

Climate, Biodiversity & Planning Committee Meeting of Witney Town Council



Tuesday, 6th December, 2022 at 6.00 pm

To members of the Climate, Biodiversity & Planning Committee - R Smith, A Prosser, T Ashby, J Aitman, L Duncan, V Gwatkin and P Hiles (and all other Town Councillors for information).

You are hereby summonsed to the above meeting to be held in the **Virtual Meeting Room via Zoom** for the transaction of the business stated in the agenda below.

Join Zoom Meeting

<https://us06web.zoom.us/j/88919825517>

Meeting ID: 889 1982 5517

Admission to Meetings

All Council meetings are open to the public and press unless otherwise stated.

Numbers of the public will be limited, with priority given to those who have registered to speak on an item on the agenda. Any member of the public wishing to attend the meeting should contact the Committee Clerk derek.mackenzie@witney-tc.gov.uk in advance.

Recording of Meetings

Under the Openness of Local Government Bodies Regulations 2014 the council's public meetings may be recorded, which includes filming, audio-recording as well as photography.

As a matter of courtesy, if you intend to record any part of the proceedings, please let the Town Clerk or Democratic Services Officer know before the start of the meeting.

Agenda

1. Apologies for Absence

To consider apologies and reasons for absence.

Committee Members who are unable to attend the meeting should notify the Committee Clerk derek.mackenzie@witney-tc.gov.uk **prior to the meeting**, stating the reason for absence.

Standing Order 309a)(v) permits the appointment of substitute Councillors to a Committee whose role is to replace ordinary Councillors at a meeting of a Committee if ordinary Councillors of the Committee have informed the Proper Officer **before** the meeting that they are unable to attend.

2. Declarations of Interest

Members are reminded to declare any disclosable pecuniary interests in any of the items under consideration at this meeting in accordance with the Town Council's code of conduct.

3. Public Participation

The meeting will adjourn for this item.

Members of the public may speak for a maximum of five minutes each during the period of public participation, in line with Standing Order 42. Matters raised shall relate to the following items on the agenda.

4. **Planning Applications** (Pages 3 - 4)

To receive and consider a schedule of Planning Applications from West Oxfordshire District Council.

5. **Windrush Industrial Park - Road Naming** (Pages 5 - 6)

To note the road naming for a new commercial development at Windrush Industrial Park, Witney.

6. **Rear of 37 Corn Street - Road Naming** (Pages 7 - 8)

To consider the road naming for a new residential development at the rear of 37 Corn Street, Witney.

7. **Botley West Solar Farm - Public Consultation** (Pages 9 - 12)

Members are asked to consider the proposal by Photovolt Development Partners (PVDP) to create a new solar farm in the West of Oxfordshire called Botley West Solar Farm and submit a response, if appropriate.

A public consultation is being held by the applicant up to and including 15 December 2022. Documents can be found by accessing the following link <https://botleywest.co.uk/Home-Botley-West.html>



Town Clerk

4. Planning Applications

4. . 1 **WTC/159/22** Plot Ref :- 22/02953/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/11/2022
Parish :- SOUTH Date Returned :-
Location :- 1 FRENCH CLOSE Agent
FRENCH CLOSE
Proposals :- Two storey extension of existing dwelling and subdivision to create two dwellings.
Observations :-

4. . 2 **WTC/160/22** Plot Ref :- 22/02976/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 16/11/2022
Parish :- CENTRAL Date Returned :-
Location :- 73 HIGH STREET Agent
HIGH STREET
Proposals :- Removal of condition 4 of permission 20/01766/FUL to allow proposed drainage plan.
Observations :-

4. . 3 **WTC/161/22** Plot Ref :- 22/02932/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 22/11/2022
Parish :- SOUTH Date Returned :-
Location :- WITNEY SERVICES Agent
STATION LANE
Proposals :- Erection of two replacement Illuminated Pylon Signs.
Observations :-

4. . 4 **WTC/162/22** Plot Ref :- 22/03125/FUL Type :- FULL
Applicant Name :- . Date Received :- 22/11/2022
Parish :- SOUTH Date Returned :-
Location :- 4 WITAN PARK Agent
INDUSTRIAL ESTATE
WITAN PARK
INDUSTRIAL ESTATE
Proposals :- Change of use from class E (Offices) to class B (storage and distribution) along with alterations to fenestration.
Observations :-

4. . 5 **WTC/163/22** Plot Ref :- 22/03142/FUL Type :- FULL
Applicant Name :- . Date Received :- 23/11/2022
Parish :- SOUTH Date Returned :-
Location :- WITNEY SERVICE Agent
STATION
WELCH WAY
Proposals :- Demolition of existing portable cabin and the creation of a charging zone comprising of the erection of EV chargers with EV canopy over and associated forecourt works. Change of use of land to allow siting of sub-station enclosure.
Observations :-

4. . 6 **WTC/164/22** Plot Ref :- 22/03158/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 23/11/2022
Parish :- SOUTH Date Returned :-
Location :- 124 CORN STREET Agent
CORN STREET
Proposals :- Removal of condition 3 of planning permission 15/02242/FUL to allow the annexe to be used as a separate dwelling.
Observations :-

4. . 7 **WTC/165/22** Plot Ref :- 22/03156/HHD Type :- HOUSEHOL
Applicant Name :- . Date Received :- 23/11/2022
Parish :- WEST Date Returned :-
Location :- 11 BROADWAY CLOSE Agent
BROADWAY CLOSE
Proposals :- Erection of single storey rear extension to form study/bedroom and shower room.
Observations :-

