

Public Document Pack

Witney Town Council

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Town Clerk

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29 January 2020

To: Members of the Planning and Development - *R Smith, J Aitman, L Ashbourne, T Ashby, V Gwatkin, M Jones, A McMahon and A Prosser (and all other Town Councillors for information)*

You are hereby summonsed to a Meeting of the **Planning and Development** Committee to be held in the Lobby, The Corn Exchange, Witney on **Tuesday, 4th February, 2020 at 6.00 pm** for the transaction of the business stated below.

RECORDING OF MEETINGS

Under the Openness of Local Government Bodies Regulations 2014 the council's public meetings may be recorded, which includes filming, audio-recording as well as photography. As a matter of courtesy, if you intend to record any part of the proceedings please let the Town Clerk or Democratic Services Officer know before the start of the meeting.

AGENDA

All Council Meetings are open to the public and press, unless otherwise stated.

1. Apologies for Absence

To consider apologies and reasons for absence.

Committee Members who are unable to attend the meeting should notify the Democratic Services Officer (nicky.cayley@witney-tc.gov.uk) prior to the meeting, stating the reason for absence.

Standing Order 30(a)(v) permits the appointment of substitute Councillors to a Committee whose role is to replace ordinary Councillors at a meeting of a Committee if ordinary Councillors of the Committee have confirmed to the Proper Officer **before** the meeting that they are unable to attend.

2. Declarations of Interest

Members are reminded to declare any disclosable pecuniary interests in any of the items under consideration at this meeting in accordance with the Town Council's code of conduct.

3. Public Participation

The meeting will adjourn for this item

Members of the public may speak for a maximum of **five minutes** each during the period of public participation, in line with Standing Order 42. Matters raised shall relate to the following items on

the agenda.

4. **Minutes** (Pages 3 - 8)

To receive the minutes of the Planning & Development Committee meetings held on 26 November 2019, 17 December 2019 and 14 January 2020.

5. **Planning Applications** (Pages 9 - 14)

To receive and consider Planning Applications from West Oxfordshire District Council as attached schedule.

6. **Planning Decisions** (Pages 15 - 20)

To receive and consider a list of Planning Decisions from West Oxfordshire District Council.



Town Clerk

**PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE
WITNEY TOWN COUNCIL**

Held on Tuesday, 26 November 2019

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	V Gwatkin
	T Ashby	M Jones
	O Collins	A Prosser
Officers:	Nicky Cayley	Democratic Services Officer
Others:	# members of the public.	

P482 APOLOGIES FOR ABSENCE

Apologies for their absence were received from Cllrs Ashbourne and McMahon.

P483 DECLARATIONS OF INTEREST

There were no declarations of interest in matters to be discussed at the meeting.

P484 MINUTES

The Committee received and considered the minutes of the meetings held on 24 September, 15 October and 5 November 2019.

RESOLVED: that the above minutes be agreed as a correct record and signed by the Chair.

P485 PUBLIC PARTICIPATION

There were no members of the public present for this item.

P486 PLANNING APPLICATIONS

The Committee received and considered a list of planning applications.

RESOLVED: that the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

P487 PLANNING DECISIONS

The Committee received and considered the schedule of planning decisions as circulated with the agenda.

RESOLVED: that the schedule as circulated, be noted.

P488 **APPEAL DECISION - 100 EASTFIELD ROAD**

The Committee received and considered the appeal decision in respect of 100 Eastfield Road, which had been permitted and the development allowed.

RESOLVED: that the appeal decision be noted.

The meeting closed at: 7.00 pm

Chair

**PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE
WITNEY TOWN COUNCIL**

Held on Tuesday, 17 December 2019

At 6.00 pm in the Council Chamber, Town Hall

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	A McMahon
	L Ashbourne	A Prosser
	T Ashby	L Duncan
	V Gwatkin	
Officers:	Adam Clapton	Office Manager
Others:	0 members of the public.	

P511 APOLOGIES FOR ABSENCE

Apologies for her absence were received from Cllr Melanie Jones.

P512 DECLARATIONS OF INTEREST

There were no declarations of interest in items to be discussed at the meeting.

P513 PUBLIC PARTICIPATION

There were no members of the public present for this item.

P514 PLANNING APPLICATIONS

The Committee received and considered a list of planning applications.

