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

Held on Tuesday, 31 May 2022

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

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser	L Duncan
	T Ashby	V Gwatkin
	J Aitman	P Hiles
Officers:	Adam Clapton	Deputy Town Clerk
	Claire Green	Administration Support - Planning & Stronger Communities
Others:	No members of the public.	

P266 APOLOGIES FOR ABSENCE

There were no apologies for absence.

P267 DECLARATIONS OF INTEREST

Councillors Aitman and Smith declared a personal non-prejudicial interest in Agenda Item 10 – Planning Appeal 35-37 Woodgreen, Witney by virtue of knowing the appellants.

P268 ELECTION OF VICE-CHAIR

The Chair called for nominations for the position of Vice-Chair of the Committee.

It was proposed and seconded that Cllr Andrew Prosser be elected Vice-Chair. There being no other nominations it was:

Resolved:

That, Councillor Andrew Prosser be elected Vice-Chair of the Committee for the 2022/2023 municipal year.

P269 MINUTES

The minutes of the meetings of the committee held on 29 March, 19 April & 10 May 2022 were adopted as a correct record and signed by the Chair.

P270 **PUBLIC PARTICIPATION**

There was no public participation.

P271 **COMMITTEE TERMS OF REFERENCE**

The committee considered whether any changes were needed to the current Terms of Reference.

Resolved:

That, no amendments be made to the Terms of Reference.

P272 **PLANNING APPLICATIONS**

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

Resolved:

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

P273 **PLANNING DECISIONS**

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

Resolved:

That the list circulated advising of District Council planning decisions be noted.

P274 **PLANNING APPEAL - LAND EAST OF WITNEY ROAD, DUCKLINGTON**

The Committee received details of a planning appeal for Land East of Witney Road, Ducklington - 21/03405/OUT.

Members welcomed the opportunity from the Planning Inspectorate to add further representation to the Town Council's objections and agreed that as these were still valid and pressing concerns, they should be reinforced with the following addition.

Resolved:

That, Witney Town Council value the open green space and echo the concerns of Ducklington Parish Council. The current open space provides a natural separation between Witney and Ducklington and in accordance with the general principles of West Oxfordshire District Council Local Plan 2031, Policy OS2, All development should avoid the coalescence and loss of identity of separate settlements. Further, in terms of the local landscape, the site, which neighbours the Lake & Country Park, makes a valued and important contribution of greenspace to residents of Ducklington and Witney – OS2 requires that all development should **NOT** involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area.

The moor is an established wildlife habitat providing a large natural catchment for excesses of surface water, if any flood mitigation measures fail, Colwell Brook and Emma's Dyke could be overwhelmed with sewage water. The Witney sewage treatment facility and current sewer network is not able to cope with the existing demand and Witney continues to see untreated sewage pumped into the River Windrush and Witney's watercourses. Approval of this application would see an additional 120 homes feeding into the existing poor network, without any commitment to sewage system upgrades. Any new development is under threat of it being flooded with sewage water from Colwell Brook and Emma's Dyke.

P275 PLANNING APPEAL - 35 - 37 WOODGREEN

The Committee received notification of two Planning Appeals - APP/D3125/W/21/3288456 and APP/D3125/Y/21/3288457 in respect of 35 – 37 Woodgreen, Witney.

Resolved:

That the notification of the Planning Appeal be noted.

P276 A40 ACCESS TO WITNEY SHORES GREEN - PLANNING REFERENCE R3.0039/22

The committee considered a consultation document from Oxfordshire County Council in respect of an application for works associated with the construction of the A40 Shores Green Junction.

Resolved:

That, Witney Town Council welcomes the application and looks forward to swift commencement of the scheme, once approved which will bring better, less congested, and safer access to the town. The plans appear to be well laid out and the Council is pleased to see the peripheral areas included, such as the shared cycle path which runs parallel to the slip road linking to Eton Close area and beyond; it is imperative this additional infrastructure is delivered with the development.

P277 APPLICATION FOR A PREMISES LICENCE - THE EDGE EATERY, 1 WESLEY WALK, HIGH STREET

The committee received an application for a premises licence.

Resolved:

That, whilst Witney Town Council do not object to the licence application, members expressed concerns about safety and security for customers and staff when leaving the premises at late hours. Members ask that consideration is given for the provision of adequate outside lighting and the provision of CCTV. Additionally, members would encourage the applicant to join the local Pubwatch scheme.

P278 OPEN SPACES STRATEGY, COMMITTEE OBJECTIVES AND WORK PROGRAMME FOR THE MUNICIPAL YEAR

Consideration was given to the report of the Town Clerk.

Resolved:

That the report be noted.

P279 **FINANCE REPORT**

Consideration was given to the current position of the budgets allocated to the committee.

Resolved:

That, the current financial position be noted.

P280 **20MPH WORKING PARTY MINUTES**

A progress update was given by the Deputy Town Clerk. A discussion was held on the agreed 20mph zones, buffer limits and the inclusion of new residential developments.

Resolved:

That, the Deputy Town Clerk would ask the Oxfordshire County Council Officer if the agreed areas and signage could be represented on a map prepared by the County Council, and

That, the Deputy Town Clerk would report back to the Oxfordshire County Council with clarification on speed limits for specific sections and areas.

P281 **WITNEY TRAFFIC ADVISORY COMMITTEE**

The Committee received the minutes of the Witney Traffic Advisory Committee held on 22 March 2022.

Resolved:

That the minutes circulated be noted.

