

Climate, Biodiversity & Planning Committee Meeting of Witney Town Council



Tuesday, 22nd September, 2020 at 6.00 pm

To members of the Climate, Biodiversity & Planning Committee - R Smith, J Aitman, L Ashbourne, R Bolger, V Gwatkin, M Jones, A McMahan and A Prosser (and all other Town Councillors for information).

You are hereby summonsed to the above meeting to be held in the **Virtual Meeting Room via Zoom** for the transaction of the business stated in the agenda below.

Admission to Meetings

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

Admission to this meeting will be online by virtue of The Local Authorities & Police & Crime Panels (Coronavirus)(Flexibility of Local Authority & Police & Crime Panels Meetings)(England & Wales) Regulations 2020.

Zoom login details of this meeting will be published on the Council's website prior to the meeting.

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

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 309a)(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 informed 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 - 26)

To receive and consider the minutes of the meetings held on 21st July 2020, 11th August 2020 and 1st September 2020 and any matters arising from them.

5. **Planning Applications** (Pages 27 - 28)

To receive and consider a schedule of Planning Applications from West Oxfordshire District Council.

6. **Planning Decisions** (Pages 29 - 32)

To note a schedule of Planning Decisions from West Oxfordshire District Council.

7. **Salt Cross Garden Village Draft Area Action Plan (AAP) Consultation** (Pages 33 - 42)

To receive and consider the Salt Cross Village Area Action Plan (AAP) and form a response if appropriate. Please read the documents online as they are too large to circulate.

8. **Ministry of Housing, Communities and Local Government - Changes to the Current Planning System** (Pages 43 - 44)

To receive and consider a consultation on changes to planning Policy and regulations.

This can be accessed at

[:https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf)

9. **Ministry of Housing, Communities and Local Government - Consultation on Planning for the Future** (Pages 45 - 48)

To receive and consider a consultation from the Ministry of Housing, Communities and Local Government. This can be accessed at:

<https://www.gov.uk/government/consultations/planning-for-the-future>

10. **Ministry of Housing, Communities and Local Government - Transparency and Competition: A call for evidence on data on land control** (Pages 49 - 50)

To receive and consider a call for evidence on Transparency and Competition. This can be accessed at:

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907213/Call_for_evidence_on_Contractual_Controls.pdf



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Cllr Joy Aitman
Mayor of Witney



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

Held on Tuesday, 21 July 2020

At 6.00 pm in the VIRTUAL MEETING VIA ZOOM - Virtual Meeting

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	M Jones
	L Ashbourne	A McMahon
	V Gwatkin	A Prosser
Officers:	Adam Clapton	Office Manager
Others:	None.	

P207 APOLOGIES

An apology for absence was received from Cllr R Bolger.

P208 DECLARATIONS OF INTEREST

There were no interests declared at the meeting.

P209 PUBLIC PARTICIPATION

There were no members of public present for this item.

P210 MINUTES

The Committee received and considered the minutes of the Climate, Biodiversity and Planning meetings held on 16 and 30 June 2020.

MATTERS ARISING:

- P138 – 16 Jun The Leader advised that she had been in contact with Cllr James Mills regarding communication and had been encouraged by the response and hoped this would be better in the future.
- P141 – 16 Jun Members were advised that a letter had been written to residents in Corn Street concerning a bus shelter outside of their property
- P143 – 16 Jun The Chair advised that she had written to the West Oxfordshire District Council portfolio for the Environment.
- P144 – 16 Jun The Chair advised that discussion had taken place on the possibility of employing a Park Ranger, but this had been deferred until Land Management options had been agreed. Meetings with interested stakeholders would be taking place imminently on this subject.

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

P211 **PLANNING APPLICATIONS**

The Committee received and considered a list of planning applications for consultation as forwarded by West Oxfordshire District Council.

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

P212 **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.

P213 **OXFORDSHIRE COUNTY COUNCIL CYCLE STRATEGY FOR EAST WITNEY AREA**

Members received and considered the Oxfordshire County Council Cycle Strategy for the East Witney Area.

The Committee was pleased to see that cycling connectivity was being considered and the plans had taken into account the views of local groups and the Town Council. The strategy was well-thought but there were some specific queries which would formulate the response.

RESOLVED: that the Cycling Strategy for the East Witney Area be noted, and the following consultation response be submitted to Oxfordshire County Council.

Witney Town Council welcomes this report, and although principally addressing East Witney, it is pleased links to North Witney and the town centre are alluded to. This is a good, well thought-out start towards greater town-wide connectivity and a Witney plan.

The report also displays the benefit of collaborative working with those who have a high level of expert local knowledge, including, Windrush Bike Project, BUG, Witney Traffic Advisory Committee and the Town Council.

There are some specific points which the Town Council would like to draw attention to:

1. The Town Council is expecting a 2nd entrance to the Windrush Cemetery to be included in the SDA road layouts. Cycle routes from the town should link to this.
2. The information contained is occasionally out of date (although it is noted there will be an audit for each development). In particular, the photograph of Woodbank off Woodstock Road is very old as a housing development is now situated here
3. Could removal of barriers be considered at Blakes Avenue and Old Stanton Harcourt Road? (not shown in Figure 11 as Hazards).
4. Could a crossing be considered across Cogges Hill Road leading to Blake Church of England Primary School?
5. Could the crossing exiting Church Lane across to the Old Dairy side be improved? This is a crossing heavily used by cyclists which leads to Madley Park Estate and Wood Green School which could be made safer. It is also the route into Witney from the whole

residential area beyond. The alignment of the crossing and a push-button crossing would be welcomed.

6. The fatality figures included in the appendix on page 26 seem a little confusing, further clarity would be beneficial.
7. Alongside parallel crossings to cross Cogges Hill Rd and Stanton Harcourt Road, could priority for cyclists at side roads along Cogges Hill Rd and Stanton Harcourt Road on the 'future adjacent to road' and 'traffic calming' sections be considered, so that cyclists travelling to Hanborough Station, Eynsham and Oxford can ride straight along? This would make the routes out of Witney more attractive for those crossing town, too.

P214 **WEST OXFORDSHIRE DISTRICT COUNCIL : CIL - CONSULTATION ON DRAFT CHARGING SCHEDULE 2020**

The Committee received and considered the consultation on the West Oxfordshire District Council Community Infrastructure Levy (CIL) Draft Charging Schedule 2020.

