

**MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE
WANTAGE TOWN COUNCIL HELD IN WANTAGE CIVIC HALL, PORTWAY,
ON MONDAY 9 FEBRUARY 2009 AT 7.30 P.M.**

Committee members present: Councillor Major J Sibbald (Chairman)
Councillors:, Mrs P Brundle,
A Crawford, E Goldsmith, P Kent, J Morgan,
Mrs J Reynolds, Mrs L Todd and Dr ICE Turcu

Members of the public present: Five

Deputy Clerk: Mrs H Kell

Apologies for Absence

An apology for absence was received from Councillor B Armitage.

Declarations of interest

Councillor Mrs Brundle declared a personal and prejudicial interest in planning application WAN/7113/3-X. 1-3 Hans Avenue.

Minutes of previous meetings

The minutes of the meetings held on 24 November and 15 December 2008 were approved and signed.

32 Statements and Questions from the Public

None

33 Matters arising from the minutes

None

34 Wantage Market Place

The Deputy Clerk reported that Mr Nedelkoff from BHP Harwood suggested that a further presentation of amended plans be given to the Committee at its meeting on 31 March 2009, in order for approval to be made at the Council meeting on 6 April 2009. BHP Harwood also suggested that Council representatives meet with representatives of the various bus companies to discuss any alternatives to the parking of buses in the Market Place.

ON THE PROPOSITION of the Chairman, Councillor Major Sibbald
SECONDED by Councillor Morgan

IT WAS RESOLVED that the Chairman, Councillors Armitage and Mrs Reynolds meet with the local bus operators in order to progress this. The Deputy Clerk was requested to arrange a convenient date. **Action: Deputy Clerk**

A letter had been received from Mrs Parker of Adkin Way, requesting that buses remain in the Market Place. She also requested that buses go into the Limborough Roaddevelopment.

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35 Core Strategy within the Local Development Framework

The Chairman introduced the Vale of White Horse District Council's Core Strategy Preferred Options – Your Vale, Your Future. The Core Strategy sets out a long term vision and key objections for the District up to 2026. The Committee considered Sections 3 (5) – the vision and objective for Wantage and Grove as admirable, but, noted that no provision was made for any culture or Civic facilities within Wantage. Whilst the strategy was proactive in its vision for Milton Park and Harwell Science and Innovation Campus, continuing to be larger employers for the area, no provision had been made to provide a business park / industrial park in the Wantage and Grove area. It was felt that that the main strategy vision was too uniform for the whole of the Vale area and needed to be more structured and address the needs of individual areas.

ON THE PROPOSITION of Councillor Major Sibbald
SECONDED by Councillor Crawford

IT WAS RESOLVED that the Committee's comments and consideration of the Core Strategy be recorded on the attached sheet and the Council's comments sent to the District Council by 27 February. The Deputy Clerk was requested to send the comments online to the District Council.

Action: Deputy Clerk

36 Planning Applications

The attached planning applications were considered and comments agreed.

WAN/7113/3X - Councillor Mrs Brundle declared a personal and prejudicial interest and left the meeting for this item. Four letters of objection to the application had been received.

37 Decision notices

Application No	District Council Decision	Town Council Recommendation
WAN/20745 – 3 Church Street	Permit	No objection
WAN/20692 – Land rear of 78 Grove Street	Permit	No objection
WAN/3417/31 – 13-17 Newbury Street	Permit	No objection with comments
WAN/3417/32- LB – 13-17 Newbury Street	Permit	No objection with comments

38 Minutes of the minutes of the Traffic Advisory Committee held on 2 October 2008

The Committee received and noted the minutes of the Wantage and Grove Traffic Advisory Committee meeting held on 15 January 2009

(a) Minute 66 – Willow Walk cycle track.

Concern was expressed that, although consultation with local residents and landowners were proceeding, the recommendations made by the Town Council regarding the route for the cycle path were not being adhered to. Section 106 funding had been made available for the footpath and a planning application should soon be submitted to the Town Council for consideration.

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(b) Minute 8a – Pedestrian crossing at Sainsbury's.

Following discussion regarding the position of the pedestrian crossing, the Deputy Clerk was asked to contact Mr Ronald, the County Engineer, to arrange a site meeting.

