



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 16 February 2026 at 7.30pm.
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:

In attendance: Julia Evans – Town Clerk

		ACTION
89	Apologies for Absence: Cllrs I Cameron and T Gilhome.	
90	Declarations of Disclosable Interest: Cllr Third for agenda item 94a.	
91	Statements and questions from the public: <ul style="list-style-type: none"> a. A member of the public had raised a complaint about the District Council: they did not take the Neighbourhood Plan into account in enforcement matters. Further issues regarding enforcement issues were also raised. Clerk to write to Adrian Duffield and Cllr Emily Smith requesting that the process be changed. b. A member of the public reported the scaffolding outside a listed building on the VC forecourt. Clerk to report to Planning Enforcement. c. A complaint had been received about scaffolding that had been erected on Rockwell House which is a listed building. No application for listed building consent had been received. Clerk to report to planning enforcement. 	Clerk Clerk Clerk
92	To approve the minutes of the Planning meeting held on 26 January 2026: Minute 84c was to be changed to 'the condition that was previously included on earlier plans....' Clerk to update and bring to the next meeting.	Clerk
93	Matters arising from previous minutes: <ul style="list-style-type: none"> a) Update regarding plot of land advertised for sale. <p>Nothing to add.</p>	CLOSED
94	To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.	

95	<p>To receive an update from the Flood Mitigation Working Group:</p> <p>Another meeting was to be held on 3rd March.</p>	
96	<p>Other business:</p> <p>a) Enforcement matters. An illuminated sign had been reported as planning permission had not been obtained. This was being investigated by the enforcement team.</p>	
97	<p>Date of next meeting:</p> <p>The next meeting will be held on Monday 9 March 2026 after the Full Council meeting.</p>	

The meeting closed at 20.20

Signed:

Date:

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PLANNING APPLICATIONS

Planning number	PLANNING RECOMMENDATIONS
a) P26/V0050/DIS	<p>Discharge of condition 2(noise attenuation & mitigation measures) on application ref. P18/V3077/FUL Retrospective Planning for Addition of Car Washing Facilities. Ridgeway Garage, Grove Road, Wantage, OX12 7DR.</p> <p>Cllr Third was permitted to remain in the room but did not take part in the discussion.</p> <p>Clerk to write to case officer asking them not to discharge the condition as the criteria for it to be discharged had not been met. There were further concerns that another condition was being violated in that they noise was being generated outside the agreed hours</p>
b) P26/V0263/NM	<p>Non material amendment to application ref. P24/V1882/RM - removal of the projecting burglar brick for plots 130, 131 and 219-231 Reserved Matters application following outline approval P23/V0134/O for access, appearance, landscaping, layout and scale for 116 dwellings and associated infrastructure.(as amended by plans and information received 31 October 2024) (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.). Land at Crab Hill (Phase 7), Land North of A417 and East of A338, Wantage, OX12 7GQ</p> <p>Objection</p> <p>Concern was raised regarding the proposed removal of the projecting brick detail. The Council felt that although individually modest, this feature contributed to elevation articulation and visual interest. Its removal risked incremental erosion of design quality across the development. The Council questioned whether this amendment was truly non-material and requested that the Local Planning Authority carefully assess the cumulative impact on visual amenity and design consistency in accordance with Local Plan design policies.</p>
c) P26/V0246/NM	<p>Non material amendment to application ref. P25/V1595/RM - amendments to bin and bike stores associated with Plots 232-251 Reserved Matters application for the approval of details relating to access, appearance, layout, scale and landscaping for 129 dwellings and associated infrastructure following the approval of outline planning permission P23/V0134/O. Land at Crab Hill (Phase 8a), Wantage.</p> <p>No objection</p>

<p>d) P26/V0290/LDP</p>	<p>Erection of a single-storey rear extension projecting 3 metres from the original rear wall of the dwelling. The extension will be constructed with a pitched roof, with an eaves height not exceeding 3 metres and an overall height below 4 metres. 40 Wasbrough Avenue, Wantage, OX12 9BQ.</p> <p>Noted.</p>
<p>e) P25/V2584/FUL</p>	<p>Proposed erection of new self build dwelling to the rear of The Rowans, Manor Road, Wantage.</p> <p>Additional information provided on 9 February.</p> <p>No further comment.</p>
<p>f) P26/V0324/FUL</p>	<p>Extension to existing garden pergola. The Kings Arms, 39 Wallingford Street, Wantage, OX12 8AU</p> <p>The council noted that there may be a beneficial outcome since it would provide a barrier to help prevent noise travelling to adjacent properties.</p> <p>No Objection.</p>
<p>g) P26/V0325/LB</p>	<p>Extension to existing garden pergola. The Kings Arms, 39 Wallingford Street, Wantage, OX12 8AU</p> <p>It was noted that this was a wooden structure with wooden decking, which by design is temporary.</p> <p>No objection subject to the Conservation Officer's comments.</p>