Members were concerned that the schedule had laid out plans for zero-rated CIL in the strategic areas of the Local Plan 2031, of which Witney was included. This would result in North and East Witney Developers not having to pay towards town-wide infrastructure in the future. While the Committee noted that other areas had also favoured this approach to not hamper site viability, members agreed that Witney was an attractive place to develop so were confident that a CIL charge would not have an adverse effect.

RESOLVED: that the CIL Charging Schedule be noted, and the following consultation response be submitted to West Oxfordshire District Council.

Witney Town Council welcomes the opportunity to comment on the CIL charging schedule for future developments and recognises that Witney is an attractive place to live and therefore develop. Further housing is already agreed in the West Oxfordshire Local Plan 2031 within and just outside Witney, but this should not be to the detriment of the town's already stretched infrastructure. Due to its geographical location, transport links and other welcoming factors, the Town Council has confidence that if CIL was to be agreed for larger as well as smaller strategic developments, developers would still be interested so therefore the Town Council objects to the proposed charging schedule.

Clear, understandable data and models of various non-zero-rated CIL rates for larger sites as part of this consultation would have provided more insight. The marginal negative calculations, which seem to be in contrast to and diverge from the conclusions of the Local Plan, are questionable inasmuch as they have inflexible land prices and do not anticipate how the market will react to CIL rates. The effects of Brexit and Covid-19 have had on prices is unknown, but could be significant, so a second independent valuation should be sought as soon as possible.

CIL benefits the whole community and Witney is already significantly underfunded in terms of sports, arts and youth provision for instance and these funds would contribute to those needed areas. While Section 106 funds have been greatly welcomed in previous years, there are projects which have fallen through (Cogges Link Road) where allocated funds have been lost due to their specific nature. CIL would offer more protection and value for money against this happening. In the Town Council's opinion, CIL as a proportion of contributions collected from developers would also make the transparency and transfer of developer contributions more efficient than the current Section 106 process.

Overall, Witney Town Council is concerned that these proposals in their current form appear to be favouring the interests of landowners, developers and their profits over the infrastructure of the town. While these may help deliver the long-term interests of the District Council, they result in the avoidance of developers paying CIL and a denial of discretionary funds to town and parish councils from the large developments that will impact them the most.

The meeting closed at: 8.44 pm

Chair

Witney Town Council

Planning Minutes - 21 July 2020

P175 Planning Applications

P175- 1 WTC/095/20 Plot Ref :-20/01444/HHD Type :- HOUSEHOLDE
Applicant Name :- MOHAMMED, MR Date Received :- 01/07/20
Location :- RAZZI HOUSE, 31 MOORLAND Date Returned :- 22/07/20
CLOSE
MOORLAND CLOSE
WITNEY
Proposal : Resubmission of Landscaping Plans originally submitted as part of Application 19/02591/HHD.
Observations : Witney Town Council does not believe these plans have addressed previous grounds for objection.

P175- 2 WTC/096/20 Plot Ref :-20/01499/HHD Type :- HOUSEHOLDE
Applicant Name :- GARTON-LEWIS, MR O Date Received :- 07/07/20
Location :- 5 BIRDLIP CLOSE Date Returned :- 22/07/20
BIRDLIP CLOSE
WITNEY
Proposal : Erection of single storey front and rear extensions.
Observations : Witney Town Council has no objections regarding this application.

P175- 3 WTC/097/20 Plot Ref :-20/01319/LBC Type :- LISTED BUI
Applicant Name :- SHONE, MR COLIN Date Received :- 14/07/20
Location :- COGGES MANOR FARM Date Returned :- 22/07/20
CHURCH LANE
WITNEY
Proposal : Internal and external alterations to carry out remedial works to the roof of two existing barns (Wheat Barn and Barley Barn) and attached store including replacement of roof tiles.
Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 8.44pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

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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 L Ashbourne	M Jones A Prosser
Officers:	Nicky Cayley Sharon Groth Angus Whitburn	Democratic Services Officer Town Clerk Compliance and Environment Officer
Others:	0 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.

RESOLVED: that the report be noted and:

1. to obtain estimates for the costs of the bank erosion works;
2. to ask members what priorities they had for the lake and country park which would then feed into the creation of a management statement.

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 Council

Planning Minutes - 11 August 2020

Committee Members Present :-

239

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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Public Document Pack

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

Held on Tuesday, 1 September 2020

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	A McMahon
	L Ashbourne	A Prosser
	V Gwatkin	
Officers:	Nicky Cayley	Democratic Services Officer
	Adam Clapton	Office Manager
Others:	0 members of the public.	

P248 APOLOGIES FOR ABSENCE

An apology for her absence was received from Cllr Jones.

P249 DECLARATIONS OF INTEREST

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

P250 PUBLIC PARTICIPATION

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

P251 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.

P252 APPLICATION FOR STREET TRADING CONSENT - MARKET SQUARE, WITNEY

The Committee received and considered an application for a street trading licence for a food and drink horsebox on Market Square.

RESOLVED: that the Town Council does not object to the street trading application.

P253 **APPLICATION FOR PAVEMENT LICENCE - SMARTS FISH AND CHIPS, MARKET SQUARE, WITNEY**

The Committee received and considered an application for a pavement licence for Smarts Fish and Chip shop.

RESOLVED: that the Town Council supports the application for a pavement licence as long as smoking areas are kept to a periphery and would not affect other outside diners from other establishments.

P254 **APPLICATION FOR PAVEMENT LICENCE - THE BLUE BOAR, MARKET SQUARE, WITNEY**

The Committee received and considered an application for a pavement licence for The Blue Boar. Whilst there was some concern about food and drink being transported across the road, members were happy to support it.

RESOLVED: that the Town Council supports the application for a pavement licence, as long as smoking areas are kept to a periphery and would not affect other outside diners from other establishments.

P255 **APPLICATION FOR PAVEMENT LICENCE - THE CORN EXCHANGE, MARKET SQUARE, WITNEY**

This item was for noting only as currently the café at The Corn exchange was not open due to Covid-19.

RESOLVED: that the application be noted.

P256 **CONSULTATION - A415 & NEW CLOSE LANE (WITNEY) PROPOSED 30MPH SPEED LIMIT & PARKING RESTRICTIONS**

The Town Council received and considered a consultation from Oxfordshire County Council on proposals relating to the new Lidl Store at New Close Lane. Members agreed that the measures, especially the speed reduction, were appropriate.

RESOLVED: that the Town Council is in favour of the proposals.

