Market Place will give pedestrians priority, and this will be made possible with various coloured and textured surfaces. It should also be noted that pinch points were already in place, both at the Newbury Street and Wallingford Street junctions due to the narrow road junction. The proposals will help to reduce speed around the Market Place, while keeping the overall concept of an open area. Increased pavement widths at both Grove Road and outside the HSBC bank will also benefit pedestrians and help the passage to and from the Market Place and Sainsbury's. Experimental pinch point schemes will be encouraged and monitored for traffic

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flows.

Members were reminded that the consultants required the full support of the Council to proposals, before meeting with the County Council. The approval of the County Council must be obtained before any changes can be made. The Town Council had already submitted application to both the County and District Councils for funding and final plans must be agreed as soon as possible to try to secure funding.

ON THE PROPOSITION of Councillor Armitage

SECONDED by Councillor Mrs Hannaby

IT WAS RESOLVED that in order to move this item forward, a motion should be put to the next Council meeting on 30 November, in order to enable further discussion.

The consultants were asked to produce an amended draft plan, showing car parking spaces moved from the centre to the southern edge of the Market Place, parallel to the road, and delivery areas on both the southern and northern side of the Market Place should have defined times.

ON THE PROPOSITION of Councillor Crawford

SECONDED by Councillor Armitage

IT WAS RESOLVED if the information was not available for the Council meeting on, a special meeting be called before the next Policy, Management and Finance meeting.

Mr Nedelkoff and Mr Glanville left the meeting.

24 Vale of White Horse District Council Consultation Paper re Referral of Planning Applications to the Development Control Committee

The Chairman reported that he and Mrs Hannaby had attended the Vale of White Horse District Council's Parish Council's Planning Evening in Abingdon. Wantage had only disagreed with the planning authority recommendations on eight occasions in the previous year. However, the planning authority reported that often parish councils put forward objections which were not planning reasons for refusal. The Clerk had circulated a list of material planning considerations which had been produced by the District Council and the Deputy Clerk was required to bring this list to all meetings. The Committee considered the District Councils proposals for delegating decisions on a large number of planning applications directly to the Chairman of the Planning Development Committee. However, the members voiced their concern as to how the District Council would put this into practice and questioned the savings to be made of time and money.

ON THE PROPOSITION of Councillor Mrs Todd

SECONDED by Councillor Crawford

IT WAS RESOLVED not to support the policy for planning referrals as proposed by Vale of White Horse District Council as it will take away democratic policy and will take away the Parish Councils opportunity to speak on local planning issues. The Council recognises the need to streamline procedures and recommends that all Councillors be given planning training. The Chairman put the resolution to the meeting and it was carried unanimously. The Deputy Clerk was requested to write to the District Council reporting the recommendations.

Action: Deputy Clerk

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25 Planning Applications

The planning applications on the attached sheet were considered and comments agreed.

26 Decision Notices

| Application No | District Council Decision | Town Council Recommendation |
|--------------------------------|----------------------------------|------------------------------------|
| WAN/12984/1 – 30 Charlton Road | Permit | No objection |
| WAN/394/9 – 16 Mill Street | Refuse | No objection |
| WAN/21001 – 24 Hiskins | Permit | No objection |

27 Traffic Advisory Committee Meeting 1 October 2009

The minutes of the Traffic Advisory Committee meeting held on 1 October 2009 were received and noted.

a) Agenda item 7: Update on pedestrian crossing and refuge at Limborough Road.

It was reported that a plan of the proposed crossing will be referred to the Town Council for approval.

b) Agenda item 11: District Council Officers report.

The District Council had reported that only 25% of the available car parking spaces in the undercroft car park were being used. It was proposed that the Clerk should make the public aware of the additional car parking availability through the website and reports in the Wantage and Grove Review. **Action: Clerk**

28 Tree letters

None.

29 Wantage Magistrates Court

The Committee considered the previously circulated paper from the Ministry of Justice proposing the closure of the Wantage Magistrates Court. The Committee were totally opposed to the closure, which was at odds to the recently introduced Sustainability Law. Members were aware of the cost of running the court, but with the proposed new developments at both Wantage and Grove, the number of court cases in the future to be heard at Wantage Magistrates Court could increase.

ON THE PROPOSITION of Councillor Dr Turcu

SECONDED by Councillor O'Leary

IT WAS RESOLVED that the Council oppose the closure of Wantage Magistrates Court on sustainability grounds, which would ensure residents not having to travel to magistrates courts at Didcot and Oxford. The Deputy Clerk was requested to obtain permission for Councillors to view the inside of the magistrate's court as soon as possible. **Action: Deputy Clerk**

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30 General Correspondence

a) Letter from Oxfordshire County Council - Oxfordshire Highways Speed Limit Orders to 'A' and 'B' Roads in Oxfordshire.

The County Council had approved the proposed 50 mph speed limit for the B4494 between Wantage and Newbury from a point 254 metres south east of its junction with Alfredston Place, Wantage, to a point 800 metres south of its junction with The Ridgeway, Lockinge.

The meeting closed at 9.40 pm

WPF/HK/ME

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PLANNING RECOMMENDATIONS

- a) WAN/2186/29-A – Proposed signage. St Mary’s School, Newbury Street, Wantage, Oxon OX12 8BZ for Thames Valley Housing.
- No objection, but recommend a time limit be put on the period for displaying the signage.
- b) WAN/20018/1 – Proposed side extension. 25 Aldworth Avenue, Wantage, Oxon OX12 7EJ for Mr Stephen Moore.
- No objection.
- c) WAN/21033 – Erection of a single storey rear extension. 75 Charlton Road, Wantage, Oxon OX12 8HJ for Mr J Blower.
- No objection.
- d) WAN/16246/30-A – Proposed signage. The Arbery Building, 11-12 Market Place, Wantage, Oxon OX12 8AB for Costa Coffee.
- No objection.
- e) WAN/16246/32 – Application to vary condition 3 of planning permission WAN/16246/14 to allow take away facilities. The Arbery Building, 11-12 Market Place, Wantage, Oxon OX12 8AB.
- No objection.
- f) WAN/16246/31 – Change of use to provide outdoor seating area in association with coffee shop. The Arbery Building, 11-12 Market Place, Wantage, Oxon OX12 8AB for Costa Coffee.
- No objection.
- g) WAN/16246/33-LB – Internal and external alterations. The Arbery Building, 11-12 Market Place, Wantage, Oxon OX12 8AB for Costa Coffee.
- No objection, subject to the Conservation Officer’s approval.
- h) WAN/20119/4 – Erection of 4 one bedroom flats within a 3 1/2 storey building with 4 parking spaces to the rear. 30 Newbury Street, Wantage, Oxon OX12 8DD for WKV Investments.
- Plan withdrawn.
- i) WAN/6320/3 – Demolition of existing porch and erection of a new porch.

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Greenways, 10 Garston Close, Wantage, Oxon OX12 7AH for Mr Chris Lonergan.

No objection.

- j) WAN/6854/3 –Formation of a single storey link between the dwelling and the existing garage (to become part of the main dwelling house) Erection of a two storey rear extension and garage. Ridgeway Barn, Manor Road, Wantage, Oxon OX12 8LX for Mrs K Buckingham.

No objection.