



WANTAGE TOWN COUNCIL

Council Office, The Beacon, Wantage, OX12 9BX Town

Clerk: Julia Evans 01235 763459

www.wantagetowncouncil.gov.uk

Minutes of the meeting of the Planning Committee of Wantage Town Council held at The Beacon, Portway, Wantage on Monday 22 September 2025 at 9.00pm.
These minutes are a draft until approved at the next meeting

Committee Members Present: Councillors E Johnson (Chair), A Crawford, A Menzies, K Morris & S Third

Others present: Councillor J Hannaby

In attendance: Julia Evans – Town Clerk

		ACTION
32	Apologies for Absence: Apologies were received from Cllr I Cameron.	
33	Declarations of Disclosable Interest: None.	
34	Statements and questions from the public: None.	
35	To approve the minutes of the Planning meeting held on 1 September 2025: The minutes were approved and signed. PROPOSED: Cllr A Menzies SECONDED: Cllr S Third RESOLVED	
36	Matters arising from previous minutes: a) Update regarding speeding in 20mph zones. The speeding problem was from the Sainsbury's petrol station garage. The lack of visibility of road signs needs to be entered on to Fix My Street	
37	To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.	
38	Update from Flood Mitigation Group: This was carried forward to the next meeting.	
39	Other business: None.	
40	Date of next meeting: The next meeting will be held on Monday 13 October 2025	

The meeting closed at 22.05 pm.

Signed:

Date:

Planning number	PLANNING RECOMMENDATIONS
a) P25/V1767/HH	<p>Proposed ground floor front and rear extensions. Proposed loft conversion including new rear dormer window. 72 Whittington Crescent, Wantage, OX12 9TZ.</p> <p>Objection: Details of the garage conversion need to be clarified. The parking layout had not been provided. Compliance with OCC parking standards for a 4 bedroom detached dwelling needed to be demonstrated.</p> <p>The rear dormer was excessively bulky and risked loss of privacy for neighbours. The design should be reconsidered in line with the Vale Design Guide.</p> <p>There was no objection to the single storey rear pitched roof extension. If permission was granted, OCC Highways conditions must be attached in full.</p>
b) P25/V1660/HH	<p>Proposed single storey extension and alterations. Fritwell Cottage, Locks Lane, Wantage, OX12 9EH.</p> <p>Holding objection: There was concern about flood risk and drainage. A condition requiring the installation of a soakaway was necessary. Comments from Thames Water were requested on the suitability of discharging flood water into the sewer. This could overwhelm the local drains in flood conditions.</p>
c) P25/V1873/PIP	<p>Proposed new single storey dwelling on land to the rear of White Rosen, separately accessed from existing access off Trinder Road, Wantage.</p> <p>White Rosen, Icknield Lane, Wantage, Oxfordshire, OX12 8EF.</p> <p>Objection: The site is too small and the application is over development. There was also a potential loss of privacy to residents in the vicinity..</p>
d) P25/V1683/LDP	<p>The proposed lawful residential use and occupation of bungalows 1-4 without restriction, on the basis that there is no condition attached to P82/01026/FUL restricting occupation of the dwellings solely to disabled people and their families.</p> <p>1, 2, 3 & 4 Forces Help Society Bungalows, Manor Road, Wantage, OX12 8NB.</p> <p>Noted. No Comment.</p>

e) P25/V1827/MPO	<p>Application to vary the S106 legal agreement associated with P13/V1764/O as follows. Clauses 5.8 to 5.16 of the original agreement amended to allow for the balance of the cost of the community building (Community Building Contribution) to be a deductible in the Final Statement of Expenditure and a commuted sum to be paid to the Town Council for land they will maintain. Schedule 5 of the second deed of variation (dated 12.5.22) updated to – remove outdated requirements for the submission of a development brief, - remove the consultation of groups to establish interest in the building of community groups, - remove the triggers for the owners to enter into a lease before the 400th dwelling, - remove the timings for the submission of the detailed</p>
	<p>planning application, - amend the agreed date of 750th dwelling with a date to deliver community building by 31st December 2027. Central Park, Crab Hill, Wantage.</p> <p>There were a number of concerns raised and further clarification was required. The Clerk is to arrange a meeting with the S106 and planning officers.</p> <p style="text-align: right;">Action: Clerk</p>
f) P25/V1843/FUL	<p>Retrospective application for installation of new advertisements, new cowl and floodlighting and re-decoration of various window frames, door frames, door faces and areas of external walling with new paint colours.</p> <p>31 Market Place, Wantage, OX12 8AH,</p> <p>No objection subject to confirmation of compliance with the Wantage Neighbourhood Plan.</p>
g) P25/V1845/LB	<p>Retrospective application for installation of new advertisements, new cowl and floodlighting and re-decoration of various window frames, door frames, door faces and areas of external walling with new paint colours.</p> <p>31 Market Place, Wantage, OX12 8AH,</p> <p>No objection subject to confirmation of compliance with the Wantage Neighbourhood Plan.</p>
h) P25/V1848/A	<p>Addition of new signage and lighting to the exterior of the existing King Alfred’s Head Public House. 31 Market Place, Wantage, OX12 8AH.</p> <p>No objection subject to confirmation of compliance with the Wantage Neighbourhood Plan.</p>

i) P25/V1796/FUL	<p>Change of use of agricultural land to residential (retrospective). Furzewick Barn, Manor Road, Wantage, OX12 8NG. (End consultation period – 15.10.25)</p> <p>Objection: It was recognized that the existing post and rail fence was in keeping with the rural setting. However, there was concern that extending the domestic curtilage into open countryside within the North Wessex Downs National Landscape risks urbanising the rural edge of Wantage and setting an undesirable precedent. The objection would be withdrawn if the following conditions were imposed:</p> <p>a. The domestic garden is limited strictly to the area shown on the submitted plans.</p> <p>b. The post and rail fence is retained as the rural boundary treatment with additional planting of native hedgerow to soften the effect.</p> <p>c. Permitted development rights on this land are removed. No outbuilding, close board fencing, terraces, hard standing or external lighting to be installed without further planning consent.</p> <p>d. A dark sky lighting condition is imposed.</p> <p>e. Proportionate biodiversity enhancements are secured (hedgerow infill, wildflower margins, bird/bat boxes).</p> <p>f. Formal consultation with the Vale Landscape Officer and the North Wessex Downs AONB Partnership before determination.</p>
	<p>If these safeguards could not be secured, the objection would be maintained on the grounds of harm to the rural character and to the setting of the National Landscape through incremental urbanisation.</p>
j) P25/V1941/HH	<p>Single and two storey extension at 27 Palmers, Wantage, OX12 7HA.</p> <p>Cllr Hannaby left the room. No objection. Cllr Hanaby returned.</p>
k) P25/V1744/FUL	<p>Change of use of ancillary annex to create a separate dwelling at Meadowsweet, Ickleton Road, OX12 9JA.</p> <p>Proposed objection on the grounds of contravention of original planning approval and the potential to set a precedent. Cllr Johnson was to carry out more research and this would be raised again at the next meeting.</p>