The meeting closed at: 7.15 pm

Chair

Witney Town CouncilPlanning Minutes - 1 September 2020

251

251- 1 WTC/112/20 Plot Ref :-20/01772/RES Type :- RESERVED
 Applicant Name :- LAKEHOUSE DEVELOPMENTS LTD Date Received :- 05/08/2020
 Location :- SPRINGFIELD Date Returned :- 02/09/2020
 CURBRIDGE ROAD
 CURBRIDGE

Proposal : Reserved Matters application for the demolition of existing dwelling and erection of 10 dwellings, alterations to existing vehicular access to convert to pedestrian access only and formation of new vehicular access in revised position together with landscaping and other associated works.

Observations : Witney Town Council objects to this proposal as it shares the Spring Meadow's residents concerns about access. The Town Council is also disappointed in the transport strategy as it does not include connectivity to cycle routes, and bus stops identified in the statement.. The Town Council is also concerned about the drainage and would like assurance that there is no way that surface water can get into the foul water sewer and it must be ensured that the piped water underneath the permeable paving goes to the surface water sewer that ends up in Colwell Brook and not the foul sewage system due to existing problems with that.

251- 2 WTC/113/20 Plot Ref :-R3.0079/20 Type :- RESERVED
 Applicant Name :- OXFORDSHIRE COUNTY COUNCIL Date Received :- 05/08/2020
 Location :- WEST WITNEY PRIMARY Date Returned :- 02/09/2020
 SCHOOL
 EDINGTON SQUARE
 WITNEY

Proposal : Section 73 application to continue the development of the temporary installation of a Portakabin classroom building for a period of 52 weeks whilst a traditional extension is constructed (permitted by permission 18/01806/CC3REG (R3.0066/18) and continued by permission 19/00556/CC3REG (R3.0009/19)), without complying with condition 2, in order to vary the removal date of the portakabin classroom building by 52 weeks from the original expiration date of 18 September 2020 to 18 September 2021.

Observations : Witney Town Council has no objections regarding this application

251- 3 WTC/114/20 Plot Ref :-20/01744/FUL Type :- FULL
 Applicant Name :- SCHMIDT, MR CHARLES Date Received :- 06/08/2020
 Location :- EAST PLOT OF LAND Date Returned :- 02/09/2020
 BOOK END
 WITNEY

Proposal : Erection of a storage building with associated parking and turning area.

Observations : Witney Town Council objects to this proposal as the increase to the car parking is significant and although Thames Water says that the proposal will not have an impact, the Town Council has concerns.

There are no plans for dealing with drainage as the area is currently grass. The Town Council believes that there should be plans to alleviate groundwater and that there should be a SUDS in place.

251- 4 WTC/115/20 Plot Ref :-20/01836/HHD Type :- HOUSEHOLDE
Applicant Name :- HANNAN, MR AND MRS Date Received :- 06/08/2020
Location :- 1 SQUIRREL GARDENS Date Returned :- 02/09/2020
SQUIRREL GARDENS
WITNEY
Proposal : Erection of rear conservatory.
Observations : Witney Town Council has no objections regarding this application

251- 5 WTC/116/20 Plot Ref :-20/01846/HHD Type :- HOUSEHOLDE
Applicant Name :- RICKETTS, MR AND MRS Date Received :- 06/08/2020
Location :- 27 BURFORD ROAD Date Returned :- 02/09/2020
BURFORD ROAD
WITNEY
Proposal : Alterations and erection of single storey side and rear extensions.
Observations : Witney Town Council has no objections regarding this application

251- 6 WTC/117/20 Plot Ref :-20/01861/HHD Type :- HOUSEHOLDE
Applicant Name :- SIMPSON, MR CLIVE Date Received :- 10/08/2020
Location :- 105 BURFORD ROAD Date Returned :- 02/09/2020
BURFORD ROAD
WITNEY
Proposal : Erection of garden room.
Observations : Witney Town Council has no objections regarding this application

251- 7 WTC/118/20 Plot Ref :-20/01895/HHD Type :- HOUSEHOLDE
Applicant Name :- HUGHES, MR AND MRS Date Received :- 10/08/2020
Location :- 28 COMPTON WAY Date Returned :- 02/09/2020
COMPTON WAY
WITNEY
Proposal : Replacement of existing conservatory with new single storey extension.
Observations : Witney Town Council has no objections regarding this application

251- 8 WTC/119/20 Plot Ref :-20/01884/HHD Type :- HOUSEHOLDE
Applicant Name :- ROBERTS, MR AND MRS Date Received :- 13/08/2020
Location :- 18 BUTTERCROSS LANE Date Returned :- 02/09/2020
BUTTERCROSS LANE
WITNEY
Proposal : Single storey rear extension

Observations : Witney Town Council objects to this proposal as it shares the neighbour's concerns about the reduction to the light in her property. It believes that more work is needed on the proposed plans.

251- 9 WTC/120/20 Plot Ref :-20/02064/FUL Type :- FULL
Applicant Name :- FINLAYSON, MR STUART Date Received :- 13/08/2020
Location :- 1 WORLEY WALK Date Returned :- 02/09/2020
WORLEY WALK
WITNEY

Proposal : Change of use office to hairdresser/barbers.

Observations : Witney Town Council has no objections regarding this application

251- 10 WTC/121/20 Plot Ref :-20/01932/FUL Type :- FULL
Applicant Name :- PATHMANATHAN, MR NATHAN Date Received :- 13/08/2020
Location :- 79 HIGH STREET Date Returned :- 02/09/2020
HIGH STREET
WITNEY

Proposal : Change of use from restaurant to two residential flats. Demolition of rear outbuilding. Erection of one new two-storey dwelling. |

Observations : Witney Town Council objects to this proposal as it believes that the number of residences proposed is an over development and would like to see this number reduced in order to provide associated residential parking which is already rare in this part of town.

251- 11 WTC/122/20 Plot Ref :- 20/02030/LBC Type :- LISTED BUI
Applicant Name :- PATHMANATHAN, MR NATHAN Date Received :- 13/08/2020
Location :- 79 HIGH STREET Date Returned :- 02/09/2020
HIGH STREET
WITNEY

Proposal : Change of use from restaurant to two residential flats. Alterations to include changes to floor layouts and demolition of rear outbuilding. Erection of one new two-storey dwelling.

Observations : Witney Town Council objects to this proposal as it believes that the number of residences proposed is an over development and would like to see this number reduced in order to provide associated residential parking which is already rare in this part of town.

