

Public Document Pack

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

Held on Tuesday, 29 June 2021

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser J Aitman	L Duncan V Gwatkin
Officers:	Adam Clapton Claire Green Simon Wright	Deputy Town Clerk Administration Support - Planning & Stronger Communities Democratic & Legal Services Officer
Others:	1 member of the public.	

P335 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Owen Collins, Mel Jones and Andy McMahon.

P336 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

P337 PUBLIC PARTICIPATION

The Committee adjourned for this item.

A member of the public addressed the Committee on Application WTC/108/21 at 43 Ducklington Lane, Witney.

The Committee reconvened following public participation.

P338 PLANNING APPLICATIONS

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

It was noted that two applications had already been responded to due to consultation deadlines and as Witney Town Council was the applicant on another application no response was required.

RESOLVED:

That the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

P339 PLANNING APPEAL DECISIONS

Notification of planning appeal decisions at 85 Barrington Close and Ash Close, Gloucester Place, Witney were received.

Resolved:

That the planning appeal notification for 85 Barrington Close and Ash Close, Gloucester Place, Witney be noted.

P340 LICENSING APPLICATION W/21/00207/PRMA - 62A HIGH STREET WITNEY OXFORDSHIRE OX28 6HJ

The Committee received and considered an application for a premises licence at 62A High Street, Witney.

Resolved:

That, no objection be raised to the application for a premises licence at 62A High Street, Witney.

P341 APPLICATION FOR VARIATION OF PREMISES LICENCE - CINEWORLD MULTIPLEX MARRIOTTS WALK WITNEY, OXFORDSHIRE OX28 6GW

The Committee received and considered an application for the variation of a premises licence at Cineworld Multiplex, Marriotts Walk, Witney.

Resolved:

That, no objection be raised to the variation of a premises licence at Cineworld Multiplex, Marriotts Walk, Witney.

P342 R3.0079/21 - REQUEST FOR SCOPING OPINION FOR THE PROPOSED 'ACCESS TO WITNEY' SCHEME

The Committee received and considered a consultation document from Oxfordshire County Council regarding a scoping opinion for an Environmental Impact Assessment for the proposed 'Access to Witney' scheme.

It was agreed that the document was comprehensive and the main topic areas identified in the report should be supported. However members were of the opinion that reference should be made to the impact on the existing Station Lane junction, that quantitative data on air quality be included from the start of construction and that the views of South Leigh Parish Council regarding the extension of the radius for air quality monitoring be supported.

Resolved:

That, the Committee considers the document to be very comprehensive and supports the topics identified in the document in respect of the Environmental Impact Assessment.

In addition the following observations be forwarded to Oxfordshire County Council for consideration:

1. The impact on the existing Station Lane junction should be assessed, including using receptors if possible, as part of the process;
2. The Council supports the view of South Leigh PC on the issue of Air Quality in that the proposed monitoring up to 200m from the centre of the works is too short a distance and ideally the Air Quality Monitoring (AQM) be extended to a minimum of 0.5km; and
3. In respect of the AQM the Council feels that quantitative data should be collected from the start of construction.

The meeting closed at: 7.15 pm

Chair

This page is intentionally left blank

Witney Town CouncilPlanning Minutes - 29 June 2021

338

338- 1 WTC/093/21 Plot Ref :-21/01418/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 02/06/21
 Location :- 9 WOODFORD MILL Date Returned :- 01/07/21
 WOODFORD MILL
 WITNEY
 Proposal : Replacement of existing rear entry door and adjacent windows with French Doors.
 Observations : Witney Town Council has no objections regarding this application.

338- 2 WTC/094/21 Plot Ref :-21/01828/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 02/06/21
 Location :- 30 NEW YATT ROAD Date Returned :- 01/07/21
 NEW YATT ROAD
 Proposal : Rear extension. Addition of bay window at 1st floor to front elevation.
 Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.
 Members ask that the proposal does not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties - can Officers pay due regard to ensuring that the development does not cause a harmful loss of light to neighbouring properties.

338- 3 WTC/095/21 Plot Ref :-21/01836/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 02/06/21
 Location :- 250 COLWELL DRIVE Date Returned :- 01/07/21
 COLWELL DRIVE
 Proposal : Demolition of conservatory and erection of single storey rear extension.
 Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

338- 4 WTC/096/21 Plot Ref :-21/01652/FUL Type :- FULL
 Applicant Name :- . Date Received :- 02/06/21
 Location :- WELCH WAY Date Returned :- 01/07/21
 WELCH WAY
 Proposal : Provision of two storage units within a fenced compound.
 Observations : Witney Town Council does not object to this application, members welcome the

opportunity for local amenity improvements at this site if more storage is made available by the proposed scheme. Where possible, screening would further improve the visual impact for passers by and neighbouring users.

