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

Held on Tuesday, 23 August 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillors:	A Prosser J Aitman	L Duncan P Hiles
Officers:	Adam Clapton Derek Mackenzie	Deputy Town Clerk Halls & Green Spaces Administrator
Others:	4 members of the public.	

P433 APOLOGIES FOR ABSENCE

Apologies of absence were received from Councillors R Smith, T Ashby and V Gwatkin.

P434 DECLARATIONS OF INTEREST

Councillor J Aitman declared an interest in planning application 22/01835/LBC by virtue of knowing the applicants. Councillor Aitman also informed that she lived in very close proximity of the site of the planning application 20/02654/OUT.

P435 PUBLIC PARTICIPATION

The Committee adjourned for this item.

Lesley Morris, a resident of Church Green addressed the Committee of behalf of a neighbours group to object in respect of the planning application 22/02036/FUL - Mulberry House, 9 Church Green. Questions followed from Committee members.

The meeting reconvened for planning applications to be considered.

At 18:15pm Councillor L Duncan left the meeting due to technical difficulties. The committee paused to ensure it remained Quorate.

At 18:16pm A resident joined the meeting. Councillor A Prosser confirmed that planning application 22/02036/FUL had already been discussed and so the resident left the meeting.

At 18:17pm Councillor L Duncan re-joined and the meeting reconvened.

P436 **PLANNING APPLICATIONS**

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

Members also considered plans for planning reference 22/01876/LBC which had been unavailable at the previous meeting. There were no objections to the application.

Resolved:

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

P437 **APPLICATION FOR VARIATION OF PREMISES LICENCE - OXON BBQ, 68 HIGH STREET**

The Committee considered the application for Premises Licence.

Resolved:

That, Witney Town Council has no objections regarding this application.

P438 **NOTIFICATION OF PLANNING ENFORCEMENT APPEAL - 66 CORN STREET**

The Committee received notification of Planning Appeal APP/D3125/C/22/3302787 in respect of 66 Corn Street, Witney

Resolved:

That, the notification of the Planning Appeal be noted.

P439 **NOTIFICATION OF PLANNING APPEAL - 13 WILLOWBANK**

The Committee received notification of Planning Appeal APP/D3125/W/22/3299642 in respect of 13 Willowbank, Witney

Resolved:

That, the notification of the Planning Appeal be noted.

P440 **PLANNING APPEAL INQUIRY ARRANGEMENTS - LAND EAST OF WITNEY ROAD, DUCKLINGTON**

The Committee received details of Public Inquiry APP/D3125/W/22/33297487 in respect of Land East of Witney Road, Witney

Resolved:

That, the notification of the Public Inquiry be noted.

The meeting closed at: 6.58 pm

Chair

WTC Planning Responses – Climate, Biodiversity & Planning 23rd August 2022

WTC Ref	WODC Ref	Address	Comments
101	22/01947/HHD	6 ABBEY ROAD	While Witney Town Council does not object to this application in terms of material concerns, members request that an application for dropped kerbs be made to Oxfordshire County Council so that vehicles can access the proposed parking area safely and without causing kerb damage.
102	22/01953/HHD	5 WOODLANDS ROAD	Witney Town Council has no objections regarding this application.
103	22/01941/HHD	91A BARRINGTON CLOSE	While Witney Town Council does not object to this application in terms of material concerns, members discussed the potential impact on driver visibility for cars accessing the parking area at the rear of the property via the undercroft - Members request that the Planning Officer check that the proposed development does not reduce visibility for drivers. Further, Witney Town Council 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.
104	22/01911/HHD	3 FARM MILL LANE	Witney Town Council has no objections regarding this application.
105	22/01910/S73	ABBOTT DIABETES	Witney Town Council support Abbott Diabetes Care as a local business and acknowledge the efforts made to improve the surface water drainage at the site. Given the technical nature of a drainage condition requirement, Witney Town Council defer to the District Council and ask that the advice of technical consultees is considered if necessary, and that any conditions imposed are reasonable and proportionate.
106	22/02011/HHD	52 BURFORD ROAD	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.
107	22/01835/LBC	35 - 37 WOODGREEN	Witney Town Council has no objections regarding this application.
108	22/01895/LBC	24 MARKET SQUARE	Witney Town Council has no objections regarding this application.
109	22/01897/HHD	21 STANTON HARCOURT ROAD	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.
110	22/01938/FUL	UNITS A,B,C & 13, WINDRUSH PARK ROAD	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.
111	22/01888/FUL	77 HIGH STREET	Witney Town Council has no objections regarding this application.
112	22/01889/LBC	77 HIGH STREET	Witney Town Council has no objections regarding this application.
113	22/02016/S73	COGGES MANOR FARM	Witney Town Council has no objections regarding this application.
114	22/02036/FUL	MULBERRY HOUSE, 9 CHURCH GREEN	<p>Witney Town Council acknowledge the reduction in roof height and the parking allocation referenced in this new application, however, the plans are not changed substantially enough that the opinion of Committee Members are changed. The observations and concerns made by this Council in response to the previous application have not been addressed and therefore Witney Town Council objections remain:</p> <p>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</p>

			<p>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.</p> <p>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.</p> <p>3. 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.</p> <p>4. 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.</p>
115	20/02654/OUT	LAND SOUTH EAST OF OXFORD HILL	Witney Town Council has no overall objection regarding this application but

			<p>has the following observations and comments on the revised plans.</p> <p>Members welcome the inclusion of better access to Windrush Cemetery, as shown on the indicative drawings but are disappointed to see the formerly proposed community centre has been removed from the latest set of plans. During the original public consultation, the hall was thought hugely beneficial as it would provide a valuable community asset for East Witney, serving both residents and those attending funerals at the Cemetery, with associated parking and infrastructure. The removal of this proposed community benefit would be a substantial loss to the scheme.</p> <p>The Town Council still has little confidence in the capacity provided by the local water and sewerage company, and would like reassurances that drainage and sewerage infrastructure for Witney as a whole will be able to absorb the increased capacity required from this proposed major development.</p> <p>Witney Town Council has concerns over the height of the proposed buildings, and echoes those concerns made in the accompanying documents, with regard to the contours of the land.</p> <p>Members support concerns from the District Council regarding the comprehensiveness of the pedestrian and cycle path plans, that connections should be in line with the required needs and ongoing proposals. The Town Council still envisages better connections for cycling and walking into the town centre, especially more directly across the river Windrush to Farm Mill Lane, which need to be delivered at an early stage of the development, rather than on its completion.</p> <p>Witney Town Council also supports the District Council view that the proposed</p>
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			<p>provision of play areas on the site is improved.</p> <p>In terms of environmental and energy sustainability needs, the Council would like to see ambitious proposals from the developer, which go beyond current planning and building regulations. It supports the comments by the District Council on biodiversity at the site and beyond into the Windrush Valley. It is not currently clear to Witney Town Council what Biodiversity Net Gain the developer is prepared to agree to, 10% does not appear to be sufficient, and it therefore agrees with the District Council, that this should be agreed before any approval.</p>
116	22/02049/HHD	30 HOLLOWAY ROAD	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.
117	22/02051/HHD	36 RALEGH CRESCENT	While Witney Town Council does not object to this application, Members raised concerns about potential overlooking from the roof windows at the rear of the garage, and whether overlooking would constitute a loss of privacy for neighbouring properties.
118	22/02061/HHD	47 RALEGH CRESCENT	Witney Town Council has no objections regarding this application.
119	22/01876/LBC	92 CORN STREET	Witney Town Council has no objections regarding this application.

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