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PLANNING AND DEVELOPMENT COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 21 May 2019

At 6.00 pm in the Council Chamber, Town Hall

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser	R Bolger
	L Ashbourne	M Jones
	T Ashby	A McMahan
Officers:	Nicky Cayley	Democratic Services Officer
Others:	3 members of the public.	

P193 APOLOGIES FOR ABSENCE

Apologies for their absence were received from Cllr Aitman, who was on holiday.

P194 DECLARATIONS OF INTEREST

Cllr License declared a non-pecuniary interest in relation to agenda item 9 – Bus Shelter on Corn Street as he was an employee of Stagecoach bus company.

Cllr Jones declared a non-pecuniary interest in application WTC/092/19 as she knew the applicants.

P195 ELECTION OF VICE CHAIRMAN

Cllr Trevor Licence was nominated as Vice Chairman. There were no other nominations and all members were in favour.

RESOLVED: that Cllr License be elected as Vice Chairman of the Planning and Development Committee for the ensuing municipal year.

P196 PUBLIC PARTICIPATION

The Committee adjourned in line with standing order 42 to receive public participation.

Kirsten Johnston addressed the Committee on agenda item 9 – Bus Stop on Corn Street – on behalf of Abbeymill Development.

Paul Vickery addressed the Committee on application WTC/095/19 – Eastnor House on behalf of DevComms Consultancy.

Lydia Warwick addressed the Committee on application WTC/095/19 – Eastnor House on behalf of the Hinton Group.

The Committee re convened following the addresses by members of the public.

P197 BUS SHELTER ON CORN STREET

This item was moved up the agenda with the express permission of the Chairman.

Members held a detailed discussion on the history of this item, as many of them were newly elected Councillors. There followed a discussion on the best way to proceed, with the residents in mind. The Committee did express its disappointment that the developer had started building seemingly with the expectation that the Town Council would allow the bus shelter to be moved. To an extent the Committee felt that it had been “bullied” and that the developer “had them over a barrel”. Members wished to emphasise that any decision taken would not set a precedent for the future.

The Committee decided that they would agree to the old shelter’s removal on certain conditions including provision of two new stops, (one to replace the existing and one to be sited elsewhere in the town), and cycle racks and bins to adjoin them by the developer. There was also a request for a contribution to the Bus Stop Art Project. The DSO advised that permission from OCC would need to be sought for cycle racks as they were the Highways authority.

RESOLVED:

1. that the correspondence from the developer as circulated be noted;
2. that the request from Abbeymill Development to re site the bus shelter by 90cm to the left of its property be granted adjacent to the wall and not the kerbside;
3. that this request is granted subject to the following conditions: -
 - a) that the re siting is subject to the developer obtaining agreement from all other relevant authorities i.e. Oxfordshire County Council, Stagecoach etc;
 - b) that the developer replaces the existing shelter with a three -sided shelter with seating of the Council’s choice, with a bin and adjacent cycle racks and installs this as soon as possible after the road in front of the properties is re-opened- all of these items should be at the expense of the developer;
 - c) any costs incurred by the re siting, including (but not solely) the making good of the pathway, re-positioning of the bus stop signage/markings/real time information must be covered by the developer;
 - d) the current bus shelter must be dismantled carefully and returned to the Town Council for future use on other similar shelters that may need repairs;
 - e) that an additional shelter, including seating, a bin and cycle racks must also be purchased by the developer for siting at a place of the Town Council’s choice;
 - f) that in respect of both shelters, a contribution of £500 is given towards the Bus Stop Art project to decorate these;
4. that in granting this request, the Council is not setting a precedent for any future such requests.

P198 **PLANNING APPLICATIONS**

As the meeting had now reached 2 hours in length, the Committee agreed to suspend standing order 48 in order to allow the meeting to continue.

RESOLVED: that standing order 48 be suspended in order to allow the meeting to continue past 2 hours in length.

The Committee received and considered the schedule of planning applications as previously circulated.

