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

Held on Tuesday, 6 December 2022

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser T Ashby L Duncan	V Gwatkin P Hiles
Officers:	Adam Clapton Derek Mackenzie Claire Green	Deputy Town Clerk Senior Administrative Officer & Committee Clerk Administration Support - Planning & Stronger Communities
Others:	One Member of the Public	

P636 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor J Aitman.

P637 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

P638 PUBLIC PARTICIPATION

The Committee adjourned for this item.

A resident of Horton-Cum-Studley addressed the committee regarding Agenda item 7 – Botley West Solar Farm.

The meeting reconvened for planning applications to be considered.

P639 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.

P640 **WINDRUSH INDUSTRIAL PARK - ROAD NAMING**

The Committee received correspondence from West Oxfordshire District Council's address management team which had already been circulated.

Members confirmed there were no objections to the proposed name of "The Gateway".

Resolved:

That, the correspondence be noted.

P641 **REAR OF 37 CORN STREET - ROAD NAMING**

The Committee received correspondence from West Oxfordshire District Council's address management team.

Members had no objections to the proposed name of "Olive Court".

Resolved:

That, the correspondence be noted.

Councillor T Ashby Left 18:47pm (During Agenda Item 7)

P642 **BOTLEY WEST SOLAR FARM - PUBLIC CONSULTATION**

The Committee intently discussed the proposal submitted for which a public consultation was open until 15 December 2022.

Members acknowledged that the proposed sites were to the East of Witney, however, effects would still be felt within the parish, most notably on resident access to the countryside and the local biodiversity. Members were most concerned about the Ecology, landscape and visual impact that a development of this size and scale would have in West Oxfordshire now and in the future

Members expressed dissatisfaction at the level of community gain in terms of local energy and financial contributions to mitigate the creation of the farm if it went ahead. The scheme was opportunistic rather than as part of a national plan looking at the bigger picture and the need for such a large-scale solar farm when evaluated next to other Government-backed energy alternatives did not appear to be demonstrated.

Resolved:

That, Members comments, including those above be submitted via the public consultation feedback form.

The meeting closed at: 7.42 pm

Chair

Witney Town CouncilPlanning Minutes - 6th December 2022

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- 636- 1 WTC/159/22 Plot Ref :-22/02953/FUL Type :- FULL
 Applicant Name :- . Date Received :- 16/11/2022
 Location :- 1 FRENCH CLOSE Date Returned :- 07/12/2022
 FRENCH CLOSE
 Proposal : Two storey extension of existing dwelling and subdivision to create two dwellings.
 Observations : Members discussed the design of the proposal and raised concerns that the changing roofline as reflected in the elevations is not aesthetically pleasing, and whether this design can be improved. Further, members expressed concern about the loss of a large amount of permeable area and 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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- 636- 2 WTC/160/22 Plot Ref :-22/02976/S73 Type :- VARIATION
 Applicant Name :- . Date Received :- 16/11/2022
 Location :- 73 HIGH STREET Date Returned :- 07/12/2022
 HIGH STREET
 Proposal : Removal of condition 4 of permission 20/01766/FUL to allow proposed drainage plan.
 Observations : Witney Town Council object to this application for removal of the planning condition. Members are disappointed that the planned soakaway is no longer included in the proposal and that no alternative provision is suggested to keep surface water out of sewerage networks. Members object to development which impacts the existing network.
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- 636- 3 WTC/161/22 Plot Ref :-22/02932/ADV Type :- ADVERTISIN
 Applicant Name :- . Date Received :- 22/11/2022
 Location :- WITNEY SERVICES Date Returned :- 07/12/2022
 STATION LANE
 Proposal : Erection of two replacement Illuminated Pylon Signs.
 Observations : Witney Town Council has no objections regarding this application.
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- 636- 4 WTC/162/22 Plot Ref :-22/03125/FUL Type :- FULL
 Applicant Name :- . Date Received :- 22/11/2022
 Location :- 4 WITAN PARK INDUSTRIAL Date Returned :- 07/12/2022
 ESTATE
 WITAN PARK INDUSTRIAL
 ESTATE
 Proposal : Change of use from class E (Offices) to class B (storage and distribution) along with alterations to fenestration.
 Observations : Witney Town Council has no objections regarding this application.
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636- 5 WTC/163/22 Plot Ref :-22/03142/FUL Type :- FULL
Applicant Name :- . Date Received :- 23/11/2022
Location :- WITNEY SERVICE STATION Date Returned :- 07/12/2022
WELCH WAY
Proposal : 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 : Witney Town Council object to this application in its current form. Members discussed the issues raised by Environmental Health, and echo the concerns regarding the proximity of the proposal to the neighbouring residential area. This proposal should not be approved until all regulatory requirements are explored and met. Further, Members note the issues raised by the arboricultural impact assessment and object to the proposal causing harm to trees on the site and trees at neighbouring properties.
However, Witney Town Council welcome the principle of EV Charging point installations for the town and look forward to a revised application which addresses the concerns raised above.

636- 6 WTC/164/22 Plot Ref :-22/03158/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 23/11/2022
Location :- 124 CORN STREET Date Returned :- 07/12/2022
CORN STREET
Proposal : Removal of condition 3 of planning permission 15/02242/FUL to allow the annexe to be used as a separate dwelling.
Observations : Witney Town Council object to the removal of the planning condition. The annexe, if made a separate dwelling, does not comprise sufficient amenity space for an acceptable level of quality of living.

636- 7 WTC/165/22 Plot Ref :-22/03156/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 23/11/2022
Location :- 11 BROADWAY CLOSE Date Returned :- 07/12/2022
BROADWAY CLOSE
Proposal : Erection of single storey rear extension to form study/bedroom and shower room.
Observations : Witney Town Council has no objections regarding this application.

636- 8 WTC/166/22 Plot Ref :-22/02891/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 23/11/2022
Location :- 36 WEST END Date Returned :- 07/12/2022
WEST END
WITNEY
Proposal : Internal and external alterations to replace the doors to the front and rear of dwelling.
Observations : Witney Town Council has no objections regarding this application.

636- 9 WTC/167/22

Plot Ref :-22/03163/HHD

Type :- HOUSEHOLDE

Applicant Name :- .

Date Received :- 28/11/2022

Location :- 107 BURFORD ROAD
BURFORD ROAD
WITNEY

Date Returned :- 07/12/2022

Proposal : 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 : Members discussed the value of the existing trees on the site and ask that the development does not have any harmful impact on the existing trees. Further, should the proposal be approved, the tree roots are protected during the construction. Otherwise, Witney Town Council have no objection to this proposal.

The Meeting closed at : 7:42pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

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