251- 12 WTC/123/20 Plot Ref :-20/01953/HHD Type :- HOUSEHOLDE
Applicant Name :- WICKS, MR HARVEY Date Received :- 18/08/2020
Location :- 224 BURWELL DRIVE Date Returned :- 02/09/2020
BURWELL DRIVE
WITNEY

Proposal : Erection of outbuildings, bin store and pergola (Retrospective).

Observations : Witney Town Council has no objections regarding this application

251- 13 WTC/124/20 Plot Ref :-20/01766/FUL Type :- FULL
Applicant Name :- LEDBURY, MR ANDREW Date Received :- 19/08/2020
Location :- 73 HIGH STREET Date Returned :- 02/09/2020
HIGH STREET
WITNEY

Proposal : Conversion of storage area to two new dwellings. Alterations to include reduction of retail space and erection of external metal staircase to provide access to the two existing flats above.

Observations : Witney Town Council objects to this proposal as there is insufficient associated parking.

251- 14 WTC/125/20 Plot Ref :-20/01935/FUL Type :- FULL
Applicant Name :- HUGHES, M Date Received :- 19/08/2020
Location :- 34 FIELDMERE CLOSE Date Returned :- 02/09/2020
FIELDMERE CLOSE
WITNEY

Proposal : Sub division of existing dwelling to create 2 x 1-bed flats with associated amenity spaces, parking and secure storage.

Observations : Comments: Witney Town Council has no objection in principles but echoes the District Council's comments on drainage:-

Surface Water Drainage:

- Clarification is sought as to the existing surface water drainage system serving the site.
- If this is satisfactory and the impermeable area is remaining the same, then no additional drainage will be required. However, we would like to see some betterment through the water butts/rainwater harvesting. We would also like to see the use of permeable construction for the parking area and other hard standings. Confirmation is sought.
- Please note that any rubble filled soakaways over 10 years old will need to be either rejuvenated or ideally replaced with geocellular soakaways with improved voidage and reduced long term maintenance. Silt traps are highly recommended.
- As the surface water drainage system is shared between the two proposed flats we require clear guidance as to who the landowner will be for the system and a clear understanding of the planned maintenance programme.
- If the existing system is deemed unsatisfactory, a new surface water drainage system will be required and will need to be designed in accordance with the comments below.

Soakaways are likely to be viable on site, given the geology of the postcode. However, this must first be proven by soakage tests in accordance with BRE 365. If there is evidence of good infiltration and acceptable groundwater levels, soakaways must be designed in accordance with the new Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013).

General Comments:

The site must contain surface water for all return periods up to and including the 1 in 100 year event + 40% climate change.

It is important to note that development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes. As such, an exceedance route plan for

flows above the 1 in 100 +40% CC event must be submitted with the proposal, identifying the surface water flow routes though the site should the capacity of the drainage system be exceeded.

Additional Information Required:

- Clarification is sought as to the existing surface water drainage system serving the site.
- If this is satisfactory and the impermeable area is remaining the same, then no additional drainage will be required. However, we would like to see some betterment through the water butts/rainwater harvesting. We would also like to see the use of permeable construction for the parking area and other hard standings. Confirmation is sought.
- Please note that any rubble filled soakaways over 10 years old will need to be either rejuvenated or ideally replaced with geocellular soakaways with improved voidage and reduced long term maintenance. Silt traps are highly recommended.

- As the surface water drainage system is shared between the two proposed flats we require clear guidance as to who the landowner will be for the system and a clear understanding of the planned maintenance programme.

251- 15	WTC/126/20	Plot Ref :-20/01972/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	ADAMS, MR E	Date Received :-	20/08/2020
	Location :-	26 SPRINGFIELD OVAL SPRINGFEILD OVAL WITNEY	Date Returned :-	02/09/2020
	Proposal :	Front porch extension.		
	Observations :	Witney Town Council has no objections regarding this application		

251- 16	WTC/127/20	Plot Ref :-20/02005/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	GEANEY, MRS J	Date Received :-	20/08/2020
	Location :-	27 LOWELL PLACE LOWELL PLACE WITNEY	Date Returned :-	02/09/2020
	Proposal :	Single storey extension to form garden room.		
	Observations :	Witney Town Council has no objections regarding this application		

251- 17	WTC/128/20	Plot Ref :-20/01963/S73	Type :-	VARIATION
	Applicant Name :-	DAVIES, MR MARK	Date Received :-	24/08/2020
	Location :-	LAND AT WEST WITNEY DOWNS ROAD WITNEY	Date Returned :-	02/09/2020
	Proposal :	Variation of condition 2 (approved plans) of permission 16/03262/RES to remove visitor parking spaces.		
	Observations :	Witney Town Council objects to this application as it does not have enough information on where the planned parking was going to be to make an informed decision.		

The Meeting closed at : 19.15

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

4

4 . 1 **WTC/129/20** Plot Ref :- 20/02008/HHD Type :- HOUSEHOL
Applicant Name :- PEEDELL, MR AND MRS Date Received :- 27/08/2020
Parish :- EAST Date Returned :-
Location :- 243 MANOR ROAD Agent
 MANOR ROAD
 WITNEY
Proposals :- Erection of single storey side extension.
Observations :-

4 . 2 **WTC/130/20** Plot Ref :- 20/02050/HHD Type :- HOUSEHOL
Applicant Name :- PHIPPS, MR D Date Received :- 01/09/2020
Parish :- WEST Date Returned :-
Location :- 90 RALEGH CRESCENT Agent
 RALEGH CRESCENT
 WITNEY
Proposals :- Alterations and erection of single and two storey side extensions.
Observations :-

4 . 3 **WTC/131/20** Plot Ref :- 20/02047/HHD Type :- HOUSEHOL
Applicant Name :- ATLAS, MR R Date Received :- 04/09/2020
Parish :- NORTH Date Returned :-
Location :- 37 BRIDGE STREET Agent
 BRIDGE STREET
 WITNEY
Proposals :- First floor rear extension.
Observations :-

4 . 4 **WTC/132/20** Plot Ref :- 20/02048/LBC Type :- LISTED BUI
Applicant Name :- ATLAS, MR R Date Received :- 04/09/2020
Parish :- NORTH Date Returned :-
Location :- 37 BRIDGE STREET Agent
 BRIDGE STREET
 WITNEY
Proposals :- First floor rear extension.
Observations :-