Action: Deputy Clerk

39 Tree letters

None

40 General correspondence

WAN/20297/3 – Variation of condition 13 of Planning Permission WAN/20297 to alter pedestrian access to site at Sports Ground, Larkhill, Wantage. The application was to be considered at The Development Control Committee meeting on 16 February 2009 at 6.30 pm in the Guildhall, Abbey Close, Abingdon, Oxon.

The meeting closed at 9.35 pm.

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PLANNING RECOMMENDATIONS

- a) WAN/19092/1 – Proposed first floor extension for form fourth bedroom. 56 Foliat Drive, Wantage, Oxon OX12 7AL for Mr and Mrs I Clewley

No objection

- b) WAN/11955/3-LB – Erection of the following signage at front of school building: Entrance lettering (cutout letters), wall sign, shield sign, parking sign and child safety sign. St Andrews School, Wallingford Street, Wantage, Oxon OX12 8AZ for Holborn College Limited

No objection

- c) WAN/11955/4-A – Erection of non illuminated entrance signage. St Andrews School, Wallingford Street, Wantage, Oxon OX12 8AZ for Holborn College Limited.

No objection

- d) WAN/7113/3-X – Erection of 7 no 2 bedroom flats and associated works. 1-3 Hans Avenue, Wantage, Oxon OX12 7DB for Mr and Mrs Dykes (Amended plans)

Object. The development is overbearing and results in the site being overdeveloped and out of character with the estate which comprises of single storey buildings. The development will also add to the already congested parking within the area.

Wantage Town Council's comments on the preferred Options for the Vale of White Horse District Council's Core Strategy Plan.

The Council considered each section and the relevant questions for the Core Strategy Preferred Option and made the following observations:

Section 3 – The Vision and Objectives for Wantage and Grove

The Council considered the Vision and Objectives for Wantage and Grove admirable but noted that no provision has been made for cultural or civic facilities in Wantage. Concern was also reported that whilst the strategy was pro-active in its vision of Milton Park and the Harwell Science and Innovation Campus continuing to be large employers for the area no provision had been made to provide additional employment in the Wantage and Grove area by proposing an area as a business/industrial park. The Council's main criticism of the strategy is that the vision is too uniform across the whole of the Vale and should be more structured and address the needs of individual areas.

Section 4 – The spatial strategy- the location of new development

Question 4 – The Council did not consider there were any other areas in Wantage which could be considered for development for housing.

Question 5 – The Council agreed that the Council's preferred approach to concentrate development at the main settlements is the best option for the future,

Question 7 /8/9 – Wantage Town Council would prefer a major new housing development which could involve up to 1500 homes to be built south west of Abingdon. However, if the development should go ahead in Wantage, the District Council should ensure that the proposed boundary review for 2011 should be brought forward in order for any 106 contribution from the new development to be available for improved facilities for Wantage. It also considers that it is essential that the infrastructure for any new development to be in place prior to work commencing and that the eastern and extension to the western relief roads are completed prior to any new development being built.

Question 15 – Although Wantage Town Council agrees that Milton Park and the Harwell Science and Innovation Campus should be promoted, additional employment sites should be considered and sites such as Haynes and Sonas in East Challow are areas which could be considered

Question 23 – Wantage Town Council wishes to emphasise its concern that in the long term vision for Wantage no provision is being considered for cultural or civic activities.

Section 6 – Policies applying across the Vale

Question 29 – The Council support the approach but would encourage the new infrastructure being implemented prior to developments commencing.

Question 30 - The Council disagrees with the proposed Intermediate tenure for housing, as there is no provision for 3 or 4 bedroom properties which may in future be required for extended families or families where children remain at home longer.

Question 35 – Wantage Town Council considers the planning of large developments should include provision for some retail outlets. This would help to reduce residents' carbon footprint.

Question 36 – The Council reiterates its concern that provision should be made for the cultural and civic facilities within local communities.

Question 37 The Council did not consider there are any other Vale wide prosperity issues that should be addressed in the Core Strategy or the Managing Development document.

Question 38 – Wantage Town Council supports the District Council's approach to delivering quality environments.

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