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CLIMATE, BIODIVERSITY & PLANNING COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 11 August 2020

At 6.00 pm in the VIRTUAL MEETING VIA ZOOM*

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	M Jones
	L Ashbourne	A Prosser
Officers:	Nicky Cayley	Democratic Services Officer
	Sharon Groth	Town Clerk
	Angus Whitburn	Compliance and Environment Officer
Others:	2 members of the public.	

P235 APOLOGIES FOR ABSENCE

There were apologies for absence from Cllr Bolger and Gwatkin.

P236 DECLARATIONS OF INTEREST

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

P237 PUBLIC PARTICIPATION

The Committee received a presentation from Louise Fox, Ecology Officer at Oxfordshire County and Oxford City Councils, concerning the planting of wildflowers on verges in Witney. County Councillor Laura Price also spoke to the Committee on this subject and what she could do to help.

P238 PRESENTATION FROM LOUISE FOX, BIODIVERSITY OFFICER AT OXFORDSHIRE COUNTY COUNCIL.

This item was moved up the agenda with the express permission of the Chair so that Louise Fox could hear the outcome of the debate.

Members were very keen on the concept and one member expressed a hope that it could be started this year if possible. It was recognised that the challenge would be to find uncut verges which would provide the optimum conditions for the flowers.

RESOLVED: that Committee members do some research on unmown verges in the Town and feed back to Louise Fox to start the process of wildflower planting.

P239 **PLANNING APPLICATIONS**

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

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

P240 **PLANNING APPEAL NOTIFICATION - 34 WOODFORD MILL, WITNEY**

The Committee received and considered an appeal notification for 34 Woodford Mill, Witney.

RESOLVED: that the appeal be noted.

P241 **LAKE AND COUNTRY PARK**

This item was moved up the agenda due to the Chair losing sound on her computer connection.

The Committee received and considered the report of the Compliance and Environment Officer. He explained that whilst the original idea had been to commission a management plan, he had spoken to Oxford City Council and now thought that a management Statement might be more appropriate and a good place to start. This could be something that a Park Ranger could work on in future.

A member referred to the Chair's report and expressed concern that a management plan/statement should not be done until the Committee had more information about the funding that the Wychwood project would be applying for.

The Compliance and Environment Officer explained that he had met with the Chair a few days earlier and it has transpired that the funding had now been superseded by the pandemic. The Chair re-joined the meeting. She felt that a management statement would be a good start and would help officers and members to know what was needed to maintain each area of the Lake and Country Park. She added that the grant that had been discussed with the Wychwood Project may be able to fund a project officer if successful. However, currently the grant funding was being diverted to Covid related projects.

Members also discussed the requirement for bank erosion work which the Compliance and Environment Officer and Operations and Estates Officer felt was urgent. It was agreed to seek quotes for this in order to budget for it in the budget setting process in November.

P242 **CIL**

The Chair reported that she had received correspondence from Hailey Parish Council which was putting together a letter to protest at the proposal for charging CIL in West Oxfordshire. It was inviting all parishes to sign it. The Chair had not received the letter yet but would circulate it when she had. The Committee agreed it was happy for her to sign this on behalf of the Town Council.

RESOLVED: that the Chair would circulate the letter to members when she received it and would sign it on behalf of the Council.

P243 **CAR FREE DAY**

The Committee discussed how the Council could participate in car free day. It was agreed to stick to the actual date of Tuesday 22nd September as this would encourage people not to make extra journeys but to change how they travelled on the day. Members felt that it was difficult to run organised activities due to Covid-19 and a member proposed that instead the Council could run an on line promotion of car free day, encouraging people to get on their bikes or walk. There were also good resources on Twinkl which could be used to get children involved. This would need the help of the Communications and Events Officer.

RESOLVED: to participate in Car Free Day on Tuesday 22nd September by promoting it on social media to engage the public and encourage them to leave their cars at home.

The meeting closed at: 7.52 pm

Chair

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Witney Town CouncilPlanning Minutes - 11 August 2020Committee Members Present :-

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239- 1 WTC/098/20 Plot Ref :-20/01006/FUL Type :- FULL
 Applicant Name :- SHONE, MR COLIN Date Received :- 17/07/2020
 Location :- COGGES MANOR FARM Date Returned :- 11/08/2020
 CHURCH ROAD
 WITNEY

Proposal : Installation of three CCTV cameras together with associated wireless transmitter and signage.