4 . 5 **WTC/133/20** Plot Ref :- 20/02196/FUL Type :- FULL
Applicant Name :- BAKER, MR MARK Date Received :- 07/09/2020
Parish :- SOUTH Date Returned :-
Location :- 14 CHURCH GREEN Agent
 CHURCH GREEN
 WITNEY
Proposals :- Wall mounted air conditioning condensing units to external rear
 elavation.
Observations :-

4 . 6 **WTC/134/20** Plot Ref :- 20/02133/HHD Type :- HOUSEHOL
Applicant Name :- HILL, MR AND MRS D Date Received :- 11/09/2020
Parish :- EAST Date Returned :-
Location :- 1 BIRCH GROVE Agent
 BIRCH GROVE
 WITNEY
Proposals :- Alterations and erection of two storey 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/023/20	Approved	8 GLOUCESTER PLACE
E WTC/032/20	Approved	25 TETBURY DRIVE
C WTC/061/20 District COMMENT	Approved	<p>ASH CLOSE</p> <p>Local COMMENT Witney Town Council objects to this application. It finds the conditions and reasons for them laid out in the Appendix of the Gloucester Place Mews Residents' Association entirely justified. The Town Council has one hesitation over proposed condition 8 stating that visitors to the Ash Close properties must not park in Gloucester Place Mews. That seems a stretch too far to enforce, if parking is currently permissible on Gloucester Place Mews. Their points about access via Gloucester Place and Ash Close are well made, particularly the requirement for vehicles to be able to exit Ash Close in a forwards gear.</p> <p>There is currently a Keep Clear sign painted on the entrance to Ash Close, so using that access does not change parking for residents of Gloucester Place, but 'improving' that access by widening it or flaring it (proposals are not made in the plans) would likely inconvenience residents of Gloucester Place, who are already very tight for pedestrian and vehicular space.</p> <p>The energy efficiency measures are welcome. Please consider providing the infrastructure (i.e. cabling) to enable electric car charging points to be installed, in each parking space.</p> <p>The car port should include in the dimensions provision for secure, sheltered cycle parking, one bike space per household bed, or this should be provided elsewhere in the development. This is to enable active travel for public health and in light of the climate emergency.</p> <p>The Town Council also requests that an FRA demonstrating the risk to the proposal is carried out as a condition of any possible granting of permission, and that if this demonstrates substantial risk then the application should be reconsidered or permission denied.</p>
C WTC/077/20 District COMMENT	Approved	<p>29 MARKET SQUARE</p> <p>Local COMMENT Witney Town Council has concerns about this application. There are no current allocated parking or external storage areas. No cycle parking is shown. Could the applicant convert some of internal areas next to lobby on ground floor to cycle/pushchair storage area? The Town Council</p>

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 22 September 2020

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

Page No : 2

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

GRANTED PLANNING PERMISSIONS

would support the application on this condition.

Furthermore, It is not clear from the scale on the proposed plans that the flat opposite the offices on the first floor meets the minimum floor area of 37 sq m or that several of the bedrooms meet the minimum floor area of 6.5 sq m for single sleeper or 10.22 sq m for two sleepers (these latter areas are for HMO but form a precedent).

The Town Council would like to request the floor areas for each flat.

C WTC/081/20
District COMMENT

Approved

1 WESLEY WALK

Local COMMENT Witney Town Council objects to this application on the following grounds:-
- The proposal is an over development of the site. The application is proposing to put too many flats in too small a space- flats 4 and 6 as illustrated fall below the 61 sq m requirements for 3 bed spaces in 2 bedrooms and flats 2 and 4 fall below the 50sq m required for 2 bed spaces in 1 bedroom;
- The Town Council has concerns about a lack of cycle storage for the proposed flats;
- The Town Council objects to the loss of commercial space (the restaurant) and community space (the gym).

C WTC/086/20
District COMMENT

Approved

23 VANNER ROAD

Local COMMENT Witney Town Council object to the plans in their current form because there appears to be a material difference incurred in changing a linked detached into effectively a semi by putting a dwelling right up to the boundary wall. The Town Council acknowledges concerns about noise during the construction and afterwards and would welcome a design and access statement that showed details of parking due to the loss of the garage and part of the driveway.

E WTC/089/20

Approved

6 BARRINGTON CLOSE

E WTC/092/20

Approved

6 LEYS VILLAS

E WTC/093/20

Approved

45 BEECH ROAD

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 22 September 2020

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/094/20	Approved	35 WESTCOTE CLOSE
E WTC/096/20	Approved	5 BIRDLIP CLOSE
E WTC/097/20	Approved	COGGES MANOR FARM
E WTC/098/20	Approved	COGGES MANOR FARM
E WTC/099/20	Approved	COGGES MANOR FARM
C WTC/100/20 District COMMENT	Approved	9A WEST END Local COMMENT 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.
E WTC/102/20	Approved	37A CRAWLEY ROAD
E WTC/105/20	Approved	113 ETON CLOSE
E WTC/106/20	Approved	77 MIRFIELD ROAD
E WTC/107/20	Approved	7 WESTCOTE CLOSE
E WTC/110/20	Approved	6 APPLGARTH COURT
E WTC/111/20	Approved	86 QUARRY ROAD

OTHER PLANNING DETAILS

WTC/091/20	Withdrawn	25 DUCKLINGTON LANE
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Planning and Strategic Housing

Reply to : Chris Hargraves
Tel : 01993 861686
Email : planning.policy@westoxon.gov.uk

Elmfield

New Yatt Road,
WITNEY,
Oxfordshire,
OX28 1PB,
Tel: 01993 861000
www.westoxon.gov.uk



To:

The Clerks of Town and Parish Councils
The Chair/Clerk of Parish Meetings

Your Ref :
Our Ref :
Date : 28 August 2020

Dear Recipient

Salt Cross Garden Village Draft Area Action Plan (AAP)

You will be aware that land to the north of the A40 near Eynsham is allocated for development in the West Oxfordshire Local Plan in the form of a new garden village. Known as 'Salt Cross,' the garden village will be led by a new Area Action Plan (AAP).

The District Council has now prepared a final draft version of the AAP which it proposes to submit to the Secretary of State for independent examination. The AAP establishes a vision for Salt Cross, supported by a series of core objectives and policies which will be used to guide future development proposals as they come forward.

Before the AAP can be submitted, it must be published for a statutory period of public consultation which is running for 8-weeks from **Friday 28th August 2020 until Friday 23rd October 2020**.

