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

Held on Tuesday, 3 November 2020

At 6.00 pm in the Virtual Meeting Room via Zoom

### Present:

Councillor R Smith (Chair)

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

### P363 APOLOGIES FOR ABSENCE

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

### P364 DECLARATIONS OF INTEREST

Cllrs Aitman and Smith declared interests in application WTC/144/20 as they lived close to the proposed development. Cllr Prosser declared an interest in application WTC/151/20 as he knew the applicant.

### P365 PUBLIC PARTICIPATION

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

### P366 PLANNING APPLICATIONS

The Committee received and considered the schedule of planning applications from West Oxfordshire District Council. After some discussion, it was agreed to seek further information and advice on application WTC/144/20 and to prepare a formal response at the meeting to be held on 24<sup>th</sup> November 2020.

Application WTC/157/20 no longer required consideration at the meeting.

**RESOLVED:** that the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council and that the Committee reconsiders application WTC/144/20 at the meeting to be held on 24<sup>th</sup> November 2020.

P367 **APPEAL REF: APP/D3125/D/20/3249929 - APPEAL DECISION FOR 34 WOODFORD MILL, MILL STREET, WITNEY, OXFORDSHIRE OX28 6DE**

The Committee received and considered the appeal decision for 34 Woodford Mill, Witney, which had been dismissed.

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

P368 **LICENSING APPLICATION CONSULTATION W/20/00690/PRMMV - CINEWORLD, WITNEY**

The Committee received and considered a licencing application for Cineworld, Witney. Members had no objection to the proposal.

**RESOLVED:** that the Town Council has no objections to this application.

P369 **VILLAGE GREEN - CORAL SPRINGS**

The Committee received and considered correspondence from Oxfordshire County Council informing them that Corals Springs had now been registered as a village green.

**RESOLVED:** that the registration of the village green be noted.

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The meeting closed at: 7.30 pm

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Chair

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366- 1 WTC/144/20 Plot Ref :-20/02654/OUT Type :- OUTLINE  
 Applicant Name :- MAWLE TRUSTEES & TRUSTEES OF N Date Received :- 07/10/2020  
 Location :- LAND SOUTH EAST OF OXFORD Date Returned :- 17/12/2020  
 HILL  
 OXFORD HILL  
 WITNEY

Proposal : Outline planning application (with all matters reserved except access) for the erection of up to 495 dwellings and a new Community Hub together with associated open space and green infrastructure.

Observations : Witney Town Council is broadly supportive of this application and welcomes dialogue with the developer on several matters.

Firstly, the Town Council would like to ask if the application could be amended to include an entrance road and access to Windrush Cemetery to the south of the site. As the owner of this facility, the Town Council would also welcome further connectivity to the site by way of a footpath/cycleway at the Southern boundary and further ones to the north and west, allowing journeys to and from it to be safer and more attractive for active travel.

In terms of the access, the delivery of a two-way road off the community hub spur road into the Cemetery, with associated parking for 10-12 spaces inside would be the Council's preferred option through this application. The Council is disappointed that this request was not previously discussed following a previous District Council consultation on the site but believes there is still time for this inclusion if the developer is favourable.

The Town Council welcomes the idea of a community hub that incorporates a shop and a community space. The centre needs to be a versatile space that can be used for dance classes, the scouting movement, birthday parties etc. It could also include a quiet reflection place/chapel for the cemetery and a café/bar facility. The Town Council would have an interest in taking this hub on and facilitating local ownership of it.

However, the Town Council questions the location of the community building because of accessibility because people would have to drive round the residential area to reach it, increasing the danger to pedestrians and residents from traffic that would not otherwise be on the estate. If it was to be sited on lower ground, then the Council would welcome a play area or village green on the higher ground.

Witney Town Council welcomes the Stagecoach comments and agrees with all the points made about cycle lanes and how well appointed the bus stops need to be as this residential area is quite far away from these important bus stops. The Town Council envisages that the Community bus may wish to take in this new development so would ask that adequate provision for turning and stopping is considered at this stage.

The Town Council welcomes the thought that has gone into the continuation of the green corridor up Oxlease and the continuation of paths from other areas of town that will connect onto this estate.

The Town Council would like to see, where space allows, cycle lanes moved away from the roads. In order to allow access to secondary schools and primary schools in the town centre it's important that the Farm Mill Lane path is connected from the new development and that a crossing is put in place on Witan Way, a dangerously busy road. It is also important for access to the Town's supermarkets and The Leys via Church Green. The Town Council suggests that no houses are occupied until both these items are complete. A footpath connecting to South Leigh would also be welcomed and will be supportive as possible for paths on land in its ownership.

