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

Held on Tuesday, 10 May 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	J Aitman O Collins L Duncan	V Gwatkin M Jones
Officers:	Adam Clapton Claire Green Simon Wright	Deputy Town Clerk Administration Support - Planning & Stronger Communities Democratic & Legal Services Officer
Others:	Six members of the public.	

P193 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors McMahon and Prosser.

P194 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

P195 PUBLIC PARTICIPATION

The Committee adjourned for this item.

Mrs Lesley Morris addressed the committee in respect of Application No. 22/01003/FUL – Mulberry House, 9 Church Green.

The Committee reconvened following public participation.

P196 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.

Councillor Collins left the meeting at 6.45pm and Councillor Aitman left the meeting at 6.50pm.

P197 **PLANNING ENFORCEMENT APPEAL - 17 ASHCOMBE CLOSE, WITNEY**

The committee received details of an appeal that had been lodged against a planning enforcement notice at 17 Ashcombe Close, Witney.

Resolved:

That the appeal be noted.

P198 **TEMPORARY ROAD CLOSURE APPLICATIONS - QUEEN'S PLATINUM JUBILEE**

Members considered two applications for road closures for Guild Close and South Lawn, Witney under the Town Police Clauses Act 1847.

Resolved:

That, no objection be raised to the proposed road closures.

The meeting closed at: 6.55 pm

Chair

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196- 1 WTC/051/22 Plot Ref :-22/01001/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 19/04/22
 Location :- 19 CRAWLEY ROAD Date Returned :- 11/05/22
 CRAWLEY ROAD
 Proposal : Proposed carport for two cars, two bicycles, refuse and recycling bins and belowground room or home office.
 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.

196- 2 WTC/052/22 Plot Ref :-22/00878/FUL Type :- FULL
 Applicant Name :- . Date Received :- 21/04/22
 Location :- 118C QUARRY ROAD Date Returned :- 11/05/22
 QUARRY ROAD
 Proposal : Construction of detached single storey dwelling together with associated works.
 Observations : Witney Town Council object to this application. Members have expressed concern for the scale of the development within the physical constraints of the site. The proposed dwelling is too close to the boundary of existing neighbour properties.
 The development is not in accordance with Policy OS2, which requires that development be of a proportionate and appropriate scale to its context.

196- 3 WTC/053/22 Plot Ref :-22/00815/FUL Type :- FULL
 Applicant Name :- . Date Received :- 21/04/22
 Location :- THE GRIFFIN INN Date Returned :- 11/05/22
 NEWLAND
 NEWLAND
 Proposal : Erection of single storey commercial kitchen extension.
 Observations : While Witney Town Council support the business case of The Griffin Inn, Members note the Conservation Officer response. If the applicant is able to address these concerns, a revised application would be welcomed and Witney Town Council support and encourage the improvement of services and facilities at the premises.

196- 4 WTC/054/22 Plot Ref :-22/00862/LBC Type :- LISTED BUI
 Applicant Name :- . Date Received :- 21/04/22
 Location :- THE GRIFFIN INN Date Returned :-
 NEWLAND
 NEWLAND

Proposal : Internal and external alterations to erect a commercial kitchen extension.

Observations :

196- 5 WTC/055/22 Plot Ref :-22/00970/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 21/04/22
Location :- 33 COTSWOLD MEADOW Date Returned :- 11/05/22
COTSWOLD MEADOW
Proposal : Conversion of garage to home office and store. Includes for window and two doors.
Observations : Witney Town Council has no objections regarding this application.

196- 6 WTC/056/22 Plot Ref :-22/01027/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 25/04/22
Location :- 111 BURWELL DRIVE Date Returned :- 11/05/22
BURWELL DRIVE
WITNEY
Proposal : Proposed 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.

Further, Members discussed the scale of the extension and subsequent loss of green space. Any measures that mitigate the loss of garden wildlife habitat should be encouraged.

