



## WANTAGE TOWN COUNCIL

Council Office, The Beacon, Wantage, OX12 9BX

Town Clerk: Julia Evans 01235 763459

[www.wantagetowncouncil.gov.uk](http://www.wantagetowncouncil.gov.uk)

Minutes of the meeting of the Planning Committee of Wantage Town Council held at The Beacon, Portway, Wantage on Monday 5 January 2026 at 8pm  
These minutes are a draft until approved at the next meeting

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

**Other Councillors Present:** K Morris

**In attendance:** Sheryl Sanders – Deputy Clerk

		ACTION
<b>A</b>	<b>Apologies for Absence:</b> Cllr I Cameron	
<b>B</b>	<b>Declarations of Disclosable Interest:</b> None.	
<b>C</b>	<b>Statements and questions from the public:</b> None.	
<b>D</b>	<b>To consider the planning applications listed and any other applications received prior to the meeting.</b>	

The meeting closed at 8.36pm

Signed:

Date:

Planning number	PLANNING RECOMMENDATIONS
a) P25/V2637/FUL	<p>Change of use and conversion of part first floor storage to form 1nr one bedroom flat. Creation of new entrance at front of building. Victoria Cross Gallery, Market Place, Wantage,OX12 8AS</p> <p>Holding objection. Wantage Town Council raises concerns about the impact of the proposal on the listed building and conservation area, the lack of clear information demonstrating that the proposed flat meets minimum space standards, and uncertainty around residential amenity and the design of the new entrance door.</p>
b) P25/V2638/LB	<p>Change of use and conversion of part first floor storage to form 1nr one bedroom flat. Creation of new entrance at front of building. Victoria Cross Gallery, Market Place, Wantage,OX12 8AS</p> <p>Holding objection. Wantage Town Council raises concerns about the impact of the proposal on the listed building and conservation area, the lack of clear information demonstrating that the proposed flat meets minimum space standards, and uncertainty around residential amenity and the design of the new entrance door.</p>
c) P25/V2338/FUL	<p>Removal of existing barn, development of three two bedroom cottages on land off Whittington Crescent. Stockham Farm Cottage, Denchworth Road Wantage OX12 9BE</p> <p>No objection subject to the following conditions: Wantage Town Council supports the proposal in principle, noting that it provides a small-scale residential development in a sustainable location, with acceptable access, parking, amenity space and biodiversity enhancement. Support is subject to conditions securing detailed materials, surface water drainage, ecological mitigation and enhancement measures, and a construction management plan to protect neighbouring residents during the build and that this development is liable for a CIL charge.</p>
d) P25/V2584/FUL	<p>Proposed erection of new self-build dwelling to rear of 'The Rowans'. Land to the rear of The Rowans Manor Road Wantage OX12 8DW</p> <p>No objection subject to the following conditions: Wantage Town Council raises no objection in principle to a single self-build dwelling in this location, but requests that, if permission is granted, conditions secure: (1) detailed highway/access arrangements (including the scope and deliverability of the proposed lane widening and construction traffic management) (DP16/DP23); (2) tree protection during works and agreed replacement</p>

	planting/landscaping (CP44/DP23); (3) a detailed surface water drainage scheme (DP42); and (4) confirmation that the design avoids unacceptable overlooking or loss of privacy to neighbouring homes/gardens (DP23).
e) P25/V2597/HH	<p>Proposed internal alterations and alterations to existing opening externally. 55 Newbury Street Wantage, OX12 8DJ</p> <p>No objection subject to the conservation officer's comments.</p>