RESOLVED: that the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

P515 CONSULTATION – A415 DUCKLINGTON LANE (WITNEY) - PROPOSED 30MPH SPEED LIMIT EXTENSION AND PROHIBITION OF VEHICLES

The Committee received and considered a consultation from Oxfordshire County Council.

RESOLVED: that the consultation be noted.

The meeting closed at: 7.25 pm

Chair

**PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE
WITNEY TOWN COUNCIL**

Held on Tuesday, 14 January 2020

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	V Gwatkin
	L Ashbourne	A McMahon
	T Ashby	A Prosser
Officers:	Nicky Cayley	Democratic Services Officer
Others:	2 members of the public.	

P15 APOLOGIES FOR ABSENCE

An apology for her absence was received from Cllr Jones.

P16 DECLARATIONS OF INTEREST

There were no declarations of interest in matters to be discussed at the meeting.

P17 PUBLIC PARTICIPATION

The Committee adjourned in line with Standing Order 42 in order for Hannah Trubshaw from A2 Dominion to speak about application WTC/008/20 and also for Mr Mike French to ask Ms Trubshaw some questions.

The Committee reconvened after this participation.

P18 PLANNING APPLICATIONS

The Committee received and considered planning applications from West Oxfordshire District Council.

RESOLVED: that the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

The meeting closed at: 7.35 pm

Chair

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Proposals :- Formation of new doors.

Observations :-

5.5 **WTC/017/20** Plot Ref :- 20/00124/HHD Type :- HOUSEHOL
Applicant Name :- HOUSE-PYPOVOLOU, MRS FAITH Date Received :- 16/01/2020
Parish :- SOUTH Date Returned :-
Location :- 11 BUTTERCROSS LANE Agent
BUTTERCROSS LANE
WITNEY

Proposals :- Single storey rear extension.

Observations :-

5.6 **WTC/018/20** Plot Ref :- 20/00127/FUL Type :- FULL
Applicant Name :- DENHAM, MISS FELCITY Date Received :- 16/01/2020
Parish :- SOUTH Date Returned :-
Location :- 7 LANGDALE COURT Agent
LANGDALE COURT
WITNEY

Proposals :- Change of use from retail to tattooing/body piercing.

Observations :-

5.7 **WTC/019/20** Plot Ref :- 19/03448/FUL Type :- FULL
Applicant Name :- LEES, MR GARY Date Received :- 16/01/2020
Parish :- SOUTH Date Returned :-
Location :- UNIT 1- 5 AVENUE TWO Agent
AVENUE TWO
WITNEY

Proposals :- Proposed change of use from general industrial (Class B2) to storage and distribution (Class B8),

Observations :-

5.8 **WTC/020/20** Plot Ref :- 19/03495/FUL Type :- FULL
Applicant Name :- LEVICO, MR Date Received :- 16/01/2020
Parish :- SOUTH Date Returned :-
Location :- LIDL, DUCKLINGTON Agent
LANE
DUCKLINGTON LANE
WITNEY

Proposals :- Conversion of existing premises from class A1 to class D2 use (Gymnasium).

Observations :-

5.9 **WTC/021/20** Plot Ref :- 20/00077/HHD Type :- HOUSEHOL
Applicant Name :- CHAPMAN, MR AND MRS KRISTY Date Received :- 16/01/2020
Parish :- SOUTH Date Returned :-
Location :- 52 COLWELL DRIVE Agent
COLWELL DRIVE
WITNEY

