

# Public Document Pack

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

Held on Tuesday, 19 April 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

### Present:

Councillor R Smith (Chair)

Councillors:	A Prosser J Aitman	V Gwatkin M Jones
Officers:	Adam Clapton Claire Green Simon Wright	Deputy Town Clerk Administration Support - Planning & Stronger Communities Democratic & Legal Services Officer
Others:	No members of the public.	

### P186 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Collins, Duncan & McMahon

### P187 DECLARATIONS OF INTEREST

Councillor Jones declared a personal non-prejudicial interest in Application No. 22/00925/HHD – 317 Manor Road, Witney by virtue of knowing the applicant.

### P188 PUBLIC PARTICIPATION

There was no public participation.

### P189 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.

P190 **EXPERIMENTAL TRAFFIC REGULATION ORDER (ETRO) FOR DOUBLE YELLOW LINE SECTION, CORN STREET**

The committee considered the Experimental Traffic Regulation Order (ETRO) that had been introduced in Corn Street in December 2021.

Members noted the location of the restrictions, concerns around the loss of parking and the need for safe provision for cyclists and pedestrians.

After discussion it was agreed that no comments be made at this stage but that Oxfordshire County Council be requested to look at a wider strategic plan for the whole of Corn Street to try and balance the requirements of all road users.

**Recommended:**

That Oxfordshire County Council be requested to look at a wider strategic plan for the whole of Corn Street to try and balance the requirements of all road users.

P191 **APPLICATION TO VARY A PREMISES LICENCE. W/22/00350/PRMV - LANGDALE HALL, MARKET SQUARE**

The committee received an application for amendments to the existing premises licence.

It was noted that the application sought to extend the opening hours, times for serving alcohol and for playing music. Members considered the location of the building and impact of the night-time economy in Witney.

After discussion it was agreed that no objection be raised.

**Resolved:**

That, no objection be raised to the application.

P192 **ROAD CLOSURE APPLICATION - WITNEY PRIDE FESTIVAL DAY PARADE**

Members considered an application for road closure under the Town Police Clauses Act 1847.

The committee expressed support for the closure and noted it was for a limited amount of time and that public transport operators had been advised of the proposal.

**Resolved:**

That, no objection be raised to the proposed temporary closure.

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The meeting closed at: 6.58 pm

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Chair

Witney Town CouncilPlanning Minutes - 19th March 2022

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189- 1 WTC/040/22 Plot Ref :-22/00662/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 28/03/2022  
 Location :- 23 SNOWSHILL DRIVE Date Returned :- 20/04/2022  
 SNOWSHILL DRIVE  
 Proposal : Erection of a 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.

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189- 2 WTC/041/22 Plot Ref :-22/00750/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 28/03/2022  
 Location :- 14 THE CRESCENT Date Returned :- 20/04/2022  
 THE CRESCENT  
 Proposal : Erection of a single storey rear extension.  
 Observations : Witney Town Council has no objections regarding this application.

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189- 3 WTC/042/22 Plot Ref :-22/00503/FUL Type :- FULL  
 Applicant Name :- . Date Received :- 28/03/2022  
 Location :- 16 COMPTON WAY Date Returned :- 20/04/2022  
 COMPTON WAY  
 Proposal : Installation of a sub-surface electric vehicle chargepoint in the public footway outside the property.  
 Observations : Witney Town Council support the principle of on-street vehicle charging and Members agree that solutions need to be sought to meet growing ownership of electric vehicles.  
 Whilst new technology and trials are brought forward to meet the emerging need, Witney Town Council request that Officers consider granting consent on a temporary basis in order that this development can be trialled and any planning harm to neighbours, pedestrians and other highway users can be identified, and reviewed at the end of any temporary consent period.  
 Members have raised concerns about the development obstructing the footpath, particularly for users with pushchairs and mobility scooters when the width of the path is a factor. The plans accompanying the application do not fully illustrate the exact positioning of the equipment installation on the pavement and whether the remaining space meets the minimum requirements, and is adequate for safe traversing for other users. A further concern was raised about cabling and sharing of the charge point - it is not clear how cabling will be managed in situations where the unallocated kerbside space is not available to users, and whether extended or stretched cabling could be a hazard and unsightly.

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The development cannot impede the use of the footpath. Providing the above concerns are considered and mitigated Witney Town Council would support a temporary consent for this development.