The draft AAP and a range of supporting documents have therefore been published on the Council's website at www.westoxon.gov.uk/gardenvillage

Paper and electronic copies will shortly be made available in the following libraries which have re-opened following the Covid-19 crisis:

- Carterton Library - 6 Alvescot Road, Carterton, OX18 3JH
- Chipping Norton Library - Goddards Lane, Chipping Norton, OX7 5NP
- Eynsham Library - 30 Mill Street, Eynsham, OX29 4JS
- Witney Library - Welch Way, Witney, OX28 6JH
- Woodstock Library - The Oxfordshire Museum, Fletcher's House, Park Street, Woodstock, OX20 1SN

For further information on library opening times please visit:

<https://www.oxfordshire.gov.uk/residents/leisure-and-culture/libraries/reopening-libraries>

Should more libraries re-open during the 8-week consultation period, paper copies will be made available in those locations accordingly.

We would very much welcome your comments on the draft AAP and these can be made in writing, or by way of electronic communications.

The options for responding are set out below.

- Online by registering at <http://planningconsultation.westoxon.gov.uk>
- By completing and returning the AAP standard response form which can be downloaded at www.westoxon.gov.uk/gardenvillage
- By sending an email to planning.policy@westoxon.gov.uk
- By writing to Planning Policy Team, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1PB

As the consultation relates to the submission draft AAP, comments should be focused on three main issues; whether the AAP is 'legally compliant', whether it is 'sound' and whether the Council has complied with its statutory duty to co-operate. Further information is set out in a guidance note which is available to download at www.westoxon.gov.uk/gardenvillage

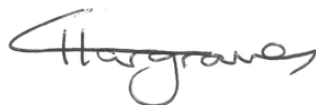
Any representations may be accompanied by a request to be notified at a specified address of any of the following:

- the submission of the AAP for independent examination under section 20 of the Act,
- the publication of the recommendations of the person appointed to carry out an independent examination of the AAP under section 20 of the Act; and
- The adoption of the AAP.

All representations received will be made publicly available and will also be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination.

If you have any questions or require further clarification, please feel free to contact me on the number above.

Yours faithfully

A handwritten signature in black ink that reads "Hargraves". The signature is written in a cursive style with a large initial 'H'.

Chris Hargraves
Planning Policy Manager



Salt Cross Garden Village Area Action Plan

Publication Stage Representation Form

REF:

(For Official Use Only)

Name of the Document to which

this representation relates:

Please Return to West Oxfordshire District Council by 5pm, Friday 23 October 2020

By Post: Planning Policy,
West Oxfordshire District Council,
Elmfield,
New Yatt Road,
Witney,
Oxon.
OX28 1PB

Or by Email: planning.policy@westoxon.gov.uk

This form has two parts-

PART A – Personal Details

PART B – Your Representation(s).

Please fill in a separate sheet for each representation you wish to make

PART A

1. Personal Details

2. Agent's Details (If applicable)

Title		
First Name		
Last Name		
Job Title		
Organisation		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
Email Address		



Salt Cross Garden Village Area Action Plan

Publication Stage Representation Form

REF:

(For Official Use Only)

PART B – Please use a separate sheet for each representation

Name of Organisation:

3. To which part of the Area Action Plan does this representation relate?

Paragraph

Policy

Policies Map

4. Do you consider the Area Action Plan is:

- | | | | | |
|--|-----|--------------------------|----|--------------------------|
| 4. (1) Legally Compliant | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4. (2) Sound | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |
| 4. (3) Complies with the
Duty to co-operate | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> |

5. Please give details of why you consider the Area Action Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Area Action Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.



Salt Cross Garden Village Area Action Plan

Publication Stage Representation Form

REF:

(For Official Use Only)

6. Please set out what modification(s) you consider necessary to make the Area Action Plan legally compliant or sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Area Action Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.



Salt Cross Garden Village Area Action Plan

Publication Stage Representation Form

REF:

(For Official Use Only)

7. If your representation is seeking a modification to the AAP, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. Signature Date



Pre-Submission Draft Salt Cross Garden Village Area Action Plan (AAP)

Guidance Note to accompany AAP Standard Representation Form

1. Introduction

- 2.1 The pre-submission draft Salt Cross Garden Village Area Action Plan (AAP) has been published in order for representations to be made on it before it is submitted for examination by a Planning Inspector.
- 2.2 The Planning and Compulsory Purchase Act 2004¹ (as amended) (PCPA) states that the purpose of the examination is to consider whether the Plan complies with the relevant legal requirements, including the duty to co-operate, and is sound. The Inspector will consider all representations on the plan that are made within the period set by the LPA.
- 2.3 To ensure an effective and fair examination, it is important that the Inspector and all other participants in the examination process are able to know who has made representations on the plan. The District Council will therefore ensure that the names and addresses of those making representations can be made available and taken into account by the Inspector.

¹ View at <http://www.legislation.gov.uk/ukpga/2004/5/contents>

2. Legal Compliance and Duty to Co-operate

2.1 You should consider the following before making a representation on legal compliance:

- The AAP should be included in the Council's current Local Development Scheme (LDS²) and the key stages should have been followed. The LDS is effectively a programme of work prepared by the Council, setting out the plans it proposes to produce. It will set out the key stages in the production of any plans which the Council proposes to bring forward for examination. If the Plan is not in the current LDS it should not have been published for representations.
- The process of community involvement for the Plan in question should be in general accordance with the Council's Statement of Community Involvement (SCI³). The SCI sets out the LPA's strategy for involving the community in the preparation and revision of LDDs (including Plans) and the consideration of planning applications.
- The Council is required to provide a Sustainability Appraisal (SA) Report when it publishes a Plan. This should identify the process by which the Sustainability Appraisal has been carried out, and the baseline information used to inform the process and the outcomes of that process. SA is a tool for assessing the extent to which the plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- The plan should comply with all other relevant requirements of the PCPA and the *Town and Country Planning (Local Planning) (England) Regulations 2012*, as amended [the Regulations].

² The District Council's current LDS is available to view online at www.westoxon.gov.uk/ldf and can be inspected at the Council's main offices and libraries throughout West Oxfordshire.

³ The District Council's current SCI is available to view online at www.westoxon.gov.uk/ldf can be inspected at the Council's main offices and libraries throughout West Oxfordshire.