	Proposals :-	Erection of front porch.		
	Observations :-			
5 . 10	WTC/022/20	Plot Ref :- 20/00058/HHD	Type :-	HOUSEHOL
	Applicant Name :-	ROBBERTS, MR STEPHEN	Date Received :-	17/01/2020
	Parish :-	SOUTH	Date Returned :-	
	Location :-	117 BURWELL DRIVE	Agent	
		BURWELL		
		WITNEY		
	Proposals :-	Erection of single storey extension and porch to front elevation and the conversion of garage to create extra living space.		
	Observations :-			
5 . 11	WTC/023/20	Plot Ref :- 20/00099/HHD	Type :-	HOUSEHOL
	Applicant Name :-	WOOD, MR AND MRS A	Date Received :-	20/01/2020
	Parish :-	CENTRAL	Date Returned :-	
	Location :-	8 GLOUCESTER PLACE	Agent	
		GLOUCESTER PLACE		
		WITNEY		
	Proposals :-	Insertion of rear dormer window.		
	Observations :-			
5 . 12	WTC/024/20	Plot Ref :- 20/00160/S73	Type :-	NON
	Applicant Name :-	GOUDIN, MR DAVID	Date Received :-	20/01/2020
	Parish :-	NORTH	Date Returned :-	
	Location :-	9A WEST END	Agent	
		WEST END		
		WITNEY		
	Proposals :-	Non compliance with conditions 2 and 3 of planning permission 18/00020/HHD to allow design and material changes (retrospective).		
	Observations :-			
5 . 13	WTC/025/20	Plot Ref :- 20/00114/HHD	Type :-	HOUSEHOL
	Applicant Name :-	EATON, MISS RONDA	Date Received :-	20/01/2020
	Parish :-	NORTH	Date Returned :-	
	Location :-	12 GRANGERS PLACE	Agent	
		GRANGERS PLACE		
		WITNEY		
	Proposals :-	Conversion of garage into living space. Replace garage door with a window.		
	Observations :-			
5 . 14	WTC/026/20	Plot Ref :- 20/00195/HHD	Type :-	HOUSEHOL
	Applicant Name :-	HAAR, DR LAWRENCE	Date Received :-	23/01/2020
	Parish :-	CENTRAL	Date Returned :-	
	Location :-	34 WOODFORD MILL	Agent	
		MILL STREET		
		WITNEY		

Proposals :- Replacement windows (Retrospective)

Observations :-

5.15 **WTC/027/20** Plot Ref :- 20/00146/HHD Type :- HOUSEHOL

Applicant Name :- STOUT, MR P Date Received :- 23/01/2020

Parish :- SOUTH Date Returned :-

Location :- 22 CHURCH GREEN Agent
CHURCH GREEN
WITNEY

Proposals :- Alterations and erection of single and two storey extensions to garage/workshop.

Observations :-

5.16 **WTC/028/20** Plot Ref :- 20/00147/LBC Type :- LISTED BUI

Applicant Name :- STOUT, MR P Date Received :- 23/01/2020

Parish :- SOUTH Date Returned :-

Location :- 22 CHURCH GREEN Agent
CHURCH GREEN
WITNEY

Proposals :- Alterations and erection of single and two storey extensions to garage/workshop.

Observations :-

5.17 **WTC/029/20** Plot Ref :- 20/00157/HHD Type :- HOUSEHOL

Applicant Name :- MORGAN, MR AND MRS Date Received :- 23/01/2020

Parish :- NORTH Date Returned :-

Location :- 13 NEW YATT ROAD Agent
NEW YATT ROAD
WITNEY

Proposals :- Alterations and erection of rear extensions, front extension to garage and addition of new porch.

Observations :-

5.18 **WTC/030/20** Plot Ref :- 20/00116/HHD Type :- HOUSEHOL

Applicant Name :- FUCHS, MS CAROLINE Date Received :- 23/01/2020

Parish :- WAST Date Returned :-

Location :- 6 BARLEYFIELD WAY Agent
BARLEYFIELD WAY
WITNEY

Proposals :- Part replacement of boundary wall with close board fencing

Observations :-

5.19 **WTC/031/20** Plot Ref :- 20/00215/HHD Type :- HOUSEHOL

Applicant Name :- WOOD, MR PETER Date Received :- 27/01/2020

Parish :- CENTRAL Date Returned :-

Location :- 11 HERON DRIVE Agent
HERON DRIVE
WITNEY

Proposals :- Erection of conservatory to rear of property.

Observations :-

5.20

WTC/032/20

Plot Ref :- 20/00199/HHD Type :- HOUSEHOL

Applicant Name :- PAYNE, MR AND MRS

Date Received :- 27/01/2020

Parish :- WEST

Date Returned :-

Location :- 25 TETBURY DRIVE Agent
TETBURY DRIVE
WITNEY

Proposals :- Single story rear extension.