338- 5 WTC/097/21 Plot Ref :-21/01734/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 02/06/21
Location :- 17 VINER CLOSE Date Returned :- 01/07/21
VINER CLOSE
Proposal : Front single storey extension to garage with enclosed porch. Rear single storey extension. Re-roofing & Re-cladding of existing roof & Box Dormer windows.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

338- 6 WTC/098/21 Plot Ref :-21/01931/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 02/06/21
Location :- 121 SCHOFIELD AVENUE Date Returned :- 30/06/21
SCHOFIELD AVENUE
Proposal : First floor extension over garage and a loft conversion.
Observations : Witney Town Council has no objections regarding this application.

338- 7 WTC/099/21 Plot Ref :-21/01868/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 02/06/21
Location :- 1 TIGER MOTH PLACE Date Returned :- 01/07/21
TIGER MOTH PLACE
Proposal : Single storey extension to side and rear.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

338- 8 WTC/100/21 Plot Ref :-21/01664/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 07/06/21
Location :- 28 CAMPION WAY Date Returned :- 01/07/21
CAMPION WAY
Proposal : Erection of single storey rear and side extension.
Observations : Witney Town Council has no objections regarding this application.

338- 9 WTC/101/21 Plot Ref :-21/01886/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 07/06/21
Location :- 43 THE CROFTS Date Returned :- 01/07/21
THE CROFTS
Proposal : Erection of single storey rear extension and re-roofing existing building.

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

338- 10 WTC/102/21 Plot Ref :-21/01710/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 07/06/21
Location :- 13 HIGH STREET Date Returned :- 01/07/21
HIGH STREET
Proposal : Installation of one fascia sign, one projecting sign and one ATM tablet (all internally illuminated) and the siting of one double sided non-illuminated A Board sign.
Observations : While Witney Town Council does not object to this application, members share the concerns of the Highways Authority with regard to the placement of the A board. The A board is detrimental to safety for highway users and should be removed from the proposed scheme.

338- 11 WTC/103/21 Plot Ref :-21/01966/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 08/06/21
Location :- 51 MARKET SQUARE Date Returned :- 01/07/21
MARKET SQUARE
Proposal : Repairs to first floor structural timbers.
Observations : Witney Town Council makes No Comment for this application.

338- 12 WTC/104/21 Plot Ref :-21/01959/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 08/06/21
Location :- 10 WOODBANK Date Returned :- 01/07/21
WOODBANK
Proposal : Erection of single storey conservatory.
Observations : Witney Town Council has no objections regarding this application.

338- 13 WTC/105/21 Plot Ref :-21/01577/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 08/06/21
Location :- 34 WILMOT CLOSE Date Returned :- 01/07/21
WILMOT CLOSE
Proposal : Demolition of conservatory. Erection of single storey rear extension.
Observations : Witney Town Council has no objections regarding this application.

338- 14 WTC/106/21 Plot Ref :-21/01560/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/06/21
Location :- ABBOTT DIABETES CARE Date Returned :- 01/07/21
RANGE ROAD
WINDRUSH IND PARK
Proposal : Erection of side stores extension, Alterations and extension to the existing roadway to allow access around building and provide vehicular turning area.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it asks that the applicant revisit their drainage plan to ensure that the proposed development does not increase risk of surface water flooding.

338- 15 WTC/107/21 Plot Ref :-21/01565/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/06/21
Location :- 35 TAPHOUSE AVENUE Date Returned :- 01/07/21
WITNEY
Proposal : Sub division of dwelling to form a Large House of Multiple Occupation and a self contained studio flat and associated works (Retrospective).
Observations : Witney Town Council object to this application. The scheme represents over-development of a site and is not in accordance with the General Principles of Policy OS2, the scheme does not form a logical complement to the existing pattern of development and the character of the area, the potential increased occupancy is not compatible with adjoining uses and members expressed concern for the harmful impact on the amenity of existing occupants. Further, the proposed use is not compliant with Policy OS4 with regard to harm to the use or enjoyment of land and buildings nearby including living conditions in residential properties.
Witney Town Council shares the concerns of the Highways Authority, the development does not have adequate parking and the proposal does not address any provision for safe cycle storage. The lack of parking impacts all residents in the cul-de-sac making the proposal anti-social.

