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

Held on Tuesday, 13 October 2020

At 6.00 pm in the Virtual Meeting Room via Zoom

### Present:

Councillor R Smith (Chair)

Councillors:	J Aitman	M Jones
	L Ashbourne	A McMahon
	V Gwatkin	A Prosser
Officers:	Nicky Cayley	Democratic Services Officer
	Adam Clapton	Office Manager
	Angus Whitburn	Compliance and Environment Officer
Others:	3 members of the public.	

### P340 APOLOGIES FOR ABSENCE

An apology for her absence was received from Cllr Bolger.

### P341 DECLARATIONS OF INTEREST

Cllrs Ashbourne and Prosser declared an interest in planning application WTC/143/20 as they knew one of the applicants.

### P342 PUBLIC PARTICIPATION

The Committee adjourned in line with Standing Order 42, in order to receive public participation.

Mr Guy addressed the Committee on his request to purchase Town Council owned amenity land adjacent to 10A Burwell Close, Witney.

Mr Nellist addressed the Committee on his Planning Application for Ash Close (WTC/143/20).

Following these addresses, the Committee reconvened.

### P343 REQUEST TO PURCHASE LAND

This item was moved up the agenda with the express permission of the Chair, in order that Mr Guy could hear the debate.

The Committee received and considered the report of the Office Manager and the documentation supplied by Mr Guy.

Whilst the recent precedent of the Council had been not to sell amenity land, Mr Guy made a compelling argument and some members favoured selling the land as he had said that he would maintain it as part of his garden and would include a vegetable patch.

Some members were concerned about the fact that this would effectively enclose a narrow footpath and that the area in question currently provided a useful passing place – especially during social distancing.

Members also discussed the fact that if the land was sold, it would need to have a condition that it could not be built on imposed.

After further discussion members decided that they needed to understand what implications any sale may have on other areas of amenity land near to housing.

Members also wanted to look at the planning conditions associated with 10A as this house had been built in the grounds of number 10 Burwell Close.

Once this had been done the request could be reconsidered at the next meeting, and if provisional agreement on the sale was reached, officers would need to undertake further work to present this to the Policy, Governance and Finance Committee.

**RECOMMENDED:** that the request be noted and:-

- i) that the Committee looks at the pieces of land owned by the Town Council to assess what the impact would be if the land was sold and other requests were then forthcoming;
- ii) that the Planning application is checked for any covenants;
- iii) that the request is revisited at the meeting of this committee on 3 November. A site visit by the Chair and Vice Chair may be appropriate.

P344 **PLANNING APPLICATIONS**

Members received and considered the schedule of Planning Applications from West Oxfordshire District Council. Application WTC/143/20 was considered first in order for Mr Nellist to hear the discussion.

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

P345 **APPEAL NOTIFICATION -4 BIRDLIP CLOSE**

Members received and considered an appeal notification for 4 Birdlip Close.

**RESOLVED:** that the appeal be noted.

P346 **LAKE AND COUNTRY PARK UPDATE**

The Committee received and considered the report of the Compliance and Environment Officer.

**RECOMMENDED:** that the report be noted and:-

1. that the Compliance and Environment Officer obtains further background information on the Lake and Country park and commissions a company to carry out a phase 1 ecology survey for the lake and country park;
2. that £5, 000 be added to the budget for the eventuality of the formal design process of the river bank's at the lake and country park.

P347 **MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT - CONSULTATION ON PLANNING FOR THE FUTURE.**

This item had been deferred from the previous Climate, Biodiversity and Planning Committee as members were not sure what response should be made. In the interim period between meetings, Cllr Aitman had shared the response made by the District Council to this consultation. The Chair and Vice Chair had agreed that as this was a robust response, the Town Council did not need to make one of its own.

**RESOLVED:** that the Committee does not wish to make a response to this consultation as the response given by the District Council was adequate.

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The meeting closed at: 7.15 pm

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Chair

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344- 1 WTC/135/20 Plot Ref :-20/02066/FUL Type :- FULL  
 Applicant Name :- EL SHARKAWY, MR MAHMOUD Date Received :- 15/09/2020  
 Location :- UNIT 1 CRANBROOK COURT Date Returned :- 13/10/2020  
 AVENUE 2 STATION LANE  
 WITNEY

Proposal : Alterations to include changes to fenestration and doors, provision of first floor to create additional class B8 Business use and installation of internal and external staircases. Conversion of part of ground floor to provide a hot food takeaway (class use A5).

Observations : Witney Town Council has no objections regarding this application

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344- 2 WTC/136/20 Plot Ref :-20/02419/HHD Type :- HOUSEHOLDE  
 Applicant Name :- COTTSWAY HOUSING Date Received :- 18/09/2020  
 Location :- 29 HIGHWORTH PLACE Date Returned :- 13/10/2020  
 HIGHWORTH PLACE  
 WITNEY

Proposal : Erection of single storey rear extension.

Observations : Witney Town Council has no objections regarding this application

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344- 3 WTC/137/20 Plot Ref :-20/02122/FUL Type :- FULL  
 Applicant Name :- CARBIDE PROPERTIES Date Received :- 18/09/2020  
 Location :- LAND AT WEST WITNEY Date Returned :- 13/10/2020  
 DOWNS ROAD  
 WITNEY

Proposal : Erection of footbridge over internal ditch.

Observations : Witney Town Council has no objection to this application but would like assurance that the bridge will be strong enough for mobility scooters and cargo bikes.

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344- 4 WTC/138/20 Plot Ref :-20/01935/FUL Type :- FULL  
 Applicant Name :- HUGHES, M Date Received :- 18/09/2020  
 Location :- 34 FIELDMERE CLOSE Date Returned :- 13/10/2020  
 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 : Witney Town Council has no objections regarding this application

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344- 5 WTC/139/20 Plot Ref :-20/02443/FUL Type :- FULL  
Applicant Name :- WILLIAMS, MRS JOANNE Date Received :- 23/09/2020  
Location :- 12 MARRIOTTS WALK Date Returned :- 13/10/2020  
MARRIOTTS WALK  
WITNEY

Proposal : Change of use of premises from shop to beauty salon.

Observations : Witney Town Council has no objections regarding this application

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344- 6 WTC/140/20 Plot Ref :-20/02258/HHD Type :- HOUSEHOLDE  
Applicant Name :- SUTTON, MRS KATE Date Received :- 24/09/2020  
Location :- 36 SPRINGFIELD OVAL Date Returned :- 13/10/2020  
SPRINGFIELD OVAL  
WITNEY

Proposal : Erection of first floor extension above existing kitchen.

Observations : Witney Town Council has no objections regarding this application

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344- 7 WTC/141/20 Plot Ref :- 20/02276/HHD Type :- HOUSEHOLDE  
Applicant Name :- SMITH, MR AND MRS d Date Received :- 28/09/2020  
Location :- 4 BURWELL CLOSE Date Returned :- 13/10/2020  
BURWELL CLOSE  
WITNEY

Proposal : Erection of a two storey rear and single storey side extension.

Observations : Witney Town Council has no objections regarding this application

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344- 8 WTC/143/20 Plot Ref :-20/02282/FUL Type :- FULL  
Applicant Name :- BERESFORD S & NELLIST, J Date Received :- 01/10/2020  
Location :- ASH CLOSE Date Returned :- 13/10/2020  
GLOUCESTER CLOSE  
WITNEY

Proposal : Construction of detached dwelling and carport.

Observations : Witney Town Council has no objection to this application and commends the surveys on ecology and the efforts by the applicant to follow them and applauds the inclusion of electric vehicle points.

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The Meeting closed at : 7.15pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Witney Town Council