Observations :-

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District Ref

' C ' Contrary to District 'CD' Contrary Delegated
 ' D ' Delegated
 ' E ' Endorsed by District 'ED' Endorsed Delegated

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GRANTED PLANNING PERMISSIONS

E	WTC/094/19	Approved	41 OXLEASE
E	WTC/180/19	Approved	206 FARMERS CLOSE
E	WTC/185/19	Approved	80 TOWER HILL
E	WTC/186/19	Approved	STANLEY COURT, RICHARD JONES R
E	WTC/187/19	Approved	27 CRAWLEY ROAD
E	WTC/188/19	Approved	LAND AT WEST WITNEY
E	WTC/189/19	Approved	RANGE ROAD
E	WTC/190/19	Approved	15 OXLEASE
	WTC/192/19	Approved	6 CHERRY TREE WAY
E	WTC/196/19	Approved	10 SOUTH LAWN
E	WTC/197/19	Approved	UNIT 3 - 4 WOOLGATE CENTRE
E	WTC/198/19	Approved	36A NEW YATT ROAD
E	WTC/201/19	Approved	UNIT 3 MARRIOTTS WALK
E	WTC/203/19	Approved	Unit 11 Vanbrugh Quarter
E	WTC/214/17	Approved	24 WESTCOTE CLOSE
C	WTC/237/17 District COMMENT	Approved	<p>LAND NORTH OF BURFORD ROAD</p> <p>Local COMMENT Witney Town Council has objected previously to this site and continues to have reservations to its suitability. Witney Town Council object to this application as it stands and request that the following concerns and recommendations be taken into account in consideration of this application:-</p>

" ACCESS POINT - Witney Town council understand that the means of access to the site was granted by the Secretary of State, however Witney Town Council feel that the increased traffic on the Burford Road that will be as a consequence of this and other forthcoming developments will have a negative effect, Particularly with regard to the position of the proposed entrance

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GRANTED PLANNING PERMISSIONS

which in our consideration has not been thought through adequately with regard to position, size, visibility and volume of traffic.

Witney Town Council considers that the entrance to the site is too narrow and appears to look like a drive between houses which may confuse drivers entering the site. Witney Town Council recommends that a new entrance similar to that for Madley Park off Woodstock Road be located to provide direct access an enlarged Tower Hill Roundabout.

This is a very busy road with stationary traffic located in front of the proposed entrance several times during the day, and will require a hatched area on the East bound Carriageway so as not to obstruct exit from the site unduly, along with alternative route planning than the use of the Burford Road, Bridge Street / High Street routes. Witney Town Council are also concerned that the location of the 2x lanes just inside the Burford Road entrance to access are too close along with dwellings fronting the entrance road potentially causing traffic to be stationary on the Burford Road.

The lack of 2 entrances and exits to the site is of concern to Witney Town Council, particularly because it is contrary to the guidance of the NPPF guidelines considering its proximity to the gas storage depot. The location of the emergency vehicle entrance is also too close to the roundabout and is likely to be utilised as the main entrance for the site by its residents and visitors.

Witney Town Council Recommend that an additional wider entrance off the Tower Hill roundabout makes far more sense particularly as only one access point for the estate is suggested.

Witney Town Council raise concern of emergency & Waste Vehicle access to the site, consideration should be made to incorporate access to the North Springfield Road site, this would create a second entrance and spine road from Tower Hill Roundabout where local busses, Waste Collection and emergency vehicles could travel through.

" ROAD STRUCTURE - Block paving was used similarly in Madley Park for aesthetic and traffic calming measures, this does not wear well needing frequent remedial work, Oxfordshire County Council repairs are not like for like using Tarmac to infill the damaged area and eventually leaves the area looking

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in a poor condition.

Witney Town Council would like to see the removal of the block paving on Roads within the development.

" **INFRASTRUCTURE** - This development adds significant pressure onto the local infrastructure giving the following predicted population levels based upon 3.2x persons per dwelling, All Primary schools are currently full in this locality and Secondary Scholl catchment area in the other side of the Windrush River with the only Bridge Crossing being in Bridge Street. This development increases the population approximately by an additional 832 persons, of which we estimate will be circa 80 primary school children and 65-80 Secondary School Pupils.

Further to this, Witney Town Council would like to see the following infrastructure provision

- a) Provision towards additional year entry Primary School for 80 Pupils est.
- b) Provision towards an additional 3rd Secondary School for 65-80 Pupils est
- c) Contribution for expansion of Nursery School places for 2-4year olds
- d) Contribution towards construction of New / or expansion of Witney Hospital, ½ a GP and Surgery provision.
- e) Road improvements along Burford Road and provision of a safe crossing.
- f) Enlarging of Tower Hill Roundabout to create a safer and practical route for vehicular access to the site including for Busses and Waste Collection Vehicles, Cyclists and Pedestrians.
- g) Suitable and accessible play and park facilities for use by residents and visitors.
- h) Provision of Bus & Waste Collection Routes through the site, along with a Bus Stop and shelter central to the site.
- i) Inclusion of Play equipment within the NEAP area and development of the undeveloped northern area to provide additional recreational space.
- k) Contribution towards the 'WELL' West End Link Road river crossing.

