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

Held on Tuesday, 24 November 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
Others:	2 members of the public.	

#### P422 APOLOGIES FOR ABSENCE

There were no apologies for absence.

#### P423 DECLARATIONS OF INTEREST

Cllr Smith declared an interest in the item on the East Witney development as she lived in close proximity to one of the two sites.

#### P424 PUBLIC PARTICIPATION

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

Mr Jim Clemence addressed the Council on WTC/169/20 – East Plot of Land at Book End.

Mr Mark Utting was present to answer the Committee's questions on 20/02654/OUT – Land South East of Oxford Hill.

Following this the Committee reconvened.

#### P425 PLANNING APPLICATIONS

The applications were moved up the agenda with the express permission of the Chair so that the member of the public could hear the debate.

Members discussed the application for the Land South East of Oxford Hill, at length and delegated their response and any technical specification for paths and cycleways to Officers. Delegation on the wording for S106 contributions was made to Officers, the Chair and Vice Chair. The response is attached separately to the planning schedule.

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

P426 **MINUTES**

The Committee received and considered the minutes of the meetings held on 22 September, 13 October and 3 November 2020.

**RESOLVED:** that the minutes of the meetings held on 22 September, 13 October and 3 November 2020 be agreed as a correct record and signed by the Chair with Cllr Gwatkin's apologies being added to the latter.

P427 **PLANNING DECISIONS**

The Committee received and considered the schedule of planning decisions taken by West Oxfordshire District Council.

**RESOLVED:** that the schedule as circulated be noted.

P428 **SUSPENSION OF STANDING ORDERS**

**RESOLVED:** to suspend Standing Order 48(a) to allow the meeting to continue for a further 10 minutes.

P429 **CONSULTATION – CORN STREET AND NEWLAND (WITNEY) - PROPOSED BUS STOP KERBED BUILD-OUTS**

The Committee received and considered a consultation from Oxfordshire County Council concerning alterations to bus stops in the town.

The Democratic Services Officer explained that she had taken a telephone call from a couple with accessibility issues at the Newland Stop, which had been taken up with County Councillor Suzanne Bartington. Members agreed that this would be a welcome improvement.

**RESOLVED:** that the Town Council supports the proposed alterations to bus stops on Corn Street and Newland.

P430 **TRAFFIC ADVISORY COMMITTEE MINUTES**

The Committee received and considered the minutes of the Traffic Advisory Committee held on 29 September 2020.

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

P431 **LICENSING APPLICATION CONSULTATION W/20/00773/PRMA - 89 CORN STREET**

The Committee received and considered an application for a licence to sell alcohol by a grocery shop in Corn Street.

**RESOLVED:** that Witney Town Council supports this application.

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The meeting closed at: 8.06 pm

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Chair

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Witney Town CouncilPlanning Minutes - 24 November 2020

425

425- 1 WTC/158/20 Plot Ref :-R3.0106/20 Type :- VARIATION  
 Applicant Name :- OXFORDSHIRE COUNTY COUNCIL Date Received :- 02/11/2020  
 Location :- WEST WITNEY PRIMARY SCHOOL Date Returned :- 24/11/2020  
 EDINGTON ROAD  
 WITNEY

Proposal : Section 73 application to continue the development of the erection of a two storey extension to provide four KS2 classrooms, toilets, cloakrooms and plant room. Demolition of redundant toilets and cloakrooms and erection of a single storey extension to provide a kitchen. Associated external works comprising, relocation of hard play area, relocation of vehicular gate and removal of trees permitted by planning permission R3.0131/16, without complying with condition 1 (approved plans and documents) and condition 7 (External lighting details) in order the vary the approved plans and documents to allow for the introduction of 2 louvred vents, the omission of: i) rooflights; ii) photovoltaic panels and iii) 4 windows and to provide external lighting details at West Witney County Primary School Edington Road Witney OX28 5FZ

Observations : Witney Town Council fully supports this application.

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425- 2 WTC/159/20 Plot Ref :-20/02639/HHD Type :- HOUSEHOLDE  
 Applicant Name :- GARGAN, MR & MRS Date Received :- 02/11/2020  
 Location :- 16 MADLEY BROOK LANE Date Returned :- 24/11/2020  
 MADLEY BROOK LANE  
 WITNEY

Proposal : Erection of single storey rear extension.

Observations : Witney Town Council has no objections regarding this application

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425- 3 WTC/160/20 Plot Ref :-R3.0079/20 Type :- VARIATION  
 Applicant Name :- OXFORDSHIRE COUNTY COUNCIL Date Received :- 02/11/2020  
 Location :- WEST WITNEY COUNTY Date Returned :- 24/11/2020  
 PRIMARY SCH  
 EDINGTON ROAD  
 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 at West Witney Primary School, Edington Road, Witney, Oxfordshire, OX28 5FZ

Observations : Witney Town Council has no objections regarding this application

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425- 4 WTC/161/20 Plot Ref :-20/02664/FUL Type :- FULL  
Applicant Name :- JOHNSON, MR MARTIN Date Received :- 02/11/2020  
Location :- LAND KNOWN AS 120 Date Returned :- 24/11/2020  
WOODSTOCK RD  
WOODSTOCK ROAD  
WITNEY

Proposal : Erection of a detached dwelling and associated works.

