



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 13 October 2025 at 8.22pm.
 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 and two members of the public

In attendance: Julia Evans – Town Clerk

		ACTION
41	Apologies for Absence: Apologies were received from Cllr I Cameron.	
42	Declarations of Disclosable Interest: None.	
43	Statements and questions from the public: None.	
44	To approve the minutes of the Planning meeting held on 22 September 2025: The minutes were approved and signed. PROPOSED: Cllr A Menzies SECONDED: Cllr S Third RESOLVED	
45	Matters arising from previous minutes: a) Update regarding speeding in 20mph zones. 20mph roundels were required on the entrance and exits of the roundabouts at Sainsbury's. The Deputy Clerk was to take this to the TAC.	Deputy Clerk/J Hannaby
46	To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.	
47	To review the TROs for Wantage. The Council supported the proposal which was to go to consultation.	
48	Update from Flood Mitigation Group: There was to be a public meeting on 21 October 2025 at 7pm. Useful documents from B Gooch had been circulated.	
49	Other business: None.	
50	Date of next meeting: The next meeting will be held on Monday 3 November 2025	

The meeting closed at 21.33pm.

Signed:

Date:

Planning number	PLANNING RECOMMENDATIONS
a) P25/V1744/FUL	<p>Change of use of ancillary annex to create new separate dwelling. Meadowsweet, Ickleton Road, Wantage, OX12 9JA.</p> <p>The applicants gave an update on the proposal. It was explained that the Town Council was not the decision making body and that the Council only submit comments to the Planning Authority. It was noted that there were no drawings showing the parking layout or the internal layouts. The applicants produced a drawing of the parking layout and stated that they had a drawing of the internal layout but did not have it with them. It was agreed to submit a response on No Objection subject to the applicants sending a copy of the internal layouts and the Council being happy with them.</p>
b) 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 by 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 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>No objection, but with a request to see a copy of the final S106 agreement. A meeting had been held with the Planning and S106 officers who had explained that the deed currently available was only a draft and the final version would be different. The Deed of Variation was required to ensure sufficient funding to build the community building.</p>
c) P25/V2009/HH	<p>Single and two storey rear/side extensions. 21 Larkdown, Wantage, OX12 8HE.</p> <p>Holding objection: No car or cycle parking arrangements have been shown. The objection will be withdrawn once this information has been received.</p>
d) P25/V2024/S73	<p>Variation of condition 12 (Off-site highway works) on application P23/V2321/FUL – following consultation with the Highways department, to omit the installation of a tactile crossing. (Grass stadia pitch replacement with artificial grass stadia pitch and associated team shelters, perimeter path, goal storage areas, perimeter fencing, sports lights, storage container and link path). Alfredian Park, Manor Road, Wantage, OX12 8DW.</p> <p>No objection subject to confirmation from OCC Highways that there was not a safety risk.</p>

	<p>There were concerns about accessibility but it was pointed out that a road safety audit had stated that the tactile paving was unsafe. Alternative options would have been preferred.</p>
e) P25/V2094/T28	<p>BT intends to install fixed line broadband electronic communications apparatus. Stiles Court, Newbury Street, Wantage, OX12 8DN.</p> <p>No objections.</p>