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

P199 **APPEAL DECISION - 8 WADARDS MEADOW, WITNEY**

The Committee received and considered correspondence concerning the appeal decision for Wadards Meadow.

RESOLVED: that the appeal decision be noted.

P200 **APPEAL DECISION - LAND EAST OF 135 FARMERS CLOSE**

The Committee received and considered correspondence concerning the appeal decision for land east of 135 Farmers Close.

RESOLVED: that the appeal decision be noted.

P201 **APPEAL NOTIFICATION - 24 BAKERS PIECE**

The Committee received and considered an appeal notification for 53 Farmers Close.

RESOLVED: that the appeal notification be noted.

The meeting closed at: 8.45 pm

Chair

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Witney Town Council

Planning Minutes - 21 May 2019

P198

P198- 1 WTC/082/19 Plot Ref :-19/00825/HHD Type :- HOUSEHOLDE
 Applicant Name :- KEATING, MR PAUL Date Received :- 29/04/2019
 Location :- 40 MANOR ROAD Date Returned :- 21/05/2019
 MANOR ROAD
 WITNEY

Proposal : Insertion of replacement window and new door.

Observations : Witney Town Council has no objections regarding this application

P198- 2 WTC/083/19 Plot Ref :-19/01028/FUL Type :- FULL
 Applicant Name :- ISBUGA, MR TARIQ Date Received :- 29/04/2019
 Location :- 40 MARKET SQUARE Date Returned :- 21/05/2019
 MARKET SQUARE
 WITNEY

Proposal : Altreations and erection of single storey extension.

Observations : Witney Town Council has no objections regarding this application

P198- 3 WTC/084/19 Plot Ref :-19/01029/LBC Type :- LISTED BUI
 Applicant Name :- ISBUGA, MR TARIQ Date Received :- 29/04/2019
 Location :- 40 MARKET SQUARE Date Returned :- 21/05/2019
 MARKET SQUARE
 WITNEY

Proposal : Alterations and erection of single storey extension.

Observations : Witney Town Council has no objections regarding this application

P198- 4 WTC/085/19 Plot Ref :-19/00964/FUL Type :- FULL
 Applicant Name :- COPE, MR S Date Received :- 29/04/2019
 Location :- UNIT 17 GLENMORE BUSINESS Date Returned :- 21/05/2019
 CENT
 WINDRUSH INDUSTRIAL PARK
 WITNEY

Proposal : Change of use of landscaped area to provide 2 parking spaces.

Observations : Witney Town Council supports this application on condition that the additional 2 parking spaces are constructed from grasscrete and the surrounding area is planted with wildflowers.

P198- 5 WTC/086/19 Plot Ref :-19/00977/FUL Type :- FULL
Applicant Name :- MORRIS, MR DANNY Date Received :- 29/04/2019
Location :- MULBERRY HOUSE, 9 CHURCH Date Returned :- 21/05/2019
GREEN
CHURCH GREEN
WITNEY
Proposal : Conversion of ground floor training rooms to two residential flats, associated internal and external alterations, provision of outdoor amenity space and bin and cycle storage.
Observations : Witney Town Council objects to this application on the grounds of lack of parking provision and the loss of business space.

P198- 6 WTC/087/19 Plot Ref :-19/00978/LBC Type :- LISTED BUI
Applicant Name :- MORRIS, MR DANNY Date Received :- 29/04/2019
Location :- MULBERRY HOUSE, 9 CHURCH Date Returned :- 21/05/2019
GREEN
CHURCH GREEN
WITNEY
Proposal : Conversion of ground floor training rooms to two residential flats, associated internal and external alterations, provision of outdoor amenity space and bin and cycle storage.
Observations : Witney Town Council objects to this application on the lack of provision of parking space and the loss of business space,

P198- 7 WTC/088/19 Plot Ref :-19/01059/HHD Type :- HOUSEHOLDE
Applicant Name :- HAMMOND, MR A Date Received :- 29/04/2019
Location :- 34 WAINE RUSH VIEW Date Returned :- 21/05/2019
WAINE RUSH VIEW
WITNEY
Proposal : Erection of single storey rear extension.
Observations : Witney Town Council has no objections regarding this application

