

# Public Document Pack

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

Held on Tuesday, 19 December 2023

At 6.02 pm in the Virtual Meeting Room via Zoom

### Present:

Councillor A Bailey (Chair)

Councillors:	G Meadows R Smith	J Robertshaw R Crouch (In place of S Simpson)
Officers:	Adam Clapton Derek Mackenzie Claire Green	Deputy Town Clerk Senior Administrative Officer & Committee Clerk Administration Support - Planning & Stronger Communities
Others:	No members of the public.	

### P678 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J Aitman & O Collins.

An apology for absence was also received from Councillor S Simpson, Councillor R Crouch attended as a substitute.

### P679 DECLARATIONS OF INTEREST

At this point there were no declarations of interest from members or officers.

Councillor R Crouch later declared a personal, non-prejudicial interest in Planning Application 23/00518/FUL as she was well known to the applicant. She also represented residents in her ward at the previous meeting on Planning Application 23/02731/FUL but there were no further comments to provide on this occasion.

### P680 PUBLIC PARTICIPATION

There was no public participation.

### P681 BOTLEY WEST SOLAR FARM - PHASE TWO COMMUNITY CONSULTATION

*With the permission of the Chair and the unanimous agreement of the Committee, this item was moved up the agenda so that Councillor R Smith could be involved in the discussion before departing for another engagement.*

Following the opening of a second consultation period by the developers of the Botley West Solar Farm to gather further feedback on their proposed scheme, the committee considered the additional documents made available.

The Committee heard from a member who attended a recent event facilitated by West Oxfordshire District Council. Having had a chance to hear the views of the developer and the main opposition group, she was, overall, in favour of supporting the proposal though held some reservations over the level quoted of net percentage increase of Biodiversity.

One Member spoke in opposition of the proposal listing a number of reasons including, the poor efficiency of solar panels during winter months, and that the scheme did not provide anything for the town's residents. Other options were available and should be explored such as the installation of panels on rooftops rather removing virgin agricultural land when food growth was already an issue nationally.

Members decided to defer the submission of a response to the next meeting on 9 January 2024 to allow additional time to review the proposal documents fully but considered two proposals in order to provide Officers with guidance to prepare a summary for circulation ahead of the meeting of the committees' discussions.

The first proposal was that the Town Council is generally in favour of the solar energy & renewable energy scheme. This was Proposed by Cllr Crouch and Seconded by Cllr Robertshaw. Members voted unanimously in favour.

Secondly Cllr Smith proposed that the top three priorities as part of the Council's response were Climate change and energy need, Socioeconomics and Local Ecology. This was seconded by Cllr Crouch and Cllr Robertshaw. Members voted unanimously in favour.

**Resolved:**

1. That, any further response to the proposal is deferred to the meeting of the Climate, Biodiversity & Planning Committee on 9 January 2024 and,
2. That, Officers prepare a summary of the Committees discussions and distribute prior to the 9 January meeting based on the Committee's support of the proposals.

**P682 PLANNING APPEAL DECISION NOTIFICATION - 66 CORN STREET, WITNEY**

*With the permission of the Chair and the unanimous agreement of the Committee, this item was moved up the agenda so that Councillor R Smith could be involved in the discussion before departing for another engagement.*

The Committee received and considered correspondence concerning the appeal decision APP/D3125/C/22/3302787 for 66 Corn Street, Witney

Members were concerned to read the comments in Point 5 of the Inspectorate's report they felt that there could be an issue regarding accommodation arrangements Officers advised that they could contact West Oxfordshire District Council and ask them to consider the committee's comments.

**Resolved:**

1. That, the appeal decision be noted and,

2. That, Officers contact West Oxfordshire District Council so the councillors' concerns are noted and investigated.

*Cllr R Smith left the meeting at 6:39pm*

**P683 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.

**P684 PLANNING APPEAL - LAND WEST OF HAILEY ROAD, WITNEY**

The Committee received notice of the Planning Appeal Public Inquiry for APP/D3125/W/23/338652 - Land West of Hailey Road, Witney.

Officers advised the Council's consultee response would form part of the documents reviewed by the planning inspectorate, it was also confirmed that Members were able to attend the inquiry if they wish.

**Resolved:**

That, the Planning Appeal be noted.

