



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 26 January 2026 at 9.50pm.
 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: 3 members of the public

In attendance: Julia Evans – Town Clerk

		ACTION
80	Apologies for Absence: None.	
81	Declarations of Disclosable Interest: None.	
82	Statements and questions from the public: None.	
83	To approve the minutes of the Planning meeting held on 15 December 2025 and the minutes of the Plans Only meeting held on 5 January 2026: The minutes were approved and signed. PROPOSED: Cllr S Third SECONDED: Cllr A Menzies RESOLVED	
84	Matters arising from previous minutes: <ul style="list-style-type: none"> a) Update on response to the consultation for the SESRO. The response had been submitted. b) Update regarding SID on Charlton Road. The issue was because trees were blocking solar panels. c) Update regarding traffic directions at LIDL. The condition that was previously included on earlier plans had not implemented. 	<p>CLOSED</p> <p>CLOSED</p> <p>CLOSED</p>

85	To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.	
86	<p>To receive an update from the Flood Mitigation Working Group:</p> <p>A public meeting was held on 13 January. There was a good turnout, including some Grove residents. The intention was for the community to own the group and all attendees were in favour of forming the nucleus of a flood group. Another meeting was being arranged.</p> <p>Grove Parish Council had been contacted regarding the suggestion of a joint group. Members of the FFRG were thanked for their assistance with this group.</p>	LB
87	<p>Other business:</p> <p>It was reported that a plot of land had been advertised for sale in Springfield Road. The Vale had been asked for clarification on the status of the land.</p>	
88	<p>Date of next meeting: The next meeting will be held on Monday 16 February 2026.</p>	

The meeting closed at 10.54pm.

Signed:

Date:

Planning number	PLANNING RECOMMENDATIONS
P25/V2654/LDP	<p>Erection of two adjacent wooden five bar gates onto an unclassified road. Land to South of Icknield Way, Lark Hill, Wantage, OX12 8PL.</p> <p>Withdrawn</p>
a) P25/V2779/DIS	<p>Discharge of conditions 4(Landscaping Scheme), 5(Tree Protection) & 6(Drainage Details (Surface Water)) on application ref. P25/V0843/HH Annex building to encompass a home office, 1 bedroom accommodation, garden workshop, storage and a two space garage. The Rowans, Manor Road, Wantage, OX12 8DW.</p> <p>No objection subject to officer satisfaction.</p>
b) P25/V2795/FUL	<p>The conversion, extension, alterations and refurbishment of the former St Mary's Chapel (now a dental practice) to a dwellinghouse (Use Class C3). The Chapel, Newbury Street, Wantage, OX12 8DJ.</p> <p>Objection. The Clerk is to develop the response and circulate it for approval.</p> <p>Action: Clerk</p>
c) P25/V2796/LB	<p>The conversion, extension, alterations and refurbishment of the former St Mary's Chapel (now a dental practice) to a dwellinghouse (Use Class C3). The Chapel, Newbury Street, Wantage, OX12 8DJ.</p> <p>Objection. The committee also wanted to note the harm to the historic windows. The proposed extension would be over dominant and it would hide the full length chapel windows. The Clerk was to develop a response and circulate it for approval.</p> <p>Action: Clerk</p>
d) P25/V2783/FUL	<p>Proposed new single storey 1 bedroom dwelling on land to the rear of White Rosen accessed via existing driveway off Trinder Road. Land to the rear of White Rosen, Icknield Lane, Wantage, OX12 8EF</p> <p>Members of the public were invited to speak. They outlined their concerns about the application. They had submitted their own objections.</p> <p>Objection.</p> <p>The proposal represented overdevelopment of the site. The proposed building was not in scale with the land on which it was to be built. The proximity to adjacent buildings resulted in compromised privacy for both the existing buildings and the proposed dwelling. There was a lack of amenity space outside the proposed dwelling.</p>

	<p>The proposal was backland development and it was felt that this would cause harm to the established pattern of development along Icknield Lane and Trinder Road. Further concerns were raised regarding the negative impact on existing trees and hedges, foul drainage and fire service access.</p> <p>The Fire Officer was to be requested to review the plans.</p>
<p>e) P25/V2804/DIS</p>	<p>Discharge of conditions 30(Surface Water Drainage) & 33(Foul Drainage) on application ref. P23/V0134/O Outline application for a phased development for up to 669 residential units and Neighbourhood Centre (Use Class E and Sui Generis) with associated infrastructure and open space which is capable of coming forward in distinct and separate phases in a severable way.</p> <p>Land at Crab Hill (Phase 8a), Wantage.</p> <p>No objection.</p>