Observations : Witney Town Council has no objections regarding this application

239- 2 WTC/099/20 Plot Ref :-20/01007/LBC Type :- LISTED BUI
 Applicant Name :- SHONE, MR COLIN Date Received :- 17/07/2020
 Location :- COGGES MANOR FARM Date Returned :- 11/08/2020
 CHURCH ROAD
 WITNEY

Proposal : Installation of three CCTV cameras together with associated wireless transmitter and signage.

Observations : Witney Town Council has no objections regarding this application

239- 3 WTC/100/20 Plot Ref :-20/01800/S73 Type :- NON COMPLY
 Applicant Name :- GOULDIN, MR DAVID Date Received :- 17/07/2020
 Location :- 9A WEST END Date Returned :- 11/08/2020
 WEST END
 WITNEY

Proposal : Non-compliance of conditions 2 and 3 of planning permissions 18/01716/HHD and 18/01720/HHD to allow the South gable garage wall to be weatherboarding and to include a solid oak loading door to match the approved East flank wall (whilst still incorporating all changes as approved under 20/00279/S73). (Retrospective).

Observations : Witney Town Council objects to this proposal and it is regrettable that it is a retrospective application. The loading door raises concerns on safety, especially for a child. The Town Council also requests that the dwelling must remain as one dwelling and should not be separated in the future.

239- 4 WTC/101/20 Plot Ref :-20/01562/FUL Type :- FULL
 Applicant Name :- LIANG, JIANNING Date Received :- 21/07/2020
 Location :- 141 QUEEN EMMAS DYKE Date Returned :- 11/08/2020
 QUEEN EMMAS DYKE
 WITNEY

Proposal : Two new semi detached dwellings.

Observations : Witney Town Council objects to this proposal as it is an over development of site. The Town Council would be interested to see what one dwelling would look like in place of the two proposed and would like to see adequate living space provided.

239- 5 WTC/102/20 Plot Ref :-20/01617/HHD Type :- HOUSEHOLDE
Applicant Name :- JENKINS, MR AND MRS Date Received :- 21/07/2020
Location :- 37A CRAWLEY ROAD Date Returned :- 11/08/2020
CRAWLEY ROAD
WITNEY

Proposal : Single story rear extension (Lower level) to form Hobby room/workshop with terrace roof accessed from the ground floor.

Observations : Witney Town Council has no objections regarding this application.

239- 6 WTC/103/20 Plot Ref :-20/01631/S73 Type :- NON COMPLY
Applicant Name :- AGENT Date Received :- 21/07/2020
Location :- LAND AT WEST WITNEY Date Returned :- 11/08/2020
DOWNS ROAD
CURBRIDGE

Proposal : Variation of condition 2 of planning permission 19/02011/RES to allow amendments to the approved elevations of units 2, 4, and 7.

Observations : Witney Town Council has no objections regarding this application

239- 7 WTC/104/20 Plot Ref :-20/01632/S73 Type :- NON COMPLY
Applicant Name :- MOREFIELD, MISS CHLOE Date Received :- 21/07/2020
Location :- LAND AT WEST WITNEY Date Returned :- 11/08/2020
DOWNS ROAD
CURBRIDGE

Proposal : Variation of conditions 2 and 4 of planning permission 18/03206/RES to allow amended house types, plot positions, materials and design changes.

Observations : Witney Town Council has no objections regarding this application

239- 8 WTC/105/20 Plot Ref :-20/01873/HHD Type :- HOUSEHOLDE
Applicant Name :- CURTIS, MR AND MRS Date Received :- 21/07/2020
Location :- 113 ETON CLOSE Date Returned :- 11/08/2020
ETON CLOSE
WITNEY

Proposal : Replacement rear conservatory.

Observations : Witney Town Council has no objections regarding this application

239- 9 WTC/106/20 Plot Ref :-20/01897/FUL Type :- FULL
Applicant Name :- THORNTON, MR L Date Received :- 21/07/2020
Location :- 77 MIRFIELD ROAD Date Returned :- 11/08/2020
MIRFIELD ROAD
WITNEY

Proposal : Erection of a semi detached dwelling.