196- 7 WTC/057/22 Plot Ref :-22/01003/FUL Type :- FULL
Applicant Name :- . Date Received :- 26/04/22
Location :- MULBERRY HOUSE, 9 CHURCH Date Returned :- 23/05/22
GREEN
CHURH GREEN
WITNEY
Proposal : A proposed new dwelling.
Observations : Witney Town Council object to this application, the proposed development is not compliant with policies of the West Oxfordshire Local Plan 2031.

1. The development proposal does not conserve or enhance the character and appearance of the historic environment. Members are of the opinion that this green space has historic significance to Witney that needs protecting. The current undeveloped green space provides a natural buffer between modern development at Langdale Gate and the historic development of Church Green. Development of this space would have a detrimental impact on wildlife, for example bats and woodpeckers are sighted in this area. The proposed development is not in accordance with policies EH9 and EH10.

2. Members discussed concerns about access arrangements for the proposed development, both during the construction phase and once any development is completed. The proposed development does not have adequate access for emergency services, this is deemed a particular problem and a potential risk to life should the fire service need to attend.

3. The proposed development does not include any parking provision and is in a

location where on-street parking is already under strain. The likelihood of residents and their visitors needing to park will be an issue, an additional property of this size will exacerbate the existing parking problems on Church Green. The proposed development is not in accordance with policy T4.

4. Plan Policy OS2 states that all development should form a logical complement to the existing scale and pattern of development and/or the character of the area. Further, that development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. Members object to the siting of the proposed development - It is sited far away from Mulberry House and too close to properties at Langdale Gate. The location of the proposed dwelling maximises distance from Mulberry House which then makes the siting harmful to the amenity of residents at Langdale Gate.

5. Members are aware of existing problems with surface water drainage and flooding on the Eastern side of Church Green, both on the path and on the grass areas. This has created problems with mud being washed up to the door of properties, including at the Nursery. Taking away any permeable drainage in this location will worsen surface water issues in this area.

196- 8 WTC/058/22 Plot Ref :-22/01145/FUL Type :- LISTED BUI

Applicant Name :- . Date Received :- 26/04/22

Location :- WITNEY HOUSE, 17 WEST END Date Returned :- 11/05/22
WEST END
WITNEY

Proposal : Internal and external alterations to demolish existing sunroom, erection of new garden room extension (to allow revised rear glazed screen and fascia).

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

196- 9 WTC/059/22 Plot Ref :-22/00704/FUL Type :- FULL

Applicant Name :- . Date Received :- 28/04/22

Location :- ABBOTT DIABETES CARE Date Returned :- 11/05/22
RANGE ROAD
WITNEY

Proposal : Alterations to extend existing car parks.

Observations : Members are grateful for the additional information that has been supplied in response to concerns that were raised at an earlier meeting of this committee. The commitment towards existing and future provision of EV charging points at the site is impressive and the continued expansion of secure cycle parking is welcomed.

Members note the additional flood risk comments from the drainage consultee and request that, should consent be granted, a condition is added that requires a full surface water drainage scheme be submitted to and approved by WODC. Further, a planting scheme and biodiversity mitigation strategy be required by condition.

If these requirements can be met, Witney Town Council have no objections to this proposal.

196- 10 WTC/060/22 Plot Ref :-22/00890/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 28/04/22
Location :- 39 HIGH STREET Date Returned :- 11/05/22
HIGH STREET
WITNEY
Proposal : Alterations to externally illuminated signage to shop front.
Observations : Witney Town Council has no objections regarding this application.

196- 11 WTC/061/22 Plot Ref :-22/01017/FUL Type :- FULL
Applicant Name :- . Date Received :- 28/04/22
Location :- UNIT 21-22 AVENUE ONE Date Returned :- 11/05/22
STATION LANE
WITNEY
Proposal : Erection of single storey rear extension.
Observations : Witney Town Council have no objection to this proposal, subject to sufficient
access at the rear of the building for emergency services.

The Meeting closed at : 6:55pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council