The Town Council would also like to see appropriate lighting for the area - low level solar lighting would be preferred.

The Town Council would like to see 3 phase electricity in homes to support fast electric car charging in every house with further charging points available at the community space.

The Town Council regards the phasing of infrastructure as crucial and therefore the new Shores Green junction should be ready to take the construction traffic before the start of the development in order to avoid further air pollution in Bridge Street - this also applies to the residents of the new development. If this is not possible then Shores Green should be constructed in phase 1 of the development. The air quality management scenarios assume that the West End Link road will be in place from 2024 which is not realistic.

The Town Council is pleased to note that Thames Water recognises that there is a problem with its capacity in relation to further residential developments and would like to hear how what future steps will be taken to address this.

The Town Council would also like to see the development following the Milton Keynes model of giving one of the units over to community development via the CVA- one of the early units is utilised by the CVA to build a feeling of community in the area. They then move into the community centre when this is ready. The unit is then sold, and the money is spent on community projects. The Council would be happy to have a community connector role.

#### Section 106 Requests

In addition to the cemetery access above (or associated funding) the Town Council would like to request the following to support the infrastructure in and immediately adjacent to the development.

#### Sport & Recreation

Witney Town Council recognises the inclusion of a proposed play area/LEAP but would request an off-site contribution of £20,000 to upgrade the nearest play park facility in Eton Close to serve the anticipated increase in children from the development.

The Town Council also welcomes the inclusion of village green areas and would ask if one of these could be used as a wheeled sports track, with £15,000 allocated to the Town Council to facilitate this project.

The Town Council is committed to encouraging grassroots sports and considers that a development of this size will increase the number of people wanting to use sports facilities. The Council does however recognise that due to the typography of the site, the inclusion of a sports pitch would be difficult (unless the developer feels that land in their ownership south of the cemetery is suitable, or another piece of land outside of this site). Therefore, it would request a contribution of £50,000 towards upgrading other sports pitches and changing rooms across the town to absorb the anticipated usage.

#### Infrastructure & Street Scene

The Town Council would like to request that the developers install at least two grit bins on the estate due to its sloping typography along with benches in the village green areas, sheffield cycle racks near the bus stops, community hub and recreation areas (village greens), bus shelters and bins. The Council would like to see the majority of these installed before all dwellings are occupied.

Lake & Country Park

The Town Council would like to request £10,000 towards the inclusion of an educational space at Witney Lake & Country Park as part of its long-term plan to manage this area. The site sits south west of the development and is connected via the paths mentioned above.

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366- 2	WTC/145/20	Plot Ref :-20/02388/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	JONES, MR TERRY	Date Received :-	08/10/2020
	Location :-	1 BEECH ROAD BEECH ROAD WITNEY	Date Returned :-	04/11/2020
	Proposal :	Alterations and erection of single storey rear extension.		
	Observations :	Witney Town Council has no objections regarding this application		

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366- 3	WTC/146/20	Plot Ref :-20/02452/FUL	Type :-	FULL
	Applicant Name :-	YEOMAN, MR JAMES	Date Received :-	13/10/2020
	Location :-	LAND AT DOWNS ROAD DOWNS ROAD CURBRIDGE	Date Returned :-	04/11/2020
	Proposal :	Residential development of 54 dwellings together with associated works.		
	Observations :	Comments: Witney Town Council has no objection to this application but shares the District Council's view on the type of social housing to be provided.		
		Witney Town Council would also like stronger assurances from Thames Water that the system will be able to cope with the additional houses as properties at Windrush Place are experiencing sewage backing up in their toilets and water flowing out of drains in the street and therefore the Town Council has low confidence in the standard of upgrades and sewage provision that has already been provided in the new developments in West Witney.		
		Witney Town Council would like the developers to contribute to or fund segregated paths and lighting to the school, West Witney Sports ground and to the town centre.		

