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

Held on Tuesday, 31 August 2021

At 6.00 pm in the Main Hall, The Corn Exchange, Witney

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser	V Gwatkin
	J Aitman	M Jones
	L Duncan	
Officers:	Claire Green	Administration Support - Planning & Stronger Communities
	Simon Wright	Democratic & Legal Services Officer
Others:	0 members of the public.	

P442 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors O Collins and A McMahon.

P443 DECLARATIONS OF INTEREST

Councillors J Aitman, L Duncan, V Gwatkin, M Jones and R Smith declared a non-prejudicial interest in Applications WTC 155 & 156 by virtue of knowing the applicant.

P444 PUBLIC PARTICIPATION

There was no public participation.

P445 PLANNING APPLICATIONS

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

Resolved:

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

P446 PLANNING APPEAL DECISION

The Committee received notification of a planning appeal decision at 2 Springfield Park, Witney.

Resolved:

That, the planning appeal decision be noted.

P447 **STREET NAMING - MILL WALK, WITNEY**

Consideration was given to a street naming request at Mill Walk, Witney.

Resolved:

Witney Town Council object to the proposed building name 'Arya House' for the development off Mill Walk. This is a prominent, historic building, in Witney Town Centre. The building has a rich history, strongly connected to the Methodist Church and over the years has been used by schools and community groups in the heart of the Town. Councillors ask that the proposal be denied and that the developers put forward a recommendation relevant to the history of the building or linked to Witney town history.

P448 **21/02210/FUL - WITAN PARK, WITNEY**

The Committee considered the report of the Democratic & Legal Services Officer regarding additional information received in respect of Application 21/02210/FUL.

Resolved:

That Witney Town Council maintain the objection to this application and in addition to the previous response, add the following;

The Transport Design Technical Note fails to recognise that Avenue Two is not a dead end for pedestrians and cyclists. It is a public right of way and the main access point to the Lake & Country Park.

To ensure safe cycle and pedestrian access to the Country Park, Lake and ongoing footpaths and cycle routes, the vehicular movements within the site need to be redesigned to exploit and optimize entry and exit for HGV and customer vehicles to the section of Avenue Two that runs East to West, on the Northern boundary of the development site.

This map shows that a marked cycle route links Ducklington to the Southern end of Avenue Two and is marked again at the Northern end of Avenue Two. The North section is wider, with more robust infrastructure, making the presence of HGVs turning into the northern side of the application site more acceptable in relation to cycling and walking. It is wholly inappropriate to introduce HGVs to the narrow unmarked linking Southern stretch of Avenue Two that currently has only traffic for commerce and light industry, not HGVs. Planning priorities should be seeking to reduce motor vehicle traffic on that stretch and to enhance the active travel link.

The suggestion that parking restrictions be introduced to facilitate the HGV access penalises Witney residents who are currently able to park for access to the country park and lake. There is no alternative parking for such recreational use, particularly for residents of limited mobility.

The meeting closed at: 7.17 pm

Chair

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445- 1 WTC/152/21 Plot Ref :-21/02654/FUL Type :- FULL
 Applicant Name :- . Date Received :- 12/08/2021
 Location :- OLD ORCHARD COURT Date Returned :- 01/09/2021
 CORNDELL GARDENS
 Proposal : Conversion of roof space to create an additional one bedroom flat.
 Observations : Witney Town Council has no objections regarding this application.

445- 2 WTC/153/21 Plot Ref :-21/02628/FUL Type :- FULL
 Applicant Name :- . Date Received :- 12/08/2021
 Location :- 1 ST MARYS COURT Date Returned :- 01/09/2021
 ST MARYS COURT
 Proposal : Demolition of existing two-storey housing facility and three bungalows. Erection of two-storey block of 30 flats.
 Observations : Witney Town Council does not object to this application and welcomes upgrades to the Cottsway housing stock for Witney residents.

Members noted the concerns from the LLFA and Thames Water and ask that these are taken seriously. Witney is susceptible to flooding and all possible mitigation should be considered to ensure that the surface water drainage and sewage network are not compromised by this proposal.

Pedestrian safety is a concern both during works and after completion, members ask that where possible the development includes a provision for safe crossing via dropped kerbs and tactile paving and that any opportunities to improve the footpath safety in this area be explored.

The site is surrounded by existing housing and Henry Box School. Members request that a comprehensive Construction Traffic Management Plan be required by condition, and that local residents, pedestrians and schoolchildren be protected as much as possible from noise, dust, emissions and vehicular movements during the construction.

Finally, members note that comments have been made by residents with regard to site notices. Any opportunity for planners and developers to engage, inform and consult with neighbours is encouraged.

445- 3 WTC/154/21 Plot Ref :-20/02720/FUL Type :- FULL
 Applicant Name :- . Date Received :- 16/08/2021
 Location :- BUILDING 2 & 3 WINDRUSH PK Date Returned :- 01/09/2021
 RD
 WINDRUSH PARK ROAD
 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. 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 object to this application. The LLFA requires a comprehensive drainage strategy, the appended document does not meet what is being asked for by Oxfordshire County Council. Witney Town Council echo comments from the OCC response and would like to see a drainage feature incorporated in the proposed development.

The transport statement is inconsistent and hasn't been modelled on a car parking requirement for the wider site use, the statement doesn't make a case for the requirement of 135 parking spaces.

Members would like to see an Asbestos Management Strategy for the works to ensure that all safety and contamination risks are properly managed.

445- 4	WTC/155/21	Plot Ref :-21/02718/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	16/08/2021
	Location :- 35 - 37 WOODGREEN WOODGREEN		Date Returned :-	01/09/2021
	Proposal :	Single storey rear extension.		
	Observations :	Witney Town Council welcomes this new proposal and has no objections. Members note 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.		

445- 5	WTC/156/21	Plot Ref :-21/02719/LBC	Type :-	LISTED BUI
	Applicant Name :- .		Date Received :-	16/08/2021
	Location :- 35 - 37 WOODGREEN WOODGREEN		Date Returned :-	01/09/2021
	Proposal :	Single storey rear extension.		
	Observations :	Witney Town Council welcomes this new proposal and has no objections. Members note 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.		

445- 6	WTC/157/21	Plot Ref :-21/02750/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	16/08/2021
	Location :- 87 PENCLOSE PENCLOSE		Date Returned :-	01/09/2021
	Proposal :	Proposed single storey rear extension; front elevation porch addition; ramped access to front door; replacement garage roof and doors.		
	Observations :	Witney Town Council has no objections regarding this application.		

445- 7	WTC/158/21	Plot Ref :-21/02752/ADV	Type :-	ADVERTISIN
	Applicant Name :- .		Date Received :-	23/08/2021
	Location :- UNIT 3-4 WOOLGATE WOOLGATE SHOPPING CENTRE		Date Returned :-	01/09/2021
	Proposal :	Erection of two fascia signs and one projecting sign, all internally illuminated.		

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

445- 8 WTC/159/21 Plot Ref :-21/02805/FUL Type :- FULL
Applicant Name :- . Date Received :- 23/08/2021
Location :- 48 SHERBOURNE ROAD Date Returned :- 02/09/2021
SHERBOURNE ROAD

Proposal : Change of use of land to enlarge domestic garden and reposition 1.8m high closeboarded boundary fence.

Observations : Witney Town Council object to this application. The character of this estate is identified by these parcels of amenity space and fencing them away from view is harmful to that character and takes this amenity from the rest of the community. This proposal is not compliant with Policy OS2 in that it would involve the loss of an area of open space that makes an important contribution to the character or appearance of the area.

Further, members discussed the contribution to bio-diversity as is provided by these small parcels of land, this small but important benefit could be lost if the space was incorporated to privately-owned domestic garden.

445- 9 WTC/160/21 Plot Ref :-21/02820/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 23/08/2021
Location :- 35 FARMERS CLOSE Date Returned :- 01/09/2021
FARMERS CLOSE

Proposal : Single story side extension and reroofing of garage.

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

445- 10 WTC/163/21 Plot Ref :-21/02210/FUL Type :- FULL
Applicant Name :- . Date Received :- 24/08/2021
Location :- UNIT 1-5 AVENUE TWO Date Returned :- 02/09/2021
AVENUE TWO

Proposal : Demolition of existing Unit 4 and change of use from general industrial use (Class B2) to builders merchant (sui generis) for the display, sale and storage of building, timber and plumbing supplies, storage and distribution of kitchen joinery products, plant and tool hire, including outside display and storage including storage racking; formation of external materials storage and loading area, access and servicing arrangements, car parking, landscaping and associated works.

Observations : The Transport Design Technical Note fails to recognise that Avenue Two is not a dead end for pedestrians and cyclists. It is a public right of way and the main access point to the Lake & Country Park.

To ensure safe cycle and pedestrian access to the Country Park, Lake and ongoing footpaths and cycle routes, the vehicular movements within the site need to be redesigned to exploit and optimize entry and exit for HGV and customer vehicles to the section of Avenue Two that runs East to West, on the Northern boundary of the development site.

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should be seeking to reduce motor vehicle traffic on that stretch and to enhance the active travel link.

The suggestion that parking restrictions be introduced to facilitate the HGV access penalises Witney residents who are currently able to park for access to the country park and lake. There is no alternative parking for such recreational use, particularly for residents of limited mobility.

The Meeting closed at : 7:20pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council