



WANTAGE TOWN COUNCIL

Council Office, The Beacon, Wantage, OX12 9BX

Town Clerk: Julia Evans 01235 763459

www.wantagecouncil.gov.uk

Minutes of the meeting of the Planning Committee of Wantage Town Council held at The Beacon, Portway, Wantage on Monday 24 November 2025 at 7.30pm.
These minutes are a draft until approved at the next meeting

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

Others present: Three members of the Wilts & Berks Canal Trust

In attendance: Julia Evans – Town Clerk

		ACTION
61	Apologies for Absence: Apologies were received from Councillor T Gilhome.	
62	Declarations of Disclosable Interest: None.	
63	Statements and questions from the public: None.	
64	<p>Presentation from the Wilts & Berks Canal Trust regarding the SESRO consultation.</p> <p>The presentation outlined the mission of the Wilts & berks Canal Trust which was to open up the complete line of the canal for boats and active travel. The substantial benefits of this mission were also outlined.</p> <p>Although the Trust was neutral about the proposed reservoir, previous plans had suggested that a canal link to the Thames would be included in the design. In the Statutory Consultation this aspect did not appear. While previous plans had benefits for local communities, the current plan did not. Additionally, the current plan was likely to incur additional costs for the Trust. They felt that the proposal was in contravention of the 2031 local plan and asked the Council to support their request to take the canal under the A34, include locks, backpumps and the development of the GWR bridge and ensure compliance with the 2031 local plan.</p> <p>There was to be a walk-in presentation at East Challow Village Hall on 17 December.</p> <p>The WBCT was thanked for their presentation.</p>	
65	<p>To approve the minutes of the Planning meeting held on 3 November 2025:</p> <p>The minutes were approved and signed. PROPOSED: Cllr S Third SECONDED: Cllr K Morris</p>	

	RESOLVED	
66	<p>Matters arising from previous minutes:</p> <p>a) Update regarding meeting with Crab Hill developers concerning the RM application for Phase 8a at Crab Hill.</p> <p>The developers had taken into account the Town Council's comments and those of the police and other parties. The biggest concern of residents in the area was privacy along the boundary and the developers were prepared to address this. Residents were also concerned about the planting scheme. Residents were unable to erect fences on their boundaries due to planned trees.</p>	
67	<p>To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.</p> <p>P25/V1595/RM – amendments. Cllr E Johnson to reply stating that the Town Council would remove their objection once the plans have been submitted. The Clerk was to check that the submitted plans matched the letter.</p>	EJ/Clerk
68	<p>To receive an update from the Flood Mitigation Working Group:</p> <p>Leaflets were being distributed to areas that currently flood, to encourage people to attend the meeting on 13 January 2026.</p>	
69	<p>Other business:</p> <p>a) To propose a response to the consultation for the SESRO. Closes on 13 January 2026.</p> <p>Cllrs A Menzies, E Johnson and K Morris to work on a response. The Clerk was to ask other Councillors if they would like to participate in the development of the Council's response. It was noted that, in the event that the reservoir was approved, the points raised by WBCT should be included in the approved plans.</p> <p>b) To propose a response to the consultation on the Science Vale Movement and Place plan. Closes on 1 December.</p> <p>Cllr I Cameron had developed a draft response which was approved. The Clerk to send the response as a separate document.</p> <p>c) To consider a response to the Ardington and Lockinge Neighbourhood Plan. Closes on 17 December.</p> <p>Deferred to next meeting.</p> <p>d) Proposal to fix the traffic mirror near the museum.</p> <p>This was approved. The Deputy Clerk is to ask Jason to do this.</p> <p>e) To consider commissioning a speed survey on King Alfred Way as suggested by the TAC.</p>	<p>Clerk/AM/EJ/KM</p> <p>Clerk</p> <p>Deputy Clerk</p>

	<p>The Clerk to write to County Councillor Hanna to ask if OCC would consider this. A copy of the request is to be sent to Andy Sweeney. It was also suggested that residents create a speedwatch group. The Clerk is to ask Zoe Norton to encourage them to do this.</p> <p>f) Potential planning breach.</p> <p>This is to be added to the agenda for the next meeting.</p>	<p>Clerk</p> <p>Clerk</p>
<p>70</p>	<p>Date of next meeting: The next meeting will be held on Monday 15 December 2025 after the full Council Meeting.</p>	

The meeting closed at 9.41pm.

Signed:

Date:

Planning number	PLANNING RECOMMENDATIONS
a) P25/V2298/DIS	<p>Discharge of conditions 3 (levels), 12 (materials), 13 (DCEMP), 14 (biodiversity enhancement), 15 (light spill mitigation), 26 (scheme of archaeological investigation), 27 (archaeological watching brief), 28 (noise attenuation (external noise & plant equipment)) on application ref. P23/V2135/FUL: (Demolition of existing building. Erection of 9 flats and café (Class E), and associated works.) (Amended Archaeology Report received 6 November 2025) Crystalox Building, Kings Park, Wantage, OX12 9AJ.</p> <p>No comment.</p>
b) P25/V2312/HH	<p>Part single, part two storey side and rear extensions. 61 Orchard Way, Wantage, OX12 8EB.</p> <p>Holding objection.</p> <p>The Town Council had concerns regarding the parking arrangements for this application. The plans stated that two off-street parking spaces would be retained, but the width of the frontage appeared too narrow for two compliant spaces. The proposed side extension further reduced this space and the Council was not satisfied that two usable parking spaces could be accommodated. The plans should show the measurements to demonstrate this.</p> <p>No secure cycle parking was shown, although this was required under Oxfordshire parking standards. The Council also expected sufficient space for bin storage and access to the highway on collection days.</p> <p>The Council therefore asked the Local Planning Authority to request revised drawings demonstrating that compliant parking can be provided. We would also like the applicant to consider cycle storage.</p>
c) P25/V2363/NM	<p>Non-material amendment on planning application P24/V1882/RM – seeking to supersede the approved plans regarding balcony details for block 1 and block 2, showing improved balcony design in terms of built design, waterproofing, maintenance and appearance. (Reserved matters application following outline approval P23/V0134/O for access, appearance, landscaping, layout and scale for 116 dwellings and associated infrastructure). Land at Crab Hill (Phase 7), Land North of A417 and East of A338, Wantage, OX12 7GQ.</p> <p>It was noted that this amendment related only to balcony detailing and did not affect the height, footprint or number of dwellings. The Council had no objection provided the Local Planning Authority was satisfied that the revised balcony appearance was consistent with the design quality approved under P24/V1882/RM and did not materially alter the character of Blocks 1 and 2 as seen from surrounding streets.</p>
d) P25/V2368/DIS	<p>Discharge of Condition 43 (external materials) on Planning Application P21/V2544/FUL (Application proposal, including any amendments: Variation of condition 1 (Specified Layout & Form) in application P19/V1269/FUL. There is a need to change the parameter plans and thus condition 1 is required to be amended. &</p>

Variation of conditions 1 (approved plans), 7 (Housing Delivery Document), and 17 (phasing plan) of planning permission P17/V0652/FUL.)

Land south of Civic Square, Crab Hill, Wantage, OX12 7GS.

No Objection.

Wantage Town Council had reviewed the submitted materials and noted that they appeared consistent with those approved under the Reserved Matters application for this building. The Council raised no objection, provided the Local Planning Authority was satisfied that the materials matched the approved design code for Kingsgrove and would deliver a durable and high-quality finish for this prominent building.