Observations : Witney Town Council has no objections to this proposal, although would still like to see bicycle storage included.

239- 10 WTC/107/20 Plot Ref :-20/01561/HHD Type :- HOUSEHOLDE
Applicant Name :- HOLLOWAY, MR/MRS MARK & NICOLA Date Received :- 21/07/2020
Location :- 7 WESTCOTE CLOSE Date Returned :- 11/08/2020
WESTCOTE CLOSE
WITNEY

Proposal : Erection of first floor extension above existing lounge.

Observations : Witney Town Council has no objections regarding this application

239- 11 WTC/108/20 Plot Ref :-20/01729/RES Type :- RESERVED
Applicant Name :- CARBIDE PROPERTIES Date Received :- 30/07/2020
Location :- LAND AT WEST WITNEY Date Returned :- 11/08/2020
CURBRIDGE ROAD
WITNEY

Proposal : Reserved matters application for approval of appearance, landscaping, layout and scale for Phase 2a of the employment area comprising of a single unit together with associated works and car parking, pursuant to outline permission 12/0084/P/OP.

Observations : Comments: Witney Town Council objects to this proposal due to the following concerns:-

Drainage

1) a) Vague plans for SUDs

The drainage plans for Unit 8 are too vague. The application states that that porous parking bricks will be lain, with pipes under (para 4.2.14) to provide a route to the site boundary where it is hoped a connection to outfalls 1 and then 2 will be made, sending surface water through a surface water sewer in the wider development to Colwell Brook. The foul water sewerage will connect to the foul water pipes on the development leading to Witney STW. The Town Council would expect to see schematics for these carpark pipes to be more sure of the efficacy of the SUDs - else it's in name only. (Verifying that a foul sewer has been connected correctly is a more obvious process.)

b) Confidence in the drainage report is not helped by the repeated references to Anglian Water, in a Thames Water area.

c) Is discharge of the drainage condition still valid when TWUL only vouched until 400 houses and 2019?

The report in this application says that the previous planning consent agreed all

this - but when looking at the 2017 discharge of 2012's condition 4 (drainage plans must be approved), at first Thames Water would not sign off on the foul water plans, and then in the October 2017 Amended Strategy in 17/01892/CND, TWUL reportedly say that they can cope with the 400 houses predicted by 2019. They say they will have to put other measures in place post-2019. This means there is an update due from Thames Water about how Witney STW has been/will be upgraded to cope with the next phases of development. This landscaping application falls outside of 2019 and is therefore their drainage is not automatically covered by the prior consents. The Town Council hopes that the 2018 'deemed' discharge of condition 4 does not let TWUL off the hook here.

d) Green Roofs

The drainage report says that the architect told them that planners would not find green roofs to be in keeping with the local architecture. I raise this point because it sounds odd to second guess planners on an emerging SUDs solution and I wonder if planners wish to indicate to architects that they are open to new ideas.

Cycle Rack

The diagram that the developer wishes to have signed off for the cycle rack does not state how many bikes will be accommodated. There are 11 parking spaces + 2 for disable parking. Will there be a bike space per employee + customers?

239- 12	WTC/109/20	Plot Ref :-20/01773/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	REYNOLDS, MR AND MRS	Date Received :-	30/07/2020
	Location :-	295 THORNEY LEYS THORNEY LEYS WITNEY	Date Returned :-	11/08/2020
	Proposal :	Erection of two storey rear extension.		
	Observations :	Witney Town Council has no objections regarding this application		

239- 13	WTC/110/20	Plot Ref :-20/01812/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	JONES, MR M	Date Received :-	30/07/2020
	Location :-	6 APPLGARTH COURT APPLGARTH COURT WITNEY	Date Returned :-	11/08/2020
	Proposal :	Erection of garden shed.		
	Observations :	Witney Town Council has no objections regarding this application		

239- 14	WTC/111/20	Plot Ref :-20/01775/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	HOWES, MRS ALI	Date Received :-	03/08/2020
	Location :-	86 QUARRY ROAD QUARRY ROAD WITNEY	Date Returned :-	11/08/2020
	Proposal :	Alterations and erection of side and rear single storey extensions and a new front porch.		
	Observations :	Witney Town Council has no objections regarding this application		

The Meeting closed at : 19.52

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

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