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366- 4	WTC/147/20	Plot Ref :-20/02486/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	BROSNAN, MR CHRIS	Date Received :-	13/10/2020
	Location :-	22 LOWELL PLACE LOWELL PLACE WITNEY	Date Returned :-	04/11/2020
	Proposal :	Alterations and erection of two storey and single storey rear extensions (Modification of Planning Permission Ref. No. 20/01070/HHD).		
	Observations :	Witney Town Council has no objections regarding this application		

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366- 5 WTC/148/20 Plot Ref :-20/02734/HHD Type :- HOUSEHOLDE  
Applicant Name :- SMITH, MR G Date Received :- 13/10/2020  
Location :- 43 IDBURY CLOSE Date Returned :- 04/11/2020  
IDBURY CLOSE  
WITNEY  
Proposal : Erection of first floor rear extension above existing living room.  
Observations : Witney Town Council has no objections regarding this application

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366- 6 WTC/149/20 Plot Ref :-20/02685/HHD Type :- HOUSEHOLDE  
Applicant Name :- GOUDLIN, MR D Date Received :- 14/10/2020  
Location :- 9A WEST END Date Returned :- 04/11/2020  
WEST END  
WITNEY  
Proposal : Erection of conservatory.  
Observations : Witney Town Council has no objections regarding this application

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366- 7 WTC/150/20 Plot Ref :-20/02505/HHD Type :- HOUSEHOLDE  
Applicant Name :- SPROWELL, MR AND MRS Date Received :- 15/10/2020  
Location :- 17 THE WILLOWS Date Returned :- 04/11/2020  
THE WILLOWS  
WITNEY  
Proposal : Alterations and erection of front porch and extension of existing raised patio to rear.  
Observations : Witney Town Council has no objections regarding this application

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366- 8 WTC/151/20 Plot Ref :-20/02391/FUL Type :- FULL  
Applicant Name :- OWEN MUMFORD LTD Date Received :- 19/10/2020  
Location :- LAND SOUTH OF BURFORD Date Returned :- 04/11/2020  
ROAD  
BURFORD ROAD  
WITNEY  
Proposal : Development of a new purpose-built facility comprising B1, B2 and B8 class uses together with landscaping, access road, car parking and other associated works.  
Observations : Witney Town Council supports this application but would like to see the inclusion of solar pv on the roof space and good access for cyclists.

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366- 9 WTC/152/20 Plot Ref :-20/02460/HHD Type :- HOUSEHOLDE  
Applicant Name :- HOLIDAY, MR A Date Received :- 19/10/2020  
Location :- 3 APPLGARTH COURT Date Returned :- 04/11/2020  
APPLGARTH COURT  
WITNEY  
Proposal : Enclose existing carport to form garage.  
Observations : Witney Town Council objects to this application as condition 17 of the original planning permission 17/00924/FUL states: The carport(s) shall not be altered or

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enclosed and shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes.

REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area.

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366- 10 WTC/153/20 Plot Ref :-20/02468/HHD Type :- HOUSEHOLDE  
Applicant Name :- WILLIAMS, MR & MRS L Date Received :- 19/10/2020  
Location :- 31 CURBRIDGE ROAD Date Returned :- 04/11/2020  
CURBRIDGE ROAD  
WITNEY  
Proposal : Construction of first floor side extension, conversion of existing garage to living space, replacement porch and fenestration alterations. Erection of a detached garage with associated works including formation of new vehicular access and new dropped kerb.  
Observations : Witney Town Council has no objection to this application but would like the vision play from Farifield Drive to be checked to ensure that the proposal does not restrict drivers/cyclists sight.

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366- 11 WTC/154/20 Plot Ref :-20/02538/HHD Type :- HOUSEHOLDE  
Applicant Name :- THIELE, MR & MRS ANDY AND KATI Date Received :- 20/10/2020  
Location :- 170 MANOR ROAD Date Returned :- 04/11/2020  
MANOR ROAD  
WITNEY  
Proposal : Erection of two storey rear extension.  
Observations : Witney Town Council has no objections regarding this application

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366- 12 WTC/155/20 Plot Ref :-20/02455/HHD Type :- HOUSEHOLDE  
Applicant Name :- WHITEAR, SUSAN Date Received :- 22/10/2020  
Location :- CLOSE COTTAGE, 9G WEST END Date Returned :- 04/11/2020  
WEST END  
WITNEY  
Proposal : Extension to existing detached garage to create car port and office rooms in roof space.  
Observations : Witney Town Council has no objection to this application as long as the office accommodation remains for domestic use only.

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366- 13 WTC/156/20 Plot Ref :-20/02456/LBC Type :- LISTED BUI  
Applicant Name :- WHITEAR, SUSAN Date Received :- 22/10/2020  
Location :- CLOSE COTTAGE, 9G WEST END Date Returned :- 04/11/2020  
WEST END  
WITNEY  
Proposal : Extension to existing detached garage to create car port and office rooms in roof space.  
Observations : Witney Town Council has no objection to this application as long as the office accommodation remains for domestic use only.

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The Meeting closed at : 7.30pm

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

On behalf of :- Witney Town Council