Observations : Witney Town Council has no objection to this application subject to a method statement for ecology being submitted,

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425- 5 WTC/162/20 Plot Ref :-20/03028/HHD Type :- HOUSEHOLDE  
Applicant Name :- SANGHERA, MRS LAKWHINDER Date Received :- 09/11/2020  
Location :- 25 MOORLAND ROAD Date Returned :- 24/11/2020  
MOORLAND ROAD  
WITNEY

Proposal : Alterations to enclose existing front entrance porch and provide a bathroom for disabled person with new pitched roof over.

Observations : Witney Town Council has no objections regarding this application

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425- 6 WTC/163/20 Plot Ref :-MW.0093/20 Type :- VARIATION  
Applicant Name :- SMITH AND SONS LTD Date Received :- 12/11/2020  
Location :- ENSLOW Date Returned :- 24/11/2020  
KIDLINGTON  
OXON

Proposal : Section 73 application to continue the extraction of sand, gravel and clay as an extension to the existing Gill Mill site with the retention of processing plant, offices with welfare accommodation, weighbridge, sheeting bay, maintenance and storage facilities, vehicle parking areas, fuel storage, conveyor and haul road system, and existing site access, with the crushing, screening, washing, grading and blending of products for sale, retention and extension of existing water management provision including clean water lagoons and silt ponds, retention and extension of stockpiling areas, merchenting of imported aggregates, a concrete products factory, aggregate bagging plant, installation of wheel wash, erection of concrete batching plant and erection of recycled aggregate plant and the import of inert materials for recycling and nonrecyclable waste materials for restoration of worked out mineral voids and the manufacture and sale of soils from site and imported materials. Restoration to a combination of nature conservation, including reed bed, meadows and woodland areas, with ecotourism development and recreational uses including retention of existing office complex building and new footpath and bridleway links with the retention and adaptation of the farm buildings of the Beef Unit Farmstead to provide ancillary development for the management of the restored land as a management centre including offices, stores, educational facilities and provision for a small scale bio mass energy plant primarily for biomass arising on site at Gill Mill Quarry, Standlake Road, Ducklington, Witney, OX29 7PP permitted by planning permission 13/0530/P/CM (MW.0050/13), without complying with condition 5 in order to

allow  
clay extraction up to 10 metres below the base of the sand and gravel reserve  
within  
phases 4, 6 and 7 to ensure that there is sufficient clay available for the  
engineering  
works required to carry out the approved site restoration at Gill Mill Quarry,  
Standlake Road, Witney, Oxfordshire, OX29 7PP

Observations : Witney Town Council has no objections regarding this application

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425- 7 WTC/164/20 Plot Ref :-20/02802/HHD Type :- HOUSEHOLDE

Applicant Name :- JAMES, MR TONY Date Received :- 13/11/2020

Location :- 11 APPLGARTH COURT Date Returned :- 24/11/2020  
APPLGARTH COURT  
WITNEY

Proposal : Single storey rear extension.

Observations : Witney Town Council has no objections regarding this application

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425- 8 WTC/165/20 Plot Ref :-20/02720/FUL Type :- FULL

Applicant Name :- BLENHEIM INDUSTRIAL LTD Date Received :- 13/11/2020

Location :- BUILDING 2 & 3 Date Returned :- 24/11/2020  
WINDRUSH PARK ROAD  
WINDRUSH INDUSTRIAL PARK

Proposal : Demolition of existing redundant asbestos clad industrial building (building 2  
and part of building 3F) to provide new car parking for 135 cars together with  
associated works.

Observations : Witney Town Council objects to this application as the applicants need to  
provide a drainage strategy with proper SUDS consideration and more  
information on what the parking is for.

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425- 9 WTC/166/20 Plot Ref :-20/02778/HHD Type :- HOUSEHOLDE

Applicant Name :- COULSON, MR DAN Date Received :- 16/11/2020

Location :- 12 EARLY ROAD Date Returned :- 24/11/2020  
EARLY ROAD  
WITNEY

Proposal : Erection of a two storey rear extension.

Observations : Witney Town Council objects to this application in its current form as it appears  
to be an imposing design over 3 floors and neighbours have raised legitimate  
concerns about it regarding lack of light. It would also overlook neighbouring  
properties in an intrusive manner,

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425- 10 WTC/167/20 Plot Ref :-20/02741/FUL Type :- FULL

Applicant Name :- SHAHZAD Date Received :- 16/11/2020

Location :- 22A HIGH STREET Date Returned :- 24/11/2020  
HIGH STREET  
WITNEY

Proposal : To replace and reposition the shop front. To install a ramp. To display a fascia  
sign and hanging sign.

Observations : Witney Town Council has no objections regarding this application

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425- 11 WTC/168/20 Plot Ref :-20/02742/ADV Type :- ADVERTISIN  
Applicant Name :- SHAHZAD Date Received :- 16/11/2020  
Location :- 22A HIGH STREET Date Returned :- 24/11/2020  
HIGH STREET  
WITNEY  
Proposal : To replace and reposition the shop front. To install a ramp. To display a fascia sign and hanging sign.  
Observations : Witney Town Council has no objections regarding this application

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425- 12 WTC/169/20 Plot Ref :-20/01744/FUL Type :- FULL  
Applicant Name :- SCHMIDT, MR CHARLES Date Received :- 16/11/2020  
Location :- EAST PLOT OF LAND AT BOOK Date Returned :- 24/11/2020  
END  
BOOK END  
WITNEY  
Proposal : Erection of a storage building with associated parking and turning area.  
Observations : Witney Town Council has no objections regarding this application

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The Meeting closed at : 8.06pm

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

On behalf of :- Witney Town Council