

Public Document Pack

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

Held on Tuesday, 14 December 2021

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser	V Gwatkin
	J Aitman	M Jones
	L Duncan	T Ashby
Also Present:	D Enright	
Officers:	Adam Clapton	Deputy Town Clerk
	Claire Green	Administration Support - Planning & Stronger Communities
	Simon Wright	Democratic & Legal Services Officer
Others:	4 members of the public.	

P641 APOLOGIES FOR ABSENCE

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

Councillor T Ashby attended for Councillor McMahon.

P642 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

P643 PUBLIC PARTICIPATION

There was no public participation.

The Chair, with the agreement of the Committee, took agenda Item No. 6 - 20mph Speed Restrictions before Agenda Item No. 4

P644 20MPH SPEED RESTRICTIONS

The Committee welcomed Tim Shickle, Group Manager Traffic & Safety from Oxfordshire County Council (OCC) who provided an outline of the 20mph Zones scheme being implemented in the county.

It was noted that the matter had been considered by the Policy, Governance & Finance Committee who had agreed that a town-wide pilot scheme should be implemented and referred the matter to this committee to progress. There had also been discussion at the Witney Traffic Advisory Committee on the issue and County Councillor Andrew Coles, Chair of that Committee joined the discussion with the agreement of the Chair.

Members expressed support for the initiative and discussed where it may not be practicable to reduce speed to 20mph across Witney. Confirmation was given that any scheme would need to be fully mapped and surveyed to produce a comprehensive plan for consultation.

In respect of funding, it was noted that OCC would fund the scheme if approved. There was discussion regarding keeping the scheme as simple as possible, conveying the reasons for reducing speed, enforcement of any regulations and legislative requirements. Members considered it important that future development in the town should be part of any plans.

It was acknowledged that it needed to be a collaborative approach and it was suggested, and agreed, that a Working Party should be constituted to progress the project. In respect of timescales, it was noted that funding was available in the current financial year so the decision needed to be made at the earliest opportunity.

After further discussion it was:

Resolved:

1. That, the principle of a 20mph speed limit zone for Witney be supported;
2. That, a Working Party of members and officers be established to develop the project; and
3. That, Councillors Aitman, Ashby, Duncan, Prosser and Smith together with Councillor Andrew Coles (Chair of Witney TAC) be nominated to serve on the Working Party.

Councillor Aitman left the meeting at this juncture

P645 PLANNING APPLICATIONS

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

At the request of the Chair the Committee considered Application No. 20/02654/OUT – Land South-East of Oxford Hill first.

Members were pleased to see requests, made in the previous application included on the amended plans, but questioned the proposed footpaths linking the scheme to the town which officers agreed to investigate further.

Councillors Ashby & Enright left the meeting after consideration of the above application.

Resolved:

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

P646 NOTIFICATION OF PLANNING APPEAL, 12 EARLY ROAD

The Committee received notification of a Planning Appeal APP/D3125/D/21/3283707 in respect of 12 Early Road, Witney.

Resolved:

That the notification of the Planning Appeal be noted.

P647 **ACTIVE TRAVEL UPDATE**

The report of the Deputy Town Clerk updating on a number of schemes and progress against the Town council Active Travel Infrastructure Plan 2020 was received.

Members welcomed the update and confirmation was given that the provision of new cycle racks and pumps was being progressed.

The Committee noted that a number of the priorities in the Infrastructure Plan had now been met and it was suggested, and agreed, that delegation be given to officers to update the plan accordingly.

Resolved:

1. That, the update report be noted; and
2. That, the Deputy Town Clerk be delegated to update the Active Travel Infrastructure Plan 2020 to reflect the priorities that had been met.

P648 **FUTURE MEETINGS OF THE COMMITTEE**

The Democratic & Legal services Officer reminded the Committee that the next meeting was scheduled for 4 January 2022.

With the express permission of the Chair to add this as an urgent item, Members were requested to consider if they wished that meeting to be held in person or virtually and be advisory with any decisions being ratified at the Extraordinary Council meeting on 5 January 2022.

Resolved:

That the meeting on 4 January 2022 be an Advisory Committee and be held virtually.

The meeting closed at: 7.57 pm

Chair

This page is intentionally left blank

Witney Town CouncilPlanning Minutes - 24th December 2021

645

645- 1 WTC/207/21 Plot Ref :-21/03705/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 18/11/2021
 Location :- 8 CHESTNUT CLOSE Date Returned :- 15/12/2021
 CHESTNUT CLOSE

Proposal : Alterations to include the erection of a two-storey side extension, part single and two storey rear extension and the installation of a bay window to front elevation, along with formation of an enlarged parking area with widened access and associated works.

Observations : While Witney Town Council does not object to this application, if approved the development will result in a loss of permeable drainage and members 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. Further, members note the objection comment from the Local Highways Authority; subject to amended plans being submitted to remediate the pedestrian access and parking space issues, Witney Town Council have no objections regarding this application.