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189- 4 WTC/043/22 Plot Ref :-22/00626/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 05/04/2022  
Location :- NORTHFIELD FARM HOUSE Date Returned :- 20/04/2022  
WOODBANK  
Proposal : Construction of single storey building to be used as private gymnasium.  
Observations : While Witney Town Council does not object to this application, it notes the comments from a neighbour with regard to on-site parking. Members ask that any consent stipulates that adequate car parking for users of the gym be provided within the development site. Users of the proposed development should not cause vehicular overspill to on-street parking that is harmful to access for neighbouring properties or obstructs the public highway.

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189- 5 WTC/044/22 Plot Ref :-22/00746/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 05/04/2022  
Location :- PRIORY HOUSE Date Returned :- 20/04/2022  
CHURCH LANE  
Proposal : Erection of single storey side extension.  
Observations : Witney Town Council note the comments from technical consultees Historic England, Oxfordshire Architectural & Historical Society and OCC Archaeological Services. All responses indicate that further information and technical detail is required before this application can be properly considered. Members support the principle of the development and welcome an opportunity to be consulted again when the required supporting documents and further development details are submitted.

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189- 6 WTC/045/22 Plot Ref :-22/00747/LBC Type :- LISTED BUI  
Applicant Name :- . Date Received :- 05/04/2022  
Location :- PRIORY HOUSE Date Returned :- 20/04/2022  
CHURCH LANE  
Proposal : Internal and external alterations to include erection of single storey side extension and replacement of windows.  
Observations : Witney Town Council note the comments from technical consultees Historic England, Oxfordshire Architectural & Historical Society and OCC Archaeological Services. All responses indicate that further information and technical detail is required before this application can be properly considered. Members support the principle of the development and welcome an opportunity to be consulted again when the required supporting documents and further development details are submitted.

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189- 7 WTC/046/22 Plot Ref :-22/00704/FUL Type :- FULL  
Applicant Name :- . Date Received :- 05/04/2022  
Location :- ABBOTT DIABETES CARE Date Returned :- 20/04/2022  
RANGE ROAD  
Proposal : Alterations to extend existing car parks.  
Observations : While Witney Town Council support the business growth of Abbott Diabetes Care, Members object to the proposed development in its current form.

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1. The plans indicate a significant increase in tarmac area, this will drain into Colwell Brook. There is no mention of a surface water strategy to deal with the additional run-off. A surface water drainage strategy should accompany this application.

2. Members acknowledge the stated existing car share, cycle and public transport initiatives but note that this isn't evidenced.

3. The proposed development includes the removal of trees and landscaping, the replacement of which is noted in the planning statement, although no plans are submitted to account for the loss or net gain. Members expect that this would be formalised by either a submission of a planting scheme for consideration, or a planning condition that requires later approval by the local planning authority.

4. The plans do not illustrate any provision for safe cycle storage.

5. The provision of electric car charging points is inadequate and should reflect a future-proof vision of increased private ownership of electric vehicles.

If the applicant is able to address these concerns a revised application would be welcomed and Witney Town Council support and encourage the continued business growth of this valued Witney employer.

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189- 8	WTC/047/22	Plot Ref :-22/00812/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	06/04/2022
	Location :- 109 ETON CLOSE		Date Returned :-	20/04/2022
	ETON CLOSE			
	Proposal :	Flat Roof Extension with Lantern Skylight to Side of property.		
	Observations :	Witney Town Council has no objections regarding this application.		

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189- 9	WTC/048/22	Plot Ref :-22/00903/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	06/04/2022
	Location :- 317 MANOR ROAD		Date Returned :-	20/04/2022
	MANOR ROAD			
	Proposal :	Two storey side extension.		
	Observations :	Witney Town Council has no objections regarding this application.		

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189- 10	WTC/049/22	Plot Ref :-22/00925/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	06/04/2022
	Location :- 17 SAXON WAY		Date Returned :-	20/04/2022
	SAXON WAY			
	Proposal :	Single and two storey side extensions.		
	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.		

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189- 11 WTC/050/22

Plot Ref :-22/00792/HHD

Type :- HOUSEHOLDE

Applicant Name :- .

Date Received :- 11/04/2022

Location :- 59 BURFORD ROAD  
BURFORD ROAD

Date Returned :- 20/04/2022

Proposal : Erection of an outbuilding.

Observations : While Witney Town Council does not object to this application, members discussed concern for the height of the proposed development. 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.

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The Meeting closed at : 7pm

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

On behalf of :- Witney Town Council