P198- 8 WTC/089/19 Plot Ref :-19/01243/HHD Type :- HOUSEHOLDE
Applicant Name :- COOMBER. MR AND MRS Date Received :- 29/04/2019
Location :- 33 CHERRY TREE WAY Date Returned :- 21/05/2019
CHERRY TREE WAY
WITNEY
Proposal : Erection of rear conservatory.
Observations : Witney Town Council has no objections regarding this application

P198- 9 WTC/090/19 Plot Ref :-19/01064/HHD Type :- HOUSEHOLDE
Applicant Name :- CHURCHILL, MR AND MRS N Date Received :- 30/04/2019
Location :- 73 COTSWOLD MEADOW Date Returned :- 21/05/2019
COTSWOLD MEADOW
WITNEY
Proposal : Erection of single storey side extension.

Observations : Witney Town Council has no objections regarding this application

P198- 10 WTC/091/19 Plot Ref :-19/01031/FUL Type :- FULL
Applicant Name :- STOKES, MR JULIAN Date Received :- 02/05/2019
Location :- 1 FRENCH CLOSE Date Returned :- 21/05/2019
FRENCH CLOSE
WITNEY
Proposal : Erection of extensions and sub division of dwelling two dwellings with associated parking.
Observations : Witney Town Council objects to this application on the grounds that it is an over development of site and not in keeping with the vernacular and therefore contrary to Policy OS4 of the WOLP 2031.

P198- 11 WTC/092/19 Plot Ref :-19/00681/FUL Type :- FULL
Applicant Name :- WINSTONE AND DUNSTAN Date Received :- 07/05/2019
Location :- WITNEY HOTEL, 7 CHURCH Date Returned :- 21/05/2019
GREEN
7 CHURCH GREEN
WITNEY
Proposal : Change of use from hotel (Class C1) to dwellinghouse (Class C3).
Observations : Witney Town Council objects to the proposal as it is concerned at the loss of a hotel in this location and wishes the property to be maintained in its current use. The Town Council supports the comments from the Planning Policy Officer which state "conflict with the overall aims of Policies WIT5, E4 and E6 of the Local Plan as well as the overall objectives of the NPPF, by resulting in the loss of a visitor facility in a central, accessible and sustainable, mixed-use location on the fringe of the Town Centre."

P198- 12 WTC/093/19 Plot Ref :-19/01122/HHD Type :- HOUSEHOLDE
Applicant Name :- MR & MRS C SERCOMBE & MATE Date Received :- 13/05/2019
Location :- 8 TOWER HILL Date Returned :- 21/05/2019
TOWER HILL
WITNEY
Proposal : Alterations and erection of two storey extension.
Observations : Witney Town Council has no objections regarding this application

P198- 13 WTC/094/19 Plot Ref :-19/01394/HHD Type :- HOUSEHOLDE
Applicant Name :- CURR, MR MARTIN Date Received :- 14/05/2019
Location :- 41 OXLEASE Date Returned :- 21/05/2019
OXLEASE
WITNEY
Proposal : Erection of first floor front extension.
Observations : Witney Town Council has no objections regarding this application

P198- 14 WTC/095/19

Plot Ref :-19/00728/FUL

Type :- FULL

Applicant Name :- HINTON PROPERTIES LTD

Date Received :- 14/05/2019

Location :- EASTNOR HOUSE
DUCKLINGTON LANE
WITNEY

Date Returned :- 21/05/2019

Proposal : Demolition of existing dwelling and erection of two storey hotel and drive thru coffee shop and associated car parking, access, landscaping and ancillary works.

Observations : Witney Town Council objects to this proposal on the grounds that the increase in the number of hotel rooms will have a detrimental impact in terms of the amount of traffic in an already congested area. The Town Council is also concerned that traffic may back up onto the highway as is the case at the drive through McDonalds on Ducklington Lane, Witney. This is contrary to Policies T1 and T2 of the WOLP 2031.

The Meeting closed at : 8.45pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council