645- 2 WTC/208/21 Plot Ref :-21/03662/FUL Type :- FULL
 Applicant Name :- . Date Received :- 22/11/2021
 Location :- 190 COLWELL DRIVE Date Returned :- 15/12/2021
 COLWELL DRIVE

Proposal : Construction of new dwelling with associated works and alterations to existing vehicular access.

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

645- 3 WTC/209/21 Plot Ref :-21/03708/S73 Type :- NON COMPLY
 Applicant Name :- . Date Received :- 22/11/2021
 Location :- UNIT 1 CRANBROOK COURT Date Returned :- 15/12/2021
 AVENUE TWO

Proposal : Non compliance of condition 2 of planning permssion 20/02066/FUL to allow alterations to the location of the exhaust stack.

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

645- 4 WTC/213/21 Plot Ref :-21/03643/FUL Type :- FULL
 Applicant Name :- . Date Received :- 23/11/2021
 Location :- 46 MARKET SQUARE Date Returned :- 15/12/2021
 MARKET SQUARE

Proposal : Demolition of existing outbuilding and rebuild to create a one and half storey three bedroom house with associated amenity area and two car parking spaces.

Observations : While Witney Town Council does not object to this application in terms of a new dwelling, it notes that Councillors express concern for limited cycle and bin storage on the site. Members ask that all efforts are made to provide cycle

storage adequate for a family home and bin storage sufficient for the multiple waste bin types.

645- 5 WTC/214/21 Plot Ref :-21/03644/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 23/11/2021
Location :- 46 MARKET SQUARE Date Returned :- 15/12/2021
MARKET SQUARE
Proposal : Demolition of existing outbuilding and rebuild to create a one and half storey three bedroom house with associated amenity area and two car parking spaces.
Observations : While Witney Town Council does not object to this application in terms of a new dwelling, it notes that Councillors express concern for limited cycle and bin storage on the site. Members ask that all efforts are made to provide cycle storage adequate for a family home and bin storage sufficient for the multiple waste bin types.

645- 6 WTC/215/21 Plot Ref :-21/03744/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 23/11/2021
Location :- 88 WOODSTOCK ROAD Date Returned :- 15/12/2021
WOODSTOCK ROAD
Proposal : Two Storey Side Extension & Replacement Porch. Removal of existing garage.
Observations : Witney Town Council has no objections regarding this application.

645- 7 WTC/216/21 Plot Ref :-21/03606/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 23/11/2021
Location :- 32 JUDDS CLOSE Date Returned :- 15/12/2021
JUDDS CLOSE
Proposal : Variation of condition 2 of planning permission 18/00659/HHD to allow retrospective loft conversion as built.
Observations : Witney Town Council has no objections regarding this application.

645- 8 WTC/217/21 Plot Ref :-20/02654/OUT Type :- OUTLINE
Applicant Name :- . Date Received :- 25/11/2021
Location :- LAND SOUTH EAST OF OXFORD Date Returned :- 16/12/2021
HILL
OXFORD HILL
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 has reviewed the revised plans for this strategic development area and recognises the amendments from the original submission. Further to our original response comments of 17th December 2020, we would like to make the following additional observations:

Firstly, should approval be given, Members request that a 'prior to commencement' condition be applied that stipulates no works are started until the Shores Green slip roads are completed. This much needed infrastructure should be in place ahead of the heavy plant and construction traffic needing access to the development.

The current sewer network and Witney sewage pumping station are unable to

cope with existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. 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. Witney Town Council would like to see Thames Water carry out sewage upgrades ahead of any development or occupation of this proposed site.

Item 12 on the Illustrative Masterplan in Appendix G shows a 'Potential link through to Windrush Cemetery'. Witney Town Council welcome this and would like to see a commitment by condition that ensures this much-needed vehicular and pedestrian access is included within the development and that the developer provides for utility connections (water and power) under the road, that can be carried forward by the Town Council into the land within Council ownership.

Members ask that all possible locations for the Community Hub are explored. Members note the comments from Stagecoach with regard to the hub being on the periphery of the new dwellings and not in the most logical place to serve existing residents of the Cogges estate or residents of this proposed development and that more could be done to site the hub where it is easily accessed by cycling and walking. The community centre could be located near the West entrance of the development whereby it would have potential to have close links with the cemetery, and this location would have less impact on the landscape.

In terms of connectivity, the current plans only appear to show one pedestrian and cycling route across to Farm Mill Lane, which is a shared 3m pathway. This is a key corridor into Witney Town Centre and there is space for a segregated footpath and cycleway, cyclists and pedestrians should be separated on what will be a much used and busy route.

Further, in earlier discussions with Witney Town Council, a footbridge was discussed to provide for walking and cycling access from the South of the site, heading West toward Sainsburys. The current plans do not show how this can be achieved and members feel strongly that this is an important feature that must not be forgotten.

