



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 1 September 2025 at 8.00pm.
 These minutes are a draft until approved at the next meeting

Committee Members Present: Councillors I Cameron (Chair), A Menzies, K Morris & V Wright.

In attendance: Julia Evans – Town Clerk

		ACTION
23	Apologies for Absence: Apologies were received from Cllrs A Crawford, E Johnson, T Gilholme and S Third.	
24	Declarations of Disclosable Interest: None.	
25	Statements and questions from the public: None.	
26	To approve the minutes of the Planning meeting held on 4 August 2025:. The minutes were approved and signed. PROPOSED: Cllr A Menzies SECONDED: Cllr K Morris RESOLVED	
27	To receive the minutes of the Wantage Traffic Advisory Committee meeting held on 3 July 2025. The minutes were received and noted. The visibility of speed limit signs was to be added to the next TAC agenda	Deputy Clerk
28	<p>a) Update on Flood Mitigation Working Group. An update will be in the next newsletter. There were a number of volunteers for the response group; they were to be invited to a meeting. It was noted that sandbags were relevant to a critical response to flooding. A storage location needed to be found near each of the flooding hotspots. The de-silting of Letcombe Brook was discussed. It was noted that investigation was required and it was suggested that OCC be asked what their plans for the area were. It was agreed to make an update from the Flood Mitigation Working Group a standing item on future agendas.</p> <p>b) Update on scaffolding at Costa's. The scaffolding had been removed.</p> <p>c) Update regarding speeding in 20mph zones. Costing for the roundels was to be obtained and the TAC was to be asked whether these roundels were effective. OCC was to be asked if there was a suitable location on Newbury Street for a SID.</p>	<p>Louise Brown</p> <p>Clerk</p> <p>Clerk</p> <p>Closed</p> <p>Deputy Clerk</p>

29	To consider the planning applications listed overleaf and any other applications that were received prior to the meeting.	
30	Other business. a. To approve the quotation for two new SID units. The quotation was approved. PROPOSED: Cllr A Menzies SECONDED: Cllr K Morris RESOLVED b. To receive the I&E report for August. The report was received and noted.	
31	Date of next meeting. The next meeting will be held on Monday 22 September 2025	

The meeting closed at 9.10 pm.

Signed:

Date:

Item/ Planning number	PLANNING RECOMMENDATIONS
a) P25/V1548/A	<p>Illuminated shopfront fascia signage. Esquires Coffee, 3 Kingsgrove Neighbourhood Centre, Wantage, OX12 7LR.</p> <p>No objection.</p>
b) P25/V1467/LDP	<p>The proposal involves a material change of use of garden room from incidental residential use to self contained residential unit. 30 The Laurels, Garston Lane, Wantage, OX12 7AR.</p> <p>No objection to the application, provided the Vale confirms that the use of the garden room is restricted to ancillary accommodation to the main dwellinghouse, and that any future use as a separate dwelling would constitute a material change of use requiring full planning permission. The Town Council would also welcome confirmation that permitted development rights enabling independent occupation are withdrawn, so that any future proposal must come back through the planning system for scrutiny. There was concern that without such confirmation, the building could later be used as a separate dwelling by default.</p>
c) P25/V1595/RM	<p>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>Holding objection. The Town Council was not able to support this application unless the following issues were resolved:</p> <p>Drainage and ground levels – The drawings allow finished ground levels to vary by up to half a metre. This could easily push surface water into surrounding areas along the site boundary. Of particular concern were Elm Road, Harcourt Way and Upthorpe Drive. Residents of Elm Road were already reporting flooding in their gardens. Flooding was also a concern for Charlton Village Road and the A338. Finished levels should be fixed now, with a clear plan showing where excess water will flow safely within the site and into the drainage system.</p> <p>Screening and privacy for neighbours – The plans showed some tree and hedge planting but there was no clear continuous “green buffer” between the new houses and existing homes, particularly along Elm Road which was of concern. A proper strip of trees and shrubs was needed, with a guarantee it would be maintained long term. It was noted that the planted area between Elm Road and the development appeared to be open, permitting public access. Fencing was required in this area to prevent access to gardens in Elm Road.</p> <p>Parking courts and safety – The Town Council agreed with the comments made in the police report. Several parking areas were tucked away with little overlooking from nearby homes. Thames Valley Police had lodged a holding objection because this layout could</p>

	<p>encourage crime and anti-social behaviour. Parking should be redesigned so it is visible from homes, with rear alleyways gated off and bin/cycle stores made secure.</p> <p>Street lighting and wildlife – The lighting plan had been prepared to highways standards but did not demonstrate that sensitive habitats and hedgerows would be protected from light spill. Conditions were to be requested requiring a wildlife-friendly lighting strategy, including lux contour plans, shielding and dark corridors in line with the Landscape Ecological Management Plan.</p> <p>Road safety – The Council's own safety audit says a 20mph speed limit should apply inside the development and that parking must be controlled around turning areas. Visibility splays must also be kept clear of tall planting. These changes were essential to keep roads safe for all users.</p> <p>Affordable housing mix – The Town Council agreed with the Housing Officer's comments. The current plan did not meet the agreed mix of affordable homes in the Section 106 agreement. All 50 affordable units were for rent, with no shared ownership or First Homes provided. Affordable homes were also clustered in blocks, mainly two-bed flats, rather than being spread throughout the site. The applicant must adjust the balance and distribution so that local needs are properly met and the scheme is tenure-blind.</p> <p>Bins and fire access – The Town Council agreed with the Waste Officer's comments. The plans showed vehicle tracking for refuse and fire engines, but they did not confirm how many communal bins would be provided for each block. This needed to be made clear to ensure collection and fire access worked in practice.</p> <p>Parking standards – The application did not clearly show compliance with Oxfordshire's 2022 parking standards, particularly for cycle storage. The applicant should provide clear drawings and numbers showing how these standards would be met, including secure and accessible provision for non-standard cycles. Concern was raised about EV charging facilities which were situated away from the dwellings in the area of the affordable units. This could result in premium costs for users in this area. If the affordable units were spread across the site this issue would be removed.</p> <p>It was to be noted that the Wantage Neighbourhood Plan was now in place, as it was not mentioned in the pre-application advice.</p>
d) P25/V0841/HH	<p>Single storey rear extension. 36 Stockham Park, Wantage, OX12 9HQ.</p> <p>No objection.</p>
e) P25/V1728/T28	<p>Installation of CBT on wall. Flat 1 Styles Court, Newbury Street, Wantage, OX12 8DN.</p> <p>No objection as long as the Conservation Officer is happy with it.</p>

