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

Held on Tuesday, 24 January 2023

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

Present:

Councillor R Smith (Chair)

Councillors:	A Prosser T Ashby	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:	2 members of the public.	

P45 **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors L Duncan and J Aitman.

P46 **DECLARATIONS OF INTEREST**

Councillor P Hiles declared a non-pecuniary interest in application 22/03354/FUL by virtue of knowing the applicant.

P47 **PUBLIC PARTICIPATION**

The Committee adjourned for this item.

The committee received representations from Hannah Bourne-Taylor a resident of Enstone and petitioner for the installation of Swift Bricks in properties to help red listed birds. Agenda Item 12.

Further representation was made by a resident of Church Green, Witney concerning planning application 22/03354/FUL to be discussed at part of Agenda Item 5.

The members asked each participants questions after which both members of the public left the meeting.

The Committee reconvened.

P48 **MINUTES**

The minutes of the Climate, Biodiversity & Planning Committee meetings held on 15 November, 6 December 2022, and 3 January 2023 were received.

Resolved:

That, the minutes of the Climate, Biodiversity & Planning Committee meetings held on 15 November, 6 December 2022, and 3 January 2023 be approved as a correct record of the meeting and be signed by the Chair.

P49 **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.

P50 **PLANNING DECISIONS**

The Committee received and considered a schedule of planning decisions received from West Oxfordshire District Council (WODC)

Resolved:

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

P51 **PLANNING APPEAL DECISION NOTIFICATION - 13 WILLOWBANK, WITNEY**

The Committee received notice of planning appeal APP/D3125/W/22/3299642 – 13 Willowbank, Witney.

Resolved:

That, the planning appeal decision be noted.

P52 **PLANNING APPEAL DECISION NOTIFICATION - LAND AT WITNEY ROAD, DUCKLINGTON, OXFORDSHIRE**

The Committee received notice of planning appeal APP/D3125/W/3297487 – Land at Witney Road, Ducklington.

Resolved:

That, the planning appeal decision be noted.

P53 **WEST OXFORDSHIRE DISTRICT COUNCIL VALIDATION FOR PLANNING APPLICATIONS**

The Committee received the correspondence of the West Oxfordshire Council Planning Team regarding new planning application validation checklists.

Members were pleased in particular to see improvements to Biodiversity and Climate Sustainability, including flood risk. Officers hoped to have a copy of the new checklist at the next Climate, Biodiversity and Planning meeting due on 14 February 2023.

Resolved:

That, the correspondence be noted.

P54 **NOTICE OF DEFINITIVE MAP NOTICE OF LANDOWNER DEPOSIT**

The Committee received and considered the correspondence deferred from the meeting of Full Council on 10th October 2022 concerning land adjacent to Cogges Priory at Langel Common.

Members discussed that there were several paths that were walked regularly by the public on this area of land which have gone unchallenged for a number of years. Access to the land was not restricted, in part, due to the poor maintenance of the fencing around the land but cost permitting, an application to retain these paths should be made.

Members agreed to delegate to the Deputy Town Clerk to contact West Oxfordshire District Council (WODC) to scope out if an application for Village Green status would be beneficial.

Resolved:

1. That, the correspondence be noted and,
2. That, a Definitive Map Modification Order be considered for the paths and,
3. That, the Deputy Town Clerk writes to WODC to enquire about village green status.

P55 **LICENSING APPLICATION CONSULTATION - W/22/01158/PAVLIC - THE CORN EXCHANGE, MARKET SQUARE**

The Committee received the application by The Corn Exchange, Market Square for a renewal of their pavement licence.

Resolved:

That, the Council makes no comment on this application.

P56 **A PETITION TO GOVERNMENT TO PROTECT THE SWIFT POPULATION**

The Committee heard from a member of the public during public participation and received a handout with information explaining the benefits of Swift Bricks and a petition she had created.

Members discussed the issue and one member noted there was a population of swifts in Corn Street some years ago and it would be good to see them return.

The Committee heard the issue had been discussed at the District Council earlier in the month and agreed that if they created a planning condition it would make it easier to include in future planning responses the Committee make. Members decided that the Council should write to District Council supporting the case for Swift Bricks so an informed decision on how to proceed could be made.

The Chair advised that this delay did not stop members individually supporting and sharing details of the petition.

Members asked that officers review the Town Council's buildings for the viability of installing Swift bricks or boxes.

Resolved:

1. That, officers write to WODC and request an update on inclusion of Swift Bricks and,
2. That, any decision is deferred until response from WODC received and,
3. That, the Council asks WODC that consideration of Swift Bricks is added to the biodiversity checklist and,
4. That, members are welcome to support and share the petition individually and,
5. That, the Operations Manager and Ranger assess council properties for the viability of installation of Swift Box/Bricks.