4. . 8 **WTC/166/22** Plot Ref :- 22/02891/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 23/11/2022
Parish :- NORTH Date Returned :-
Location :- 36 WEST END Agent
WEST END
WITNEY
Proposals :- Internal and external alterations to replace the doors to the front and rear of dwelling.
Observations :-

4. . 9 **WTC/167/22** Plot Ref :- 22/03163/HHD Type :- HOUSEHOL
Applicant Name :- . Date Received :- 28/11/2022
Parish :- CENTRAL Date Returned :-
Location :- 107 BURFORD ROAD Agent
BURFORD ROAD
WITNEY
Proposals :- Erection of a two storey side and replacement single storey rear extension with roof mounted solar panels. Construction of a detached garage to replace existing carport.
Observations :-

Agenda Item 5

From: Address Management (WODC)
Sent: 17 November 2022 13:46
To: Info <info@witney-tc.gov.uk>

Subject: SNN2022176 - New court name - Windrush Industrial Park

Good afternoon

We have received an application to address a new development of nine business units following the redevelopment of the former 'Gatehouse' at Windrush Industrial Park in Witney.

The developer would like to propose the court name 'The Gateway'. This will make the proposed addresses, as follows –

Unit 1 – 9
The Gateway
Windrush Park Road
Windrush Industrial Park
Witney
OX29 (7EY – to be confirmed by Royal Mail)

As this is a court name (not a new street) name, the plan is to approve the name 'The Gateway' unless the Town Council would like to raise any valid objections to the name. If the Parish Council would like to make any comments please can they be sent to us by Friday 2nd December 2022.

Thank you for your assistance.

Kind regards

Julia Hilborne
Address Management
West Oxfordshire District Council

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Agenda Item 6

From: Address Management (WODC)
Sent: 29 November 2022 13:04
To: Info
Subject: SNN2022179 - New court name, Corn Street

Good Afternoon

We have received an application to address a new development of four properties on land to the rear of 37 Corn Street, Witney.

The plan is to allocate a new court name to the development. The developer would like to propose the court name 'Olive Court' as they feel it will complement the name of the adjacent 'Holly Bush'. Proposed new addresses, as follows –

1 – 4 Olive Court
37B Corn Street
Witney
OX28 (to be confirmed by Royal Mail)

As this is a court name (not a new street) name, the plan is to approve the name 'Olive Court' unless the Town Council would like to raise any valid objections to the name. If you would like to make any comments please send them to us by Friday 9th December 2022.

Thank you for your assistance.

Kind regards

Address Management
West Oxfordshire District Council

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Key Questions on the Botley West Feedback Form

- **In principle, what is your view of installing ground-mounted solar infrastructure in the UK?**
- **Which aspects of the project are most important to you?**
- Our team will be developing the proposals for Botley West by considering a range of different topic areas. This will involve undertaking a thorough environmental assessment and exploring various mitigation measures and opportunities which could be delivered.

Please note that our initial proposals look to address these topics and are available to view in our Community Consultation Leaflet, on our website and at our information events.

Please select the topic areas below you consider to be most important. In the following question, please provide details on the topics areas that you have selected.

Please provide any additional comments on specific opportunities or issues you would like our team to consider on the next page. Choose as many as you like

- A) Local ecology** - For example, please suggest opportunities to improve ecology and biodiversity across the site, and / or provide us with details of existing flora and fauna you would like us to consider.
- B) Landscape and visual** - For example, please indicate any local public viewpoints particularly important to you or opportunities for improved public access you would like us to consider.
- C) Archaeology and local heritage** - For example, please share any thoughts you have on how these proposals may interact with local sites and how best to share any findings from our investigations.
- D) Traffic, access and construction** - For example, please indicate local routes or areas you think we need to consider when planning our construction works.
- E) Land use and agriculture** - For example, please provide any suggestions for how you think we can best use and manage the land during the operation of the solar farm.

- F) Hydrology and flood risk** - For example, please let us know of any specific flood issues to consider in the area.
- G) Recreation and amenity** - For example, areas of the site that are currently well used for recreation, and/or any further opportunities to improve public access. This could include new footpaths or cycle routes - please see our concept plans for details.
- H) Supply chain and employment opportunities** - For example, please let us know of opportunities you would like to see offered to local people and businesses during the construction and operation of Botley West.
- I) Other (please specify)** - Please list any other key topics that you would like our team to consider.

- Please provide further comments (and specific examples where possible) from the previous slide. Below you will see the list of the topic areas which you may have selected in the previous question.

Local Ecology

Landscape and Visual

Archaeology and Local Heritage

Traffic, Access and Construction

Land Use and Agriculture

Hydrology and Flood Risk

Recreation and Amenity

Supply Chain and Employment Opportunities

Other - please specify

- Please provide any suggestions for further initiatives or benefits.
- In addition to generating low carbon electricity, Botley West could provide further benefits to local communities. These could include improving public connectivity across the site, providing new wildlife habitats, or offering educational opportunities while it is operational.

Please let us know of any specific opportunities or initiatives that would like us to consider.

- Based on our early-stage proposals, what are your views on Botley West Solar Farm?

I strongly support the proposals for Botley West

I support the proposals for Botley West, but would like changes to be made

I am neither supportive nor unsupportive

I oppose the proposals for Botley West

I strongly oppose the proposals for Botley West

I need to see more detailed proposals to come to a judgement

- **Please provide any further comments on our early-stage proposals for Botley West. If possible, please explain your answer to the previous question (your level of support for the project).**

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