It is crucial to link the development with existing facilities the current plan shows a 'potential' pedestrian and cycle link to Eton Close. Members would like a commitment that this link is properly facilitated and contributions towards the installation of a pathway in the open space.

Witney Town Council would still welcome a shared pedestrian/cycle path further south than indicated on the proposed plans, encompassing the former Witney Railway bridge towards the South Witney Industrial and commercial areas.

The submitted documents mention cycle lanes and parallel crossings, but there is no mention of priority for cyclists and pedestrians at the road junctions. Oxfordshire County Council guidelines say that vulnerable users should have priority over vehicular traffic - this is an opportunity to modernise these junctions and priority be given to cycle and foot traffic at all side junctions.

In a previous response Witney Town Council had asked about one housing unit being for a community development project and then handed over to the community. It would serve as a hub before the community hub is built and then later gets sold as a house to be lived in, but profits go to community projects. Has any more thought or research gone into this? Witney Town Council are keen to explore this with the developers.

Witney Town Council support the Oxfordshire County Council document of 27th April 2021 outlining developer Section 106 contribution. This list includes many of our original requests. Our members have discussed the previously submitted response and the requests therein and members agree that these funding

needs remain valid.

For reference, our previously submitted Section 106 list is repeated below:

In addition to the cemetery access (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.

645- 9	WTC/218/21	Plot Ref :-21/03716/FUL	Type :-	FULL
	Applicant Name :-	.	Date Received :-	29/11/2021
	Location :-	(E) 432878 (N) 209265 DOWNS RD DOWNS ROAD	Date Returned :-	16/12/2021
	Proposal :	Residential development comprising of 61 dwellings (use class C3), new road infrastructure, landscaping and other associated infrastructure works.		
	Observations :	Whilst Witney Town Council do not object to this application members are very concerned about an additional 61 houses being built in this location without the vital infrastructure being in place. It is acknowledged that the Witney sewage treatment facility and current sewer network is not able to cope with existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. 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. Witney Town Council request that approval for additional houses on this development is not granted until Thames Water are able to commit to sewage upgrades that are sufficient to meet demand.		

In accordance with West Oxfordshire Local Plan Policies T1 and T3,

Connectivity through and to the site should ensure that residents can easily access footpaths, cycle routes and bus stops, facilitating sustainable travel and sensible routes for accessing Downs Road, Range Road and through the estate to Curbridge Road. Developers need to take the opportunity to work with the relevant authorities to implement a 20mph speed limit through the estate. Members ask that adequate cycle storage be provided in line with Oxfordshire County Council recommendations.

Members note that a community centre or community hall for the West Witney development has not been provided for and ask that S106 funding be considered for this community resource.

645- 10 WTC/219/21 Plot Ref :-21/03803/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 29/11/2021
Location :- 29 TOWER HILL Date Returned :- 15/12/2021
TOWER HILL
Proposal : Addition of a parapet wall to single storey rear extension. Alteration to approved drawings under reference 18/03026/HHD.
Observations : Witney Town Council has no objections regarding this application.

645- 11 WTC/220/21 Plot Ref :-21/03797/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 30/11/2021
Location :- 44 BROADWAY CLOSE Date Returned :- 15/12/2021
BROADWAY CLOSE
Proposal : Erection of a conservatory to rear elevation.
Observations : Witney Town Council has no objections regarding this application.

645- 12 WTC/221/21 Plot Ref :-21/03851/FUL Type :- FULL
Applicant Name :- . Date Received :- 06/12/2021
Location :- 153 THORNEY LEYS Date Returned :- 15/12/2021
THORNEY LEYS
Proposal : Sub division of existing dwelling to create an additional dwelling together with associated works including alterations to existing access and parking facilities.
Observations : While Witney Town Council does not object to this application in terms of creating an additional dwelling, members ask that all efforts are made to provide adequate cycle storage for both dwellings, particularly the family-size home.
Further, 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.

645- 13 WTC/222/21 Plot Ref :-21/03880/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 06/12/2021
Location :- 81 NEWLAND MILL Date Returned :- 15/12/2021
NEWLAND MILL
Proposal : Single storey rear extension.
Observations : Witney Town Council has no objections regarding this application.

645- 14 WTC/223/21 Plot Ref :-21/03571/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 06/12/2021
Location :- 11 OAKDALE LANE Date Returned :- 15/12/2021
OAKDALE LANE
Proposal : Construction of tiled outdoor hot tub with retaining walls (retrospective).
Observations : Witney Town Council has no objections regarding this application.

645- 15 WTC/224/21 Plot Ref :-21/03901/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 06/12/2021
Location :- 5 SCHOFIELD AVENUE Date Returned :- 15/12/2021
SCHOFIELD AVENUE
Proposal : Single storey rear extension.
Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 7:55pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council