



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 20 April 2026 at 8.35pm
 These minutes are a draft until approved at the next meeting

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

Others present:

In attendance: Julia Evans – Town Clerk

		ACTION
107	Apologies for Absence: Cllrs T Gilhome and E Johnson.	
108	Declarations of Disclosable Interest: None.	
109	Statements and questions from the public: None.	
110	To approve the minutes of the Planning meeting held on 9 March Proposed: Cllr Crawford Seconded: Cllr Menzies RESOLVED To approve the Plans Only meeting held on 30 March. The minutes were approved. Proposed: Cllr Cameron Seconded: Cllr Morris RESOLVED	
111	To receive the minutes of the TAC meeting held on 8 January and consider any matters arising. Noted.	
112	Matters arising from previous minutes: a) Update regarding scaffolding outside listed building on VC Forecourt. The matter had been reported to Planning Enforcement. No update. b) Update regarding the planning enforcement process. In hand	
113	To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.	

114	Other business: None.	
115	Date of next meeting: Monday 18 May 2026.	

The meeting closed at 21.16

Signed:

Date:

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PLANNING APPLICATIONS

Planning number	PLANNING RECOMMENDATIONS
a) P26/V0550/HH	<p>Open-sided canopy (rear elevation). 11 Broadwater Place, Wantage, OX12 8GR.</p> <p>No objection</p>
b) P26/V0645/PDH	<p>Single storey rear extension to provide larger kitchen/living area Depth 4.50m Height 3.00m Height to eaves 2.40m. 12 Coates Close, Wantage, OX12 8GH.</p> <p>Already refused. No action.</p>
c) P26/V0607/HH	<p>Two storey side extension. 29 Upthorpe Drive, Wantage, OX12 7DF.</p> <p>No objection. The application stated parking was unaffected; however, this appears inconsistent with the plans. No information had been provided to show that parking and cycle storage met adopted standards. The Council requested clarification of this point.</p>
d) P26/V0711/HH	<p>Single storey rear extension. Franklin House, 6 Parsonage Close, Charlton, Wantage, OX12 7HP.</p> <p>No objection.</p>
e) P26/V0715/NM	<p>Non-material amendment to planning permission P25/V1595/RM - changes to design plots plots 254, 267-278, 287, 321-327. 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>Noted</p>
f) P26/V0633/NM	<p>Non material amendment to application ref. P23/V1296/RM - changes to play area and skatepark Reserved Matters application for appearance, landscaping, layout and scale pursuant to P21/V2544/FUL for proposed Central Park including sports pitches, equipment and pavilion, upgrade works to the route of the former BOAT and pedestrian route to A338 and discharge of Conditions 8 (reserved matters), 17(CEMP), 19 (Energy Delivery Strategy), 20 (Energy Efficiency), 21 (Landscaping), 24(Landscaping Maintenance schedule), 31 (LEMP), 33 (Contamination), 34 (Site lighting/floodlights), 35 (WMMS), 37 (drainage), 38 (off-site drainage) and 53 (BREEAM) of P21/V2544/FUL for this phase. Central Park, Land North of Rutherford Road, Kingsgrove, Wantage, OX12 7GQ.</p> <p>Noted.</p>
g) P26/V0656/LB	<p>Installation of defibrillator and bleed kit cabinets to front external wall. Nationwide Building Society, 3 Market Place, Wantage, OX12</p>

	<p>8AB.</p> <p>No Objection. It was noted that cabinet projects into pavement which may constitute a hazard to pedestrians.</p>
<p>h) P25/V2064/FUL</p>	<p>Refurbishment of a Grade II listed building with upgrading of fire safety and a two-storey rear extension to provide a total of 3No. self contained flats. Comprising, 1No. one-bed, 1No. two-bed and 1No. bed/sit flats. 39A Market Place, Wantage, OX12 8AW.</p> <p>Objection.</p> <p>Whilst the Council supported reuse of the building, insufficient information had been provided. In particular, no clear waste strategy had been submitted and the Waste Officer had confirmed that provision could not be assessed.</p> <p>In addition, no contamination report had been provided and Environmental Health was unable to comment.</p> <p>In the absence of this information, the Council considered the impacts had not been adequately demonstrated.</p> <p>Based on the submitted drawings, the proposed units appear not to meet the Nationally Described Space Standard (NDSS).</p>
<p>i) P25/V2065/LB</p>	<p>Refurbishment of a Grade 2 listed building with upgrading of fire safety and a two-storey rear extension to provide a total of 3No. self contained flats. Comprising, 1No. one-bed, 1No. two-bed and 1No. bed/sit flats. 39A Market Place, Wantage, OX12 8AW.</p> <p>Holding Objection.</p> <p>There was no objection in principle to the refurbishment and reuse of the listed building; however, a holding objection was raised pending the comments of the Heritage Officer.</p> <p>The proposal included a two-storey rear extension and internal alterations, and the Council considered that the impact on the listed building should be carefully assessed.</p>
<p>j) P26/V0766/A</p>	<p>Free-standing church notice board, with 2 lockable frames to hold posters etc to advertise church service times and events held by the church. Holy Trinity Church, Charlton Village Road, Wantage, OX12 7HE.</p> <p>Cllr Morris declared an interest.</p> <p>No objection.</p>