P282 **EXCLUSION OF PRESS AND PUBLIC**

Resolved:

That in accordance with section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960, and as extended by Schedule 12A of the Local Government Act 1972, the public, including the press, be excluded from the meeting because of the confidential nature of the following business to be transacted.

P283 **WITNEY LOCAL CYCLING AND WALKING INFRASTRUCTURE PLANS (LCWIP)**

The minutes of the LCWIP meeting held on 26 April 2022 were received.

Resolved:

That the minutes be noted.

The meeting closed at: 7.58 pm

Chair

Witney Town CouncilPlanning Minutes - 31st May 2022

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272- 1 WTC/062/22 Plot Ref :-22/01060/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 09/05/2022
 Location :- 23 TOWER HILL Date Returned :- 01/06/2022
 TOWER HILL
 Proposal : 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.

272- 2 WTC/063/22 Plot Ref :-22/01068/FUL Type :- FULL
 Applicant Name :- . Date Received :- 09/05/2022
 Location :- T ROBINS BUILDING Date Returned :- 01/06/2022
 AVENUE THREE
 Proposal : Change of use from current mixed/warehouse to Sui Generis to allow the premises to be used as a live music and entertainment venue along with a bar serving alcohol, hot and cold food. Single storey extension to the front aspect to provide new ladies toilets and disabled toilets with access and fire escapes. Change to the front of Unit 5 (in service yard) to create venue entrance, and addition of window for box office.
 Observations : Witney Town Council are broadly supportive of the proposed change of use and welcome a music and entertainment venue for Witney. Members discussed concerns around community safety, in particular adequate lighting and CCTV to protect staff and visitors when leaving the venue late at night. Discussions continued around noise levels, and whether the design and layout had been considered against noise levels in the community. Because of the location, noise isn't expected to be a major concern - however, efforts should be made to ensure that the orientation of the stage layout and acoustics are in the optimum position for sound protection of residents. Members acknowledge that some of these issues will also be a consideration for licensing but ask that they are also considered at the planning stage and that relevant conditions reflect noise levels being kept under review.

272- 3 WTC/064/22 Plot Ref :-22/00961/ADV Type :- ADVERTISIN
 Applicant Name :- . Date Received :- 09/05/2022
 Location :- WITNEY TOWN BOWLS CLUB Date Returned :- 01/06/2022
 THE LEYS
 Proposal : Installation of double reflective metal (composite aluminium), non-illuminated sign on metal posts above hedge to west of entrance.
 Observations : Witney Town Council has no objections regarding this application.

272- 4	WTC/065/22	Plot Ref :-22/01206/FUL	Type :-	FULL
	Applicant Name :-		Date Received :-	09/05/2022
	Location :-	WITNEY COMMUNITY HOSPITAL WELCH WAY	Date Returned :-	01/06/2022
	Proposal :	Additional portakabin type external storage units for clinical storage.		
	Observations :	Witney Town Council support the proposal for Witney Community Hospital to improve on-site storage. However, given that this area is already prone to surface water flooding, members expressed concerns about the impact of development and the potential loss of permeable drainage. Members were unclear about the technical detail of the building installation and whether elevated buildings benefit from keeping porous surface qualities in the ground-space. Members ask that the Planning Officer pay regard to this concern and would ask that if necessary, 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.		
272- 5	WTC/066/22	Plot Ref :-22/00998/FUL	Type :-	FULL
	Applicant Name :-		Date Received :-	18/05/2022
	Location :-	41 CURBRIDGE ROAD CURBRIDGE ROAD	Date Returned :-	01/06/2022
	Proposal :	Construction of attached 3 bed dwelling together with associated works and formation of new vehicular access.		
	Observations :	Witney Town Council has no objections regarding this application.		
272- 6	WTC/067/22	Plot Ref :-22/01181/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	18/05/2022
	Location :-	117 ETON CLOSE ETON CLOSE	Date Returned :-	01/06/2022
	Proposal :	Single storey rear extension to replace existing conservatory.		
	Observations :	Witney Town Council has no objections regarding this application.		
272- 7	WTC/068/22	Plot Ref :-22/01240/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	24/05/2022
	Location :-	16 CAMPION WAY CAMPION WAY	Date Returned :-	01/06/2022
	Proposal :	Demolition of existing conservatory and erection of single storey rear extension.		
	Observations :	Witney Town Council has no objections regarding this application.		
272- 8	WTC/069/22	Plot Ref :-22/01236/S73	Type :-	VARIATION
	Applicant Name :-		Date Received :-	24/05/2022
	Location :-	LAND AT WEST WITNEY DOWNS ROAD CURBRIDGE	Date Returned :-	01/06/2022
	Proposal :	Variation of condition 2 of planning permission 18/03206/RES to allow substitution of approved house type for Plot 871, from house type SH238 (2 bed, 2 storey house) to a 'Flanders' house type (2 bed, single storey bungalow).		
	Observations :	Witney Town Council has no objections regarding this application. Members welcome the inclusion of a single storey bungalow at this development.		

272- 9 WTC/070/22 Plot Ref :-22/01302/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 24/05/2022
Location :- 316 THORNEY LEYS Date Returned :- 01/06/2022
THORNEY LEYS
Proposal : Demolition of detached side garage and erection of single storey attached side extension to form garden room.
Observations : Witney Town Council has no objections regarding this application.

272- 10 WTC/071/22 Plot Ref :-22/01320/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 24/05/2022
Location :- FIELD VIEW Date Returned :- 01/06/2022
WOODGREEN
Proposal : Replacement roof slating and alterations to a rear extension.
Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 8:00pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

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