" **UTILITIES**

Sewerage: Witney Town Council notes that provision of a pumping station for sewerage is located next to a play area in the north East corner of the site pumping towards Tower Hill.

The services in Tower Hill are old and in need of upgrading. Witney Town Council would like to reassurance that the developer ensure that adequate provision be set aside for remedial works that may be required to upgrade the Waste water services in Tower

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Hill and Ducklington lane.

Electricity: with the move towards electric vehicles, Witney Town Council seek to ensure adequate provision is made available for all dwellings to have Electric Vehicle Charging Points.

Fibre Broadband: Witney Town Council consider that Fiber Optic cable to be a 'NEW' Utility and request that it be installed to all dwellings during the development.

3G, 4G & 5G mobile network: Mobile phone networks in Witney are poor and the advent of 5g is upon us with the next generation of phones in early 2018. Witney Town Council considers that with the safety zone being uninhabitable that provision of a 3G, 4G & 5G Mast could be hidden unobtrusively within the site.

Water, Gas, BT - Witney Consider that these are standard utilities and will be provided

" FLOOD ALLEVIATION

The Northern /edges of this site are known to Flood, and residential areas and Business sites downstream flood on a bi-annual basis. Witney Town Council are concerned that additional hard surfacing of this site will exacerbate the problem.

Witney Town Council considers that the size and location of the Attenuation Pond is insufficient and are concerned that it will lead to direct flow of polluted surface water into the River Windrush.

Witney Town Council Recommend that grey and surface water capture is incorporated into every dwelling to mitigate Flood Alleviation concerns with filtration to ensure pollution does not enter the River Windrush.

" BUILDING MATERIALS

Witney Town Council considers the use of Red & Yellow Brick overlooking the Cotswold AONB inappropriate and request that properties visible from the Road and Windrush Valley are constructed in Cotswold Stone or Reconstituted Cotswold Stone.

Witney Town Council Considers that the proposed roof materials Red Clay etc are not in keeping with the Predominately Slate of the Cotswold AONB, use of Solar slate tiles on the southern side of roofs should also be considered.

" AONB

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

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Witney Town Council requests that the development is constructed so as to respect the view of the Cotswold AONB.

" PARKING PLACES - Witney Town Council do not consider enough parking facilities have been allocated and that visitors and residents will park along the narrow roads causing obstructions for emergency vehicles.

Witney Town Council would like to see the following minimum parking provision.

1 Bed Dwellings - 1x Parking Space
2 Bed Dwellings - 2x Parking Spaces
3 Bed Dwellings - 3x Parking Spaces
4 Bed Dwellings - 4x Parking Spaces
5+ Bed Dwellings - 5x Parking Spaces

" NON DEVELOPED AREAS

There are 2 large areas that remain undeveloped on the plans.

Safety Zone - Witney Town Council are concerned that this area is an open invitation for children to play, there is no indication on the plans as to how this area will be managed, planted and secured.

Witney Town Council would like to see a high mound created and Trees Planted to shield the view to the Gas Storage Depot and assist to mitigate in case of an explosion.

Flood Zone - Witney Town Council understand that this area will flood, however the majority of the year it can be utilised recreationally.

Witney Town Council would like consideration for this area to be utilised for provision of a 3G Pitch or grassed to play football, Rugby and Hockey with sufficient area for parking.

This area can then be used as a drop of point for Buses, and access to the Cotswold hiking path network.

Consideration could be made for provision of Bus Shelter and snack shop.

" CYCLE PATHS - There appears to be sufficient consideration - if any - for cycle tracks and pedestrian access to town. With Town Council Considers that adequate Provision be made for Cycle and Pedestrian access to the Burford Road with adequate crossing points to safely facilitate these paths/tracks.

" LACK OF INTEGRATION - The mix of proposed

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housing is unacceptable in terms of different types of family. Witney Town Council seek that the design should be seeking full integration of property types and not segregating the smaller and affordable at the back of the estate.

Witney Town Council request that affordable properties are fully integrated into the site.

OTHER PLANNING DETAILS

WTC/200/19

Withdrawn

27 LOWELL PLACE