



WANTAGE TOWN COUNCIL

Council Office, The Beacon, Wantage, OX12 9BX

Town Clerk: Julia Evans 01235 763459

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

Minutes of the meeting of the Planning Committee of Wantage Town Council held at The Beacon, Portway, Wantage on Monday 9 March 2026 at 9.15pm.  
These minutes are a draft until approved at the next meeting

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

Others present:

In attendance: Julia Evans – Town Clerk

		ACTION
98	<b>Apologies for Absence:</b> Cllr T Gilhome.	
99	<b>Declarations of Disclosable Interest:</b> None.	
100	<b>Statements and questions from the public:</b> None.	
101	<b>To approve the minutes of the Planning meetings held on 26 January and 16 February</b> The minutes were approved and signed.  Proposed: Cllr Johnson Seconded: Cllr Cameron RESOLVED	
102	<b>Matters arising from previous minutes:</b> <ul style="list-style-type: none"> <li>a) <b>Update regarding complaint to District Council.</b> The Planning Enforcement team had raised a case. No further comment.</li> <li>b) <b>Update regarding scaffolding outside listed building on VC Forecourt.</b> Clerk to raise with Planning Enforcement and to establish what it is for.</li> <li>c) <b>Update regarding complaint about scaffolding on Rockwell House.</b> The Planning Enforcement team had added the details provided to their already open case.</li> <li>d) <b>Response from Adrian Duffield regarding the planning enforcement process.</b> It was felt that the response was not correct. It was agreed to raise a formal complaint. EJ to draft a response to the letter received and circulated for comment. Once agreed the Clerk to send to the cabinet member for planning.</li> </ul>	<p><b>CLOSED</b></p> <p><b>Clerk</b></p> <p><b>CLOSED</b></p> <p><b>EJ</b></p>

	<p>Proposed: Cllr Third  Seconded: Cllr Menzies  RESOLVED</p> <p>Cllr Crawford recused himself from the vote.</p>	
<b>103</b>	<b>To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.</b>	
<b>104</b>	<p><b>To receive an update from the Flood Mitigation Working Group:</b>  A meeting was held on 3<sup>rd</sup> March. The group had formally been handed over. More representatives from Wantage were required. It was expected that work from the group would feed into the FFRG. A lot of issues around sewage were reported. The Communications Officer was to continue promoting the group. People in flood risk areas were to be targeted. More flood wardens were required. The Communications Officer was working on setting up a stall on the VC forecourt to raise awareness of the group. Going forward a quarterly report was to be requested from the group – the next report would be due in June. A council member was to be appointed to the group at the Annual Council meeting in May.</p>	<b>LB/Clerk</b>
<b>105</b>	<p><b>Other business:</b></p> <p>a) Enforcement matters. There was an issue with a sign at Columbia Coffee. The complaint was about the lack of engagement from the Enforcement team. EJ to include this in the complaint he was drafting (min ref 102d).</p>	<b>EJ</b>
<b>106</b>	<p><b>Date of next meeting:</b>  The next meeting will be Plans Only and will be held on Monday 30 March 2026.</p>	

The meeting closed at 22.02

Signed:

Date:

**WANTAGE TOWN COUNCIL**

**PLANNING APPLICATIONS**

Planning number	PLANNING RECOMMENDATIONS
<p><b>a) P26/V0352/LDP</b></p>	<p><b>Proposed single storey rear extension and the introduction of a window to the ground floor side elevation. 45 Chapel Close Wantage OX12 7DY.</b></p> <p>Noted.</p>
<p><b>b) P26/V0476/DIS</b></p>	<p><b>Discharge of condition(s) 3 (material details) and 4 (external joinery) on planning application P25/V1045/LB. (Proposed change of use and refurbishment of ground floor rear commercial unit into a one bedroom flat.). 20A Mill Street, Wantage, OX12 9AQ.</b></p> <p>No comment.</p>
<p><b>c) P25/V2052/HH</b></p>	<p><b>Restoration and conversion of existing barns and the construction of an outdoor swimming pool. (Additional information received 4th November 2025) (Further ecology information received 14th November 2025) (Arboricultural method statement and Tree protection plan received 2nd March 2026). Furzewick Farm, Manor Road, Wantage, Oxfordshire, OX12 8NG.</b></p> <p>Maintain holding objection.</p> <p>The ecology officer had identified bats roosting and had requested further bat surveys, The Town Council wanted to see the outcome of the requested survey before the application was determined. Given that the site was within the North Wessex Downs National Landscape the Town Council required that the North Wessex Downs National Landscape team be consulted on the proposal, particularly given the proposed change of use of the barns and the introduction of additional leisure facilities including a swimming pool and tennis court. The Town Council also requested appropriate conditions relating to ecological mitigation and biodiversity enhancement, landscape planting using appropriate native species, control of external lighting to preserve the rural setting and the implementation of tree protection measures during construction.</p>
<p><b>d) P26/V0447/FUL</b></p>	<p><b>The installation of 2 x ASHP's on the roof. Fitzwaryn School, Denchworth Road, Wantage, OX12 9ET.</b></p> <p>Holding objection.</p> <p>The Town Council was concerned that it was not clearly stated how the noise levels quoted in section 6.2 of the noise impact statement would be met. Given the Council's understanding of section 2.2.1 of the document it was felt that the suggested measures to confirm compliance only measured harm to adjoining residents and not to points within the school. The Council wished to understand how noise level compliance would be met within the school.</p>

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