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

Held on Tuesday, 14 February 2023

At 6.00 pm in the Virtual Meeting Room via Zoom

Present:

Councillor A Prosser (Chair)

Councillors:	T Ashby L Duncan	P Hiles
Officers:	Derek Mackenzie Claire Green	Senior Administrative Officer & Committee Clerk Administration Support - Planning & Stronger Communities
Others:	None.	

P106 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R Smith.

P107 DECLARATIONS OF INTEREST

There were no declarations of interest from members or officers.

P108 PUBLIC PARTICIPATION

There was no public participation.

P109 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

P110 BRIZE NORTON AIRSPACE CHANGE PROPOSAL

The Committee received the correspondence from Brize Norton's Air Change Proposal Team (BZN ACP) regarding proposed changes to the airspace, part of which covered Witney.

Members discussed the Draft Design Principles and agreed to take up the offer from Brize Norton ACP Team to have a face-to-face meeting to fully understand the principle effects of the proposal and to ask questions.

The closing date for responses was 30 April 2023 so time allowed for a request to be made for BZN ACP to attend either the 7 or 28 March 2023 meeting of the committee.

Resolved:

1. That, the correspondence is noted and,
2. That, a representative of Brize Norton ACP be invited to attend either the 7 or 28 March 2023 meeting of the Committee.

The meeting closed at: 6.53 pm

Chair

Witney Town CouncilPlanning Minutes - 14th February 2023

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109- 1 WTC/020/23 Plot Ref :-23/00018/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 23/01/2023
 Location :- 33 BLENHEIM DRIVE Date Returned :- 15/02/2023
 BLENHEIM DRIVE

Proposal : Erection of single storey side and rear extensions.

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.

109- 2 WTC/021/23 Plot Ref :-23/00050/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 23/01/2023
 Location :- DOLPHIN HOUSE, 4 Date Returned :- 15/02/2023
 WOODGREEN
 WOODGREEN

Proposal : Proposed single storey front extension and garage conversion.

Observations : Witney Town Council has no objections regarding this application.

109- 3 WTC/022/23 Plot Ref :-20/02654/OUT Type :- OUTLINE
 Applicant Name :- . Date Received :- 23/01/2023
 Location :- LAND SOUTH EAST OF OXFORD Date Returned :- 15/02/2023
 HILL
 OXFORD HILL

Proposal : Outline planning application (with all matters reserved except access) for the erection of up to 450 dwellings together with associated open space and green infrastructure (Amended).

Observations : Witney Town Council have reviewed the latest documents for this proposed development and acknowledge the amendments, including revisions to building heights and Biodiversity Net Gain. Further to previous consultee comments from this Council, we make the following additional observations:

Members note the increase in Biodiversity Net Gain, however, a more ambitious approach is encouraged for this site, where there is much opportunity.

Members discussed the importance and value of many mature trees on the site. It is the opinion of the Climate, Biodiversity & Planning Committee that these trees are irreplaceable. Members request that should consent be granted, a suitable planning condition is included to ensure that these trees are given adequate root protection during and after construction, and that root protection areas are identified on site by physical barriers for the duration of construction works.

Although already raised in previous comments, Witney Town Council wishes to express the importance of a commitment from Thames Water ahead of any

consent being granted. The Town Council has little confidence in the capacity provided by the local water and sewerage company, and ask for 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.

Members ask that as far as possible, the developer puts in place the pedestrian and cycle path connections in the earliest phase of development, rather than on its completion.

Finally, Members wanted to reiterate their disappointment in the loss of the Community Hub and ask that all options for this continue to be explored.

109- 4	WTC/023/23	Plot Ref :-23/00036/FUL	Type :-	FULL
	Applicant Name :- .		Date Received :-	23/01/2023
	Location :- 24 MARKET SQUARE MARKET SQUARE		Date Returned :-	15/02/2023
	Proposal :	Installation of one new CCTV camera.		
	Observations :	Witney Town Council has no objections regarding this application.		

109- 5	WTC/024/23	Plot Ref :-23/00037/LBC	Type :-	LISTED BUI
	Applicant Name :- .		Date Received :-	23/01/2023
	Location :- 24 MARKET SQUARE MARKET SQUARE		Date Returned :-	15/02/2023
	Proposal :	External alterations to install one new CCTV camera.		
	Observations :	Witney Town Council has no objections regarding this application.		

109- 6	WTC/025/23	Plot Ref :-23/00090/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	01/02/2023
	Location :- 3 HORNE LANE HORNE LANE		Date Returned :-	15/02/2023
	Proposal :	Conversion of part of existing garage to create a home office.		
	Observations :	Witney Town Council has no objections regarding this application.		

109- 7	WTC/026/23	Plot Ref :-23/00102/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	01/02/2023
	Location :- 61 NEWLAND MILL NEWLAND MILL		Date Returned :-	15/02/2023
	Proposal :	Alterations to include erection of two storey and first floor front and first floor rear extensions.		
	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.		

109- 8 WTC/027/23 Plot Ref :-22/02599/FUL Type :- FULL
Applicant Name :- . Date Received :- 01/02/2023
Location :- UNIT 2 CRANBROOK COURT Date Returned :- 15/02/2023
AVENUE TWO

Proposal : Change of use to hot food takeaway (retrospective) Subdivision of retail unit to create two separate retail units and associated works to include installation of mezzanine floor and insertion of roof lights to unit 2, along with the erection of fencing and addition new external doors.

Observations : Witney Town Council acknowledge the extra information submitted by the applicant, but note the comments from Environmental Services. The Council is not able to make further comment on this proposal while ERS do not have sufficient information to assess the proposal and it's potential impacts.

109- 9 WTC/028/23 Plot Ref :-23/00024/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 01/02/2023
Location :- 79A HIGH STREET Date Returned :- 15/02/2023
HIGH STREET

Proposal : Internal and external alterations to demolish rear outbuilding and the erection of a dwelling.

Observations : Witney Town Council has no objections regarding this application.

109- 10 WTC/029/23 Plot Ref :-22/03151/FUL Type :- FULL
Applicant Name :- . Date Received :- 01/02/2023
Location :- 79A HIGH STREET Date Returned :- 15/02/2023
HIGH STREET

Proposal : Demolition of rear outbuilding. Erection of a dwelling.

Observations : Witney Town Council has no objections regarding this application.

109- 11 WTC/030/23 Plot Ref :-23/00176/FUL Type :- FULL
Applicant Name :- . Date Received :- 07/02/2023
Location :- ABBOTT DIABETES CARE Date Returned :- 15/02/2023
RANGE ROAD
WINDRUSH INDUSTRIAL PARK

Proposal : Erection of combined heat and power unit (CHP) and ancillary infrastructure.

Observations : Witney Town Council welcome this proposal from Abbott Diabetes and support this application.

The Meeting closed at : 7:02pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

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