338- 16 WTC/108/21 Plot Ref :-21/01882/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/06/21
Location :- 43 DUCKLINGTON LANE Date Returned :- 01/07/21
DUCKLINGTON LANE
Proposal : New 1 no. Bedroom Dwelling.
Observations : Witney Town Council objects to this application. The proposal represents over-development in the green corridor on a main route into the Town. A residential property being accessed by the A415 would be out of character on this section of road. The proposed development is not compliant with Policy OS2 since it does not form a logical complement to the existing pattern of development. Further, it does not provide a safe and convenient pedestrian access to supporting services and facilities.
The existing tree lane at the rear of properties provides privacy for existing properties, a barrier to noise and protection from traffic pollutants. The proposal, with an opening in the tree line, would be detrimental to this and represents planning harm for neighbouring properties.
Members have noted the Consultation Comments from ERS and the WODC Drainage Engineer, and ask that Officers fully consider the constraints as identified by the reports.

338- 17 WTC/109/21 Plot Ref :-21/01703/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 16/06/21
Location :- 3 PAINSWICK CLOSE Date Returned :- 01/07/21
PAINSWICK CLOSE
Proposal : Conversion of garage within a coach house to gain access to garden and install a kitchen.
Observations : Witney Town Council objects to this application, the proposed scheme would change the design/character of the street-scene and disturb the existing pattern of the residential development. Further, parking is a known issue in this area and the garage conversion removes potential parking provision and/or potential

338- 18 WTC/110/21 Plot Ref :-21/01933/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/06/21
Location :- 1 BEECHGATE Date Returned :- 01/07/21
BEECHGATE
Proposal : External alterations to flats 1, 2, 5 and 9 to include the insertion of two external doors and a roof light.
Observations : Witney Town Council has no objections regarding this application.

338- 19 WTC/111/21 Plot Ref :-21/02062/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 16/06/21
Location :- 1 OLD PLUMBERS YARD Date Returned :- 01/07/21
CRAWLEY ROAD
WITNEY
Proposal : Single Storey Rear Extension.
Observations : Witney Town Council has no objections regarding this application.

338- 20 WTC/112/21 Plot Ref :-21/01538/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 16/06/21
Location :- 69 WEST END Date Returned :- 01/07/21
WEST END
Proposal : Replacement of Front door with a new hard wood door.
Observations : Witney Town Council has no objections regarding this application.

338- 21 WTC/113/21 Plot Ref :-21/02048/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 16/06/21
Location :- 1A CORNDELL GARDENS Date Returned :- 01/07/21
CORNDELL GARDENS
Proposal : Replace door and windows.
Observations : Witney Town Council has no objections regarding this application.

338- 22 WTC/114/21 Plot Ref :-21/02107/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/06/21
Location :- 35 MANOR ROAD Date Returned :- 07/07/21
MANOR ROAD
Proposal : Two storey side extension.
Observations : Witney Town Council objects to this application, members have shown concern for the scale of the proposed development in contrast to the host dwelling in its present form. Members ask that Officers ensure compliance with the General Principles of policy OS2 of the West Oxfordshire Local Plan 2031 in terms of the proposed development being of a proportionate and appropriate scale to its context and form a logical complement to the existing scale and pattern of development.

Witney Town Council notes the close proximity of the extension to trees in its ownership. It therefore requests sufficient space is left for their continued growth. It further asks that every precautionary measure is taken to avoid

damage to these trees during development, should this application be approved.

338- 23 WTC/115/21 Plot Ref :-21/02114/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/06/21
Location :- 9 MEADOW VIEW Date Returned :- 01/07/21
MEADOW VIEW
Proposal : Proposed re-design of kitchen, single storey extension as approved under 21/01155/HHD.
Observations : Witney Town Council has no objections regarding this application.

338- 24 WTC/116/21 Plot Ref :-21/02095/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/06/21
Location :- 8 BROOK LANE Date Returned :- 01/07/21
BROOK LANE
Proposal : Single storey rear extension.
Observations : Witney Town Council has no objections regarding this application.

338- 25 WTC/117/21 Plot Ref :-21/02132/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/06/21
Location :- 21 HOYLE CLOSE Date Returned :- 01/07/21
HOYLE CLOSE
Proposal : Proposed single storey rear garden room extension. First floor extension over garage and conversion of garage to study.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

338- 26 WTC/118/21 Plot Ref :-21/01605/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/06/21
Location :- 30 SPRING MEADOW Date Returned :- 01/07/21
SPRING MEADOW
Proposal : New single-storey extension at the rear of the existing property consisting of a flat roof with a roof lantern and bi-fold doors opening on to the existing garden.
Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 7:15 pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council