The meeting closed at: 7.55 pm

Chair

Witney Town Council

Planning Minutes - 24th January 2023

49

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- 49- 1 WTC/007/23 Plot Ref :-22/03416/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 03/01/23
 Location :- 38 WINFIELD DRIVE Date Returned :- 25/01/23
 WINFIELD DRIVE
 Proposal : Single storey rear extension and loft conversion.
 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.
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- 49- 2 WTC/008/23 Plot Ref :-22/03354/FUL Type :- FULL
 Applicant Name :- . Date Received :- 03/01/23
 Location :- 14 CHURCH GREEN Date Returned :- 24/01/23
 CHURCH GREEN
 Proposal : Alteration to front door entrance to form disabled ramp for improvement to office use to the building.
 Observations : The principle of improved accessibility for this building is supported by Witney Town Council. However, Witney Town Council object to the current design. The current plans do not offer an acceptable solution with the current pavement parking arrangements in the Church Green area - this Committee welcome the consultation that would happen as part of any 'Stopping Up' process. Given the historic nature of this building, and it's siting in the Conservation Area, Witney Town Council would welcome a less intrusive design that meets accessibility needs, without obstructing the pavement.
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- 49- 3 WTC/009/23 Plot Ref :-22/03452/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 03/01/23
 Location :- 42 THE CROFTS Date Returned :- 25/01/23
 THE CROFTS
 Proposal : Removal of existing small kitchen extension, addition of a rear single storey extension and addition of a loft dormer on rear roof pitch.
 Observations : Witney Town Council has no objections regarding this application.
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- 49- 4 WTC/010/23 Plot Ref :-22/03251/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 09/01/23
 Location :- 15 WESTFIELD ROAD Date Returned :- 25/01/23
 WESTFIELD ROAD
 Proposal : Erection of a single-storey rear extension and widening of dropped kerb.
 Observations : Witney Town Council object to the widening of the dropped kerb - specifically the resulting removal of the double grass verge and loss of green space. Members acknowledge that the grass verge has been lost in other places on
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Westfield Road but the cumulative effect of this type of development is detrimental to the street scene. Members have no objection to the principle of a single-storey rear extension at this location.

49- 5 WTC/011/23 Plot Ref :-22/03468/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 11/01/23
Location :- WITNEY HOUSE Date Returned :- 25/01/23
17 WEST END
WEST END
Proposal : Internal and external alterations to carry out refurbishment works to first floor bedroom, bathroom and landing windows together with associated stone work repair.
Observations : Witney Town Council has no objections regarding this application.

49- 6 WTC/012/23 Plot Ref :-22/03510/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 11/01/23
Location :- 34 SCHOFIELD AVENUE Date Returned :- 25/01/23
SCHOFIELD AVENUE
Proposal : Erection of a two 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.

49- 7 WTC/013/23 Plot Ref :-22/03516/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 11/01/23
Location :- PRIORY HOUSE Date Returned :- 25/01/23
CHURCH LANE
Proposal : Erection of single storey side extension.
Observations : Witney Town Council have no objections to the principle of this development. Given the historic importance of this site, and the surrounding area, on this occasion Witney Town Council defer to the LPA technical consultees and heritage experts.

49- 8 WTC/014/23 Plot Ref :-22/03517/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 11/01/23
Location :- PRIORY HOUSE Date Returned :- 25/01/23
CHURCH LANE
Proposal : Internal and external alterations to include erection of single storey side extension and secondary glazing to windows.
Observations : Witney Town Council have no objections to the principle of this development. Given the historic importance of this site, and the surrounding area, on this occasion Witney Town Council defer to the LPA technical consultees and heritage experts.

49- 9 WTC/015/23 Plot Ref :-22/03485/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 17/01/23
Location :- 26 WOODFORD MILL Date Returned :- 25/01/23
WOODFORD MILL
Proposal : Erection of garden pergola (retrospective).
Observations : Witney Town Council has no objections regarding this application.

49- 10 WTC/016/23 Plot Ref :-22/03142/FUL Type :- FULL
Applicant Name :- . Date Received :- 17/01/23
Location :- WITNEY SERVICE STATION Date Returned :- 25/01/23
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 acknowledge the improvements to this proposal and have no objections to the revised design. Members encourage the site owners to consider the installation of customer cycle racks.

49- 11 WTC/017/23 Plot Ref :-23/00029/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/01/23
Location :- THE ANNEXE, 124 CORN STREET Date Returned :- 25/01/23
CORN STREET
Proposal : Change of use from an existing self-contained annexe to a separate dwelling with associated works.
Observations : Witney Town Council object to this application. The annexe, if made a separate dwelling, does not comprise sufficient amenity space for an acceptable level of quality of living.

49- 12 WTC/018/23 Plot Ref :-22/03525/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/01/23
Location :- UNIT 21 Date Returned :- 25/01/23
AVENUE TWO
Proposal : Temporary siting of 6no. shipping containers.
Observations : Witney Town Council have no objections to this application, but ask that a time period planning condition be attached to any consent to reflect the temporary nature of the proposal.

49- 13 WTC/019/23 Plot Ref :-22/01068/FUL Type :- FULL
Applicant Name :- . Date Received :- 16/01/23
Location :- T ROBINS BUILDING Date Returned :- 25/01/23
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 continue to support this application for a live music venue for the town, and have no objection to this application.

The Meeting closed at : 7:50pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council