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The meeting closed at: 7.06 pm

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Chair

Witney Town CouncilPlanning Minutes - 19th December 2023

683

683- 1 WTC/175/23 Plot Ref :-23/03010/FUL Type :- FULL  
 Applicant Name :- . Date Received :- 04/12/23  
 Location :- WINDRUSH INN Date Returned :- 20/12/23  
 BURFORD ROAD  
 Proposal : Construction of a pergola with illuminated seating area in front of building.  
 (Retrospective).  
 Observations : Witney Town Council has no objections regarding this application.

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683- 2 WTC/176/23 Plot Ref :-23/03026/FUL Type :- FULL  
 Applicant Name :- . Date Received :- 04/12/23  
 Location :- 29 MOTT CLOSE Date Returned :- 20/12/23  
 MOTT CLOSE  
 Proposal : Change of use of half double garage to provide hair salon.  
 Observations : Witney Town Council has no objections regarding this application.

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683- 3 WTC/177/23 Plot Ref :-23/03019/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 04/12/23  
 Location :- 33 WOODLANDS ROAD Date Returned :- 20/12/23  
 WOODLANDS ROAD  
 Proposal : Erection of a single 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.

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683- 4 WTC/178/23 Plot Ref :-23/02813/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 04/12/23  
 Location :- 211 THORNEY LEYS Date Returned :- 20/12/23  
 THORNEY LEYS  
 Proposal : Conversion of existing garage to create additional living space with link  
 extension to main dwelling.  
 Observations : Witney Town Council has no objections regarding this application.

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683- 5 WTC/179/23 Plot Ref :-23/03096/S73 Type :- VARIATION  
 Applicant Name :- . Date Received :- 04/12/23  
 Location :- 141 QUEEN EMMAS DYKE Date Returned :- 20/12/23  
 QUEEN EMMAS DYKE  
 Proposal : Variation of condition 2 of planning permission 20/03068/FUL to allow the

addition of a single storey rear and side extension to the approved new dwelling.

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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683- 6 WTC/180/23 Plot Ref :-23/03150/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 06/12/23  
Location :- 43 NEW YATT ROAD Date Returned :- 20/12/23  
NEW YATT ROAD  
Proposal : Removal of rear conservatory and erection of single storey rear extension.  
Removal of front porch and replacement single storey front extension.  
Observations : Witney Town Council has no objections regarding this application.

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683- 7 WTC/181/23 Plot Ref :-23/03171/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 12/12/23  
Location :- 57 WOODSTOCK ROAD Date Returned :- 20/12/23  
WOODSTOCK ROAD  
Proposal : Erection of a single storey 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.

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683- 8 WTC/182/23 Plot Ref :-23/03129/FUL Type :- FULL  
Applicant Name :- . Date Received :- 12/12/23  
Location :- MYSTORE SELF STORAGE Date Returned :- 20/12/23  
BOOK END  
Proposal : Erection of four drive-up storage units, alterations to the existing parking and turning area, and associated works (part retrospective).  
Observations : Witney Town Council has no objections regarding this application.

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683- 9 WTC/183/23 Plot Ref :-23/02731/FUL Type :- AMENDED  
Applicant Name :- . Date Received :- 12/12/23  
Location :- THE LEYS Date Returned :- 20/12/23  
THE LEYS  
Proposal : Demolition of existing hub and erection of replacement hub and community facilities, installation of court lighting, creation of new pedestrian access, extension to existing car park, creation of changing and shower facilities from former depot facility and resurfacing of tennis courts to provide new tennis courts, MUGA and Padel courts and installation of canopies above Padel courts together with associated works (amended parking plans).  
Observations : Witney Town Council welcome the amended plans and thank the applicant for addressing the concerns relating to parking and vehicular access. The Town Council have no objection to this revised proposal.

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683- 10 WTC/184/23 Plot Ref :-23/00518/FUL Type :- AMENDED  
Applicant Name :- , Date Received :- 12/12/23  
Location :- UNIT 32 BRIDGE STREET MILLS Date Returned :- 20/12/23  
BRIDGE STREET  
Proposal : Erection of four apartments at second floor level with associated stair, lift and flood access, demolition of existing metal roof structure.  
Observations : Witney Town Council has no objections regarding this application.

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683- 11 WTC/185/23 Plot Ref :-23/03075/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 12/12/23  
Location :- 10 FRENCH CLOSE Date Returned :- 20/12/23  
FRