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

Held on Tuesday, 2 November 2021

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor A Prosser (Chair)

Councillors:	L Duncan V Gwatkin	D Butterfield (In place of R Smith)
Officers:	Adam Clapton Claire Green	Deputy Town Clerk Administration Support - Planning & Stronger Communities
Others:	1 Member of the public.	

P550 APOLOGIES FOR ABSENCE

Apologies for their absence were received from Cllrs R Smith, J Aitman, O Collins and A McMahon.

Cllr D Butterfield attended for Cllr R Smith.

P551 DECLARATIONS OF INTEREST

Cllr A Prosser notified of non-pecuniary or prejudicial interests in planning items WTC/190, 191 and 196. The latter being erection of 110 dwellings off Hailey Road Witney. Cllr Prosser had campaigned against housing here but was able to consider this application on its planning merits.

P552 PUBLIC PARTICIPATION

The Committee adjourned for this item.

Mr W Wareing of Witney Flood Mitigation Group addressed the Committee concerning flooding in Witney, added as an urgent agenda item with the express permission of the Chair.

The Committee reconvened following this item.

P553 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.

P554 **LAKE & COUNTRY PARK UPDATE**

The Committee received and considered the report of the Maintenance & Environmental Services Officer concerning vegetation surveys and a potential Forest School at Witney Lake and Country Park.

Members noted the results of the vegetation survey and agreed that further surveys and discussions should take place with experts to inform Land Management policies from the existing budget.

With regards to the Forest School, members heard that meetings had taken place with current and potential users of the Country Park. The feedback had been mixed and a clear need had not been identified. Although a possible location had been mooted it was not entirely suitable due its proximity to the A40 in a biodiverse area. There was agreement if this project were to go ahead it would need to be more of an educational area than Forest School and safety of users would have to be paramount.

Resolved:

That, at this stage Witney Town Council does not support the creation of Forest School or Education Area at the Lake & Country Park.

P555 **FLOODING IN WITNEY**

This item was added at the request of the Chair to allow public participation from the Witney Flood Mitigation Group.

Members advised the queries raised by the group would be passed to officers who had begun work on a Land Management Strategy for the Lake and Country Park and an Emergency Plan. The latter would be considered at a meeting of the Full Council on 6th December and was unlikely to be a completed article but it would hopefully begin to address concerns raised by the group.

The meeting closed at: 7.35 pm

Chair

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552- 1 WTC/188/21 Plot Ref :-21/03115/FUL Type :- FULL
 Applicant Name :- . Date Received :- 12/10/2021
 Location :- WITNEY SERVICE STATION Date Returned :- 03/11/2021
 WELCH WAY
 Proposal : Installation of three self-service car wash bays.
 Observations : While Witney Town Council does not object to this application, members are concerned that the proposed development sits directly on the boundary of residential properties in Corn Bar and Bartlett Close, residents who may not have been consulted during this process. The operation of the proposed services are likely to generate significant levels of noise and disturbance and members question the neighbourliness of such a development. Policy OS2 requires that all development be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. Members request that should approval be given, conditions are applied that limit operating hours of the car wash services in order that noise is minimised at sensitive times.

552- 2 WTC/189/21 Plot Ref :-21/02640/ADV Type :- ADVERTISIN
 Applicant Name :- . Date Received :- 12/10/2021
 Location :- 42 CORN STREET Date Returned :- 03/11/2021
 CORN STREET
 Proposal : Installation of one fascia and one projecting sign, both internally illuminated together with a non-illuminated banner style flag. (Retrospective).
 Observations : Members of Witney Town Council support the installation of the fascia and projecting sign. However, the banner style flag is not of a design, quality, or materials that members can support.

552- 3 WTC/190/21 Plot Ref :-21/03261/FUL Type :- FULL
 Applicant Name :- . Date Received :- 18/10/2021
 Location :- 15 MARKET SQUARE Date Returned :- 04/11/2021
 MARKET SQUARE
 Proposal : Alterations to replace front windows and install two windows in rear elevation.
 Observations : Whilst Witney Town Council do not object to this application, Members ask that the applicant consider upgrading the window specifications to include triple glazing in any new window fittings at the front and the rear of the property. In accordance with Policy OS3, all development proposals should minimise energy demands and energy loss through design and materials.

552- 4 WTC/191/21 Plot Ref :-21/03262/LBC Type :- LISTED BUI
 Applicant Name :- . Date Received :- 18/10/2021
 Location :- 15 MARKET SQAURE Date Returned :- 04/11/2021
 MARKET SQUARE
 Proposal : Internal and external alterations to replace front windows and install two

windows in rear elevation.

Observations : Whilst Witney Town Council do not object to this application, Members ask that the applicant consider upgrading the window specifications to include triple glazing in any new window fittings at the front and the rear of the property. In accordance with Policy OS3, all development proposals should minimise energy demands and energy loss through design and materials.

552- 5 WTC/192/21 Plot Ref :-21/02618/FUL Type :- FULL
Applicant Name :- . Date Received :- 18/10/2021
Location :- 141 QUEEN EMMAS DYKE Date Returned :- 08/11/2021
QUEEN EMMAS DYKE
Proposal : Erection of a pair of semi detached dwellings together with associated works and provision of vehicular access.
Observations : Witney Town Council object to this application:

1. Members concur with the comments from Oxfordshire County Council, the proposed development does not provide adequate provision for parking or access. This is contrary to policy T4

2. The proposed development represents over development of the site, with a negative impact on the streetscene. Policy OS2 requires development should be of a proportionate and appropriate scale, the plans fail to meet this requirement.

Further, Members expressed concern for the loss of permeable drainage and would ask that in the event of this application being approved, mitigating measures are sought by the applicant to decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan.

552- 6 WTC/193/21 Plot Ref :-21/03399/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/10/2021
Location :- 14 SAXON WAY Date Returned :- 04/11/2021
SAXON WAY
Proposal : Erection of a double storey rear extension, with flat roof to match neighbouring property. External materials to match existing.
Observations : While Witney Town Council does not object to this application, the Council ask that officers pay due regard to ensuring that the development does not cause a harmful overlooking to neighbouring properties, specifically the windows facing no.12 Saxon Way.

552- 7 WTC/194/21 Plot Ref :-21/03406/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/10/2021
Location :- 37 SAXON WAY Date Returned :- 08/11/2021
SAXON WAY
Proposal : Renovation and remodelling to including proposed extension.
Observations : Whilst Witney Town Council do not object to the proposal, Members make the following observations:

1. Can Officers consider the size and scale of the proposal - the increase in the building footprint is quite significant. Policy OS2 requires that all development be of a proportionate and appropriate scale to its context.

2. Members discussed the ground-cover materials used at the front and rear of the property and are concerned about any loss of permeable drainage. Members request that in the event of approval being granted, conditions are applied to ensure that permeable surface treatments are used in the areas marked 'Gravel Drive' at the front of the property, and 'Paving' at the rear of the property.

Queen Emmas Dyke runs along the rear boundary of this property and the application site sits within Flood Zone 2. Members ask that given the close proximity of the stream and the large reduction of permeable drainage, Officers carefully consider any increase to local flood risk, and that any mitigating measures be considered.

552- 8	WTC/195/21	Plot Ref :-21/03319/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	25/10/2021
	Location :-	118C QUARRY ROAD QUARRY ROAD	Date Returned :-	04/11/2021
	Proposal :	Single storey extension.		
	Observations :	Witney Town Council has no objections regarding this application.		

552- 9	WTC/196/21	Plot Ref :-19/03317/FUL	Type :-	FULL
	Applicant Name :-		Date Received :-	25/10/2021
	Location :-	LAND WEST OF HAILEY ROAD HAILEY ROAD	Date Returned :-	18/11/2021
	Proposal :	Erection of 110 residential dwellings including access off Hailey Road; areas of open space; landscaping; and associated works.		
	Observations :	Witney Town Council object to the application for the following reasons:		

1. As stated in their consultee response "Thames Water has identified an inability of the existing FOUL WATER network infrastructure to accommodate the needs of this development proposal." The current sewer network is unable to cope with existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. This greatly impacts the health of the river and is a risk to animal and human health. Additional demand on the network without any infrastructure upgrade will exacerbate this problem and we will see more frequent instances of permitted sewage release into our river network. These issues are not addressed by the amended plans and neither the proposal nor the associated documents illustrate any agreement with Thames Water to alleviate this issue.

2. The additional car movements will have significant detrimental impact on the air quality in Witney, particularly in West End and on Bridge Street. West Oxfordshire District Council have declared this area of Witney as an Air Quality Management Area (AQMA). Without the planned new road infrastructure being in place, (Northern Distributor Road, Shores Green and the West End Link Road) additional traffic entering Witney from the North will inevitably increase pollutant levels in an area already failing the Government's objective for nitrogen dioxide levels. Policy EH8 requires that developments will need to be supported by an air quality assessment. The developer's submission is inconsistent in relation to the air quality in Bridge Street.

3. Witney Town Council cannot support this development without the planned road infrastructure improvements (Northern Distributor Road, Shores Green and the West End Link Road) being in place ahead of any application being approved. As per Policy WIT2

4. The amended plans show an improvement in cycle networks, but these are not sufficient in meeting the objectives of Policy T3 which requires that all new development will be located and designed to maximise opportunities for walking, cycling and the use of public transport. Further Policy T3 states that development that fails to make adequate provision of measures to encourage the use of non-car modes of transport will not be favourably considered. The proposal needs to do more to provide safe connections for children cycling to Witney secondary schools.

5. In accordance with Policy WIT2, Witney Town Council echo the concerns of the WODC Planning Policy Manager and ask that any proposals for sites in the identified North Witney Strategic Development Area, are applications conforming to an agreed Masterplan, and that development of this site be phased in accordance with the timing of provision of infrastructure and facilities that support this scale of growth

6. Witney Town Council has concerns about the suitability of the soil at the application site and the suitability of soakaway installation.

7. Policy OS3 requires that development proposals are prudent in their use of natural resources including minimising energy demands and energy loss and maximising resource efficiency. The proposal is not ambitious in this regard, and much more could be achieved in terms of forward-thinking, carbon neutral house design.

8. Witney Town Council request that some electric vehicle charging points be installed in the shared and allocated parking spaces that are not in the immediate vicinity of a property.

9. Witney Town Council would not want to see any parcels of land become unadopted, or covenants placed on any of the land

10. Witney Town Council expects that in the event that planning permission is granted, that the approved plans fully comply with Hailey's Neighbourhood Plan.

And finally, In the event of this application being approved, Witney Town Council anticipate that residents of this development will be using Witney facilities, Witney being the nearest service centre, and we request a S106 contribution towards the provision of sports pitches, a recreational facility much in demand in Witney and largely unavailable in the North of Witney.

The Meeting closed at : 7:35pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council