2.2 You should consider the following before making a representation on compliance with the duty to co-operate:

- Section 33A of the PCPA requires the Council to engage constructively, actively and on an ongoing basis with neighbouring authorities and certain other bodies over strategic matters during the preparation of the plan. The Council will be expected to provide evidence of how they have complied with the duty.
- Non-compliance with the duty to co-operate cannot be rectified after the submission of the plan. Therefore the Inspector has no power to recommend modifications in this regard. Where the duty has not been complied with, the Inspector cannot recommend adoption of the plan.

3. Soundness

3.1 The tests of soundness are set out in paragraph 35 of the National Planning Policy Framework (NPPF⁴). Plans are sound if they are:

- **Positively prepared** - providing a strategy which, as a minimum seeks to meet the area's objectively assessed needs, and is informed by agreements with other authorities, so that unmet need from neighbouring authorities is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** - an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** - deliverable over the plan period and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** - enabling the delivery of sustainable development in accordance with the policies in the NPPF.

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/810197/NPPF_Feb_2019_revised.pdf

3.2 If you think the content of the AAP is not sound because it does not include a policy on a particular issue, you should go through the following steps before making representations:

- Is the issue with which you are concerned already covered specifically by national planning policy?
- Is the issue with which you are concerned already covered by another policy in this plan?
- If the policy is not covered elsewhere, in what way is the AAP unsound without the policy?
- If the AAP is unsound without the policy, what should the policy say?

4. General advice

- 4.1 If you wish to make a representation seeking a modification to a plan or part of a plan you should set out clearly in what way you consider the plan or part of the plan is legally non-compliant or unsound, having regard as appropriate to the soundness criteria in paragraph 3.1 above. Your representation should be supported by evidence wherever possible. It will be helpful if you also say precisely how you think the plan should be modified.
- 4.2 You should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification. You should not assume that you will have a further opportunity to make submissions. Any further submissions after the plan has been submitted for examination may only be made if invited by the Inspector, based on the matters and issues he or she identifies.
- 4.3 Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- 4.4 Please consider carefully how you would like your representation to be dealt with in the examination: whether you are content to rely on your written representation, or whether you wish to take part in hearing session(s). Only representors who are seeking a change to the plan have a right to be heard at the hearing session(s), if they so request. In considering this, please note that written and oral representations carry the same weight and will be given equal consideration in the examination process.

CONSULTATION FROM MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Changes to the current planning system (closes 1st October)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907215/200805_Changes_to_the_current_planning_system_FINAL_version.pdf

This makes four proposals:

- changes to the standard, much tinkered with, method for assessing local housing need, which as well as being a short term proposal links into proposals for land supply reforms set out in Planning for the Future (proposal 4);
- securing of First Homes, sold at a discounted market price for first time buyers, including key workers, through developer contributions in the short term until the transition to a new system. The Government intends that a minimum of 25 per cent of all affordable housing units secured through developer contributions (sec.106) should be First Homes.
- as a short term measure lifting the small sites threshold in sec 106 agreements, below which developers do not need to contribute to affordable housing, to up to 40 or 50 units to support SME builders as the economy recovers from the impact of Covid-19;
- extending the current Permission in Principle to include major development so landowners and developers have a fast route to secure the principle of development for housing on sites. PiP was introduced in 2017 for allocated brownfield sites and extended in 2018 to small sites under 10 dwellings. The Permission in Principle consent route has two stages:
 - the first stage (“Permission in Principle”) establishes whether a site is suitable in-principle for development. This grant of Permission in Principle is for five years and no planning conditions can be attached to it
 - the second (‘technical details consent’) stage is when the detailed development proposals are assessed, and conditions can be attached.

A grant of Permission in Principle plus a grant of technical details consent together equate to full planning permission.

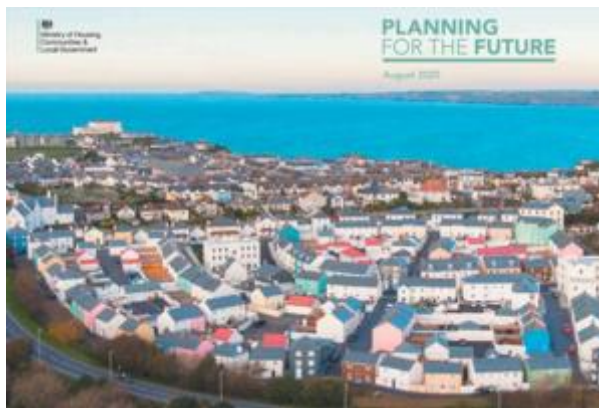
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CONSULTATION FROM THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Planning for the future, White Paper

<https://www.gov.uk/government/consultations/planning-for-the-future>

Consultation closes 29th October. Email responses via planningforthefuture@communities.gov.uk or via the website <https://www.gov.uk/government/consultations/planning-for-the-future>



This White Paper is potentially the biggest change in the planning system since Town and Country Planning Act, 1947

Central government perceive the current planning system to be:

- Too complex
- Discretionary, not rules based
- Taking too long to adopt a Local Plan

- Housing needs assessments, viability and environmental impact statements are too opaque
- To have lost public confidence
- Based on old tech
- Developer contribution negotiations are complex, slow and unclear
- Not have enough focus on design; and
- Not enough homes being built

There are 24 proposals in the White Paper, split under three Pillars or headings – Planning for Development; Planning for beautiful sustainable places and Planning for infrastructure & connected places. The numbers in brackets below are the proposals.

Pillar one - Planning for Development

The idea is that Local Plans should be simplified, digitized, standardized, slimmed down and their production speeded up and to have a 10 not 15 year life span. All areas to have Local Plans by 2023. They should identify three zones – Growth, Renewal and Protect. (1)

Growth Areas – suitable for substantial development such as new settlements, urban extensions and areas for redevelopment such as ex-industrial land suitable for urban regeneration. Automatic outline approval – Permission in Principle would be conferred by adoption of the Local Plan. (5) Detailed permission secured in one of three ways – reformed reserved matters; Local Development Order prepared by LPA in parallel with the Local Plan, linked to Master Plan and design codes or for exceptionally large sites a Development Consent Order under Nationally Significant Infrastructure Project.

Renewal Areas – suitable for smaller scale development, infill, densification and rural areas. General presumption in favour of development established in legislation (plan led system). Consent given for pre-specified forms of development. A new route to automatic planning permission if it meets certain design and other criteria.

Protected Areas – Green Belt, SSSI's, AONB's, flood risk areas, wildlife sites etc. More stringent control to ensure sustainability but planning application to the LPA.

