



# 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 4 August 2025 at 9.20pm.  
These minutes are a draft until approved at the next meeting

Committee Members Present: Councillors S Third (chair), A Menzies, K Morris.

Others present: Councillor J Hannaby

In attendance: J Evans – Town Clerk

		ACTION
15	Apologies for Absence: Cllrs I Cameron, A Crawford, T Gilhome, E Johnson, P Kirby-Harris, V Wright	
16	Declarations of Disclosable Interest: None.	
17	Statements and questions from the public: None.	
18	Approval of minutes of previous meetings The minutes of the Plans Only meetings held on 23 June and 14 July were approved. Proposed Cllr Menzies Seconded Cllr Morris RESOLVED The Minutes were signed.	
19	Matters arising from previous minutes <ul style="list-style-type: none"> <li>a) The Neighbourhood Plan was complete. CLOSED</li> <li>b) Grove Street. The matter was on OCC's list of future works. The Town Council had been advised that it would not be done any sooner if it was paid for. CLOSED</li> <li>c) Flood Mitigation Working Group. Documents from the meetings had been circulated. The public meeting went well and some volunteers had come forward. Regular working group meetings were planned. To be moved to a standing item on future agenda.</li> <li>d) King Alfred's Head. The matter was with the enforcement team at the Vale.</li> <li>e) Scaffolding outside Costa. The permit for the scaffolding had expired. The Town Council does not condone unlicensed scaffolding on its land. Deputy Clerk to chase.</li> </ul>	Deputy Clerk
20	To consider the planning applications listed and any other applications received prior to the meeting.	
21	Other business <ul style="list-style-type: none"> <li>a) Sites for new SIDs. The sites were approved. Proposed Cllr Menzies</li> </ul>	

	<p>Seconded Cllr Morris. RESOLVED</p> <p>b) Modification of parking arrangements in Mill Street, Matter withdrawn.</p> <p>c) S106 application from Faringdon Tennis Club. The Council was unhappy that funds were being used outside the town and regretted the pressure being brought to bear given the short timescales.</p> <p>d) Letter from Olly Glover MP regarding speeding in 20mph zones. Some areas would be addressed by the new SIDs. It was felt that consideration should be given to the suggestions for additional lining. Deputy Clerk to obtain prices. It was felt that another SID was required on Newbury Street. The condition of the road in Newbury Street was noted and was to be investigated. Cllr Third to be shown how to download data from the SIDs.</p> <p>e) Letter from resident regarding speeding on King Alfred Way. Resident to be informed that this is being investigated. The Council shared their concern. To be put on the agenda for the next TAC meeting.</p>	<p>Deputy Clerk</p> <p>Clerk/ Deputy Clerk</p>
22	<p>Date of next meeting</p> <p>Monday 1 September immediately following the meeting of the Climate Emergency committee.</p>	

The meeting closed at 10.28 pm.

Signed:

Date:

Item/ Planning number	PLANNING RECOMMENDATIONS
a) P25/V1106/HH	<p>Erection of a single storey extension with orangery style roof. 56 Mably Grove, Wantage, OX12 9XW.</p> <p>Withdrawn.</p>
b) P25/V1363/LDP	<p>Erection of a single storey extension with orangery style roof. 56 Mably Grove, Wantage, OX12 9XW.</p> <p>No comment.</p>
c) P25/V1044/FUL	<p>Proposed change of use and refurbishment of ground floor rear commercial unit into a one bedroom flat. (Additional repair photos received 16th June 2025) (Description amended 17th July 2025) (Additional bin storage plan received 17th July 2025) 20A Mill Street, Wantage, OX12 9AQ.</p> <p>No objection.</p>
d) P25/V1045/LB	<p>Proposed change of use and refurbishment of ground floor rear commercial unit into a one bedroom flat. (Additional repair photos received 16th June 2025) (Description amended 17th July 2025) (Additional bin storage plan received 17th July 2025) 20A Mill Street, Wantage, OX12 9AQ.</p> <p>No objection.</p>
e) P25/V1260/HH	<p>Demolition and removal of a small existing conservatory to the rear of the property and the erection of a single-storey rear extension. Clovelly House, 59 Newbury Street, Wantage, OX12 8DJ.</p> <p>No objection.</p>
f) P25/V1248/HH	<p>Proposed construction of a porch. 4 Segsbury Road, Wantage, OX12 9XR.</p> <p>No objection.</p>
g) P25/V1297/HH	<p>Proposed side extension and relocation of residential garden boundaries (as amended by plans received 10 July 2025). Pockies Cottage, Ickleton Road, Wantage, OX12 9JA.</p> <p>Holding objection. The proposed extension is too large and disproportionate to the existing property. The concerns of the neighbour regarding the shared driveway were noted. The required ecological survey had not been provided.</p>

h) P25/V1301/LDE	<p>Certificate of Lawfulness for the existing occupation of The Annexe attached to the dwelling at 31 Barwell as a separate self-contained dwelling (Amended site plan received 24th July 2025). 31 Barwell, Wantage, OX12 9AZ.</p> <p>Objection. The proposal would effectively make this a separate dwelling and was against the original planning agreement.</p>
i) P25/V1303/FUL	<p>Installation of air intake and flue / exhaust system to roof of existing building. Macdermid Autotype Ltd, Grove Road, Grove, Wantage, OX12 7BZ</p> <p>The meeting felt that this application had been covered at the previous meeting, On checking it became apparent that this was not the case.</p>
j) P25/V1316/HH	<p>Single storey front &amp; rear extensions. First floor loft extension and conversion. Outbuilding. Littleton Lodge, Belmont, Wantage, Oxfordshire, OX12 9AS.</p> <p>Holding objection. Inadequate information had been provided on the proposed outbuilding.</p>
k) P25/V1380/HH	<p>Single storey side and front extension with pitched roof. 55 Upthorpe Drive, Wantage, OX12 7DG.</p> <p>No objections.</p>
l) P25/V1278/HH	<p>Drop kerb to driveway. 25 Foliat Drive, Wantage, OX12 7AN.</p> <p>Holding objection. Inadequate information had been provided on the need for another dropped kerb as there was existing access to the drive.</p>
m) P25/V1414/S73	<p>Variation of condition 2 (approved plans), 3 (materials) and 8 (trees &amp; hedges) on application P22/V0386/FUL - erection of fencing &amp; materials used in the house (New dwelling to the rear of existing house, and new access thereto.) 48 Charlton Road, Wantage, OX12 8HG.</p> <p>Holding objection. It was not clear what the changes were. The Council needed to understand the changes before commenting.</p>
n) P25/V1367/LDP	<p>Formation of habitable room in roofspace with rear dormer and side gable build up. 54 Orchard Way Wantage OX12 8ED</p> <p>No objection.</p>
o) P25/V1473/HH	<p>39 Cherry Croft, Wantage, OX12 7GF. Single storey rear extension.</p> <p>No objection.</p>