The National Planning Policy Framework (NPPF) will be the primary source of policies (2), set nationally along with development control policies, not repeated in the Local Plan which just has the site or area specific policies. Local Planning Authorities to produce local design codes in parallel with the Local Plan.

The Local Plan to be subject to a single sustainability test - "*Will the Local Plan contribute to achieving sustainable development in accordance with the NPPF*". Abolishing the duty to co-operate between LPA's, slimmed down deliverability text and remove existing test of soundness. (3)

There will be a standard national method for establishing housing requirements and for distributing the 300,000 new annual homes requirement. The 5 year land supply requirement will go (4)

Faster decision making with firm deadlines; shorter more standardized applications, national digital templates and supporting technical information; standard national conditions and LPA's to return fees if appeals are successful. (6)

Local Plans to be visual, map based with standardized data sets to a new national template (7)

30 month Local Plan production timetable to be adhered to, 5 stage method. Review every 5 years. Risk government intervention if non-compliance. (8)

Neighbourhood Plans to be retained and supported, more use of digital tools (pilots) (9)

Masterplans should seek to include a variety of development types by different builders to encourage faster build out. Few details (10)

Pillar Two Building Beautiful, sustainable places

The White Paper suggests that a slimmed down faster planning system is just the start of high quality development and better place making. It refers to the work of the [Building Better, Building Beautiful Commission](#). It expects design codes and guidance to be prepared locally and to be binding on decisions. (11). MHCLG will set up a body to support delivery of local design codes and each LPA is to have a Chief Officer for design and place making. (12)

[Homes England](#) to provide leadership in giving emphasis to delivering beautiful places (13). There will be a 'fast track' for beauty for applications which comply with established good design principles, incentivizing attractive and popular development which reflects local character (14)

Amend the NPPF to strengthen but simplify the way the planning system considers environmental issues (15 &16)

Review and update the planning framework for listed buildings, allowing sympathetic changes to support continued use of buildings. Perhaps allowing experienced architectural specialists autonomy from listed building consent. (17)

Introduce ambitious improvements in energy efficiency standards to net-zero by 2050 (18)

Pillar Three Planning for Infrastructure and connected places

Consolidated Infrastructure Levy (IL) replaces L both Sec 106 agreements and CIL. A mandatory nationally set rate/s. Abolish planning obligations. (19)

IL to be extended to capture changes of use through permitted development which don't necessarily create additional floor space. (20) IL to deliver affordable housing on site which CIL currently doesn't. (21)

More freedom for LA's on what they spend IL on, 25% for parish councils to be kept. MHCLG is interested in ways to enhance community engagement about how funds should be spent (22)

Proposals 23 & 24 are about providing resources & skills for the planning sector and strengthening enforcement powers and sanctions.

Observations – Pro's:

- Recognition of the need for proper resourcing of the planning system
- Great to have encouragement of Building for Beauty, this has been much neglected by volume housebuilders
- Maintains the foundation of a plan led system
- Continued support for Neighbourhood Plans and parish councils getting 25% of IL
- Good to encourage better use of digitization
- Suggests the reforms will “radically and profoundly re-invent engagement with local communities” which is a pro but can't see how this will happen in reality (con)

Cons:

- Thin on detail
- Narrow emphasis on build to buy ([First Homes](#) - 25% of affordable homes, only 5% other tenancies), little about other tenancies and Community Land Trusts. Will affect rural affordable housing (CPRE very critical <https://www.cpre.org.uk/news/major-planning-reforms-criticism/>)
- Massive centralization with government templates for Local Plans, binding housing numbers set nationally, Development Management policies, national body for design codes
- Where is the duty to co-operate, or joined up strategic planning across an area?
- General presumption in favour of development. Development, simplicity or speed of delivery aren't the answer to everything and probably mean less rigorous and less effective local scrutiny, less democratic engagement
- Only three categories of zoning. Towns and countryside are far more nuanced, three zones is too blunt an instrument. Sub-zones for self-build will be introduced.
- Climate change has slipped down the agenda and environmental assessments appear to be marginalized

- Streamlining or speeding up of the planning permission system is likely to mean less opportunity/time for parish councils to comment.
- Ironic emphasis on 'beauty' (subjective?) and place making when current system allows office to rabbit hutch conversions with no windows! Volume house builders have never been known for beauty.

CONSULTATION FROM THE MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT

Transparency and Competition A call for evidence on data on land control

A call for evidence to seek **views on proposals to help councils and local communities better understand who controls land in their area** and to assist SME and new entrants to the housing market identify land suitable for development.

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907213/Call for evidence on Contractual Controls.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/907213/Call_for_evidence_on_Contractual_Controls.pdf)

The call for evidence closes on 30th October, details of how to respond via the link above.

HM Land Registry (HMLR) is committed to registering all publicly owned land by 2025 and aims to achieve comprehensive registration by 2030. But the information it holds is primarily associated with conveyancing and does not cover all interests in the land such as contractual arrangements—rights of pre-emption, options and conditional contracts.

CONSULTATION ON ENGLAND'S ECONOMIC HEARTLAND'S DRAFT TRANSPORT STRATEGY

The Heartland region is a net contributor to the Treasury and a vital economic asset for the UK, both during its recovery from the COVID-19 crisis and in the decades that follow.

As the region's Sub-national Transport Body, we are delighted to publish our draft Transport Strategy for consultation. The strategy's overarching aim is to support sustainable economic growth while achieving a net zero carbon transport system no later than 2050.

The strategy seeks to harness the Heartland's strengths and sets out how the region will:

- Use the need to decarbonise our transport system as the opportunity to harness innovation and deliver solutions that in themselves generate economic growth
- Champion investment in digital infrastructure as a means of improving connectivity, particularly within our rural communities, in order to reduce the need to travel
- Use delivery of East West Rail as the catalyst for the transformation of our strategic public transport networks, investing in those networks to connect our economic assets and communities in a shared endeavour that unlocks added value
- Champion increased investment in active travel and shared transport solutions to improve local connectivity and ensure that everyone has the opportunity to realise their potential
- Ensure that our freight and logistic needs continue to be met whilst lowering the environmental impact of their delivery.

As our experience during the pandemic has shown, there is considerable scope to increase our use of flexible and remote working; to challenge received wisdom when it comes to the future for our transport system; to do things differently.

A formal consultation on the Transport Strategy will now run until midnight on October 6 and the survey is on the website,
<http://www.englandseconomicheartland.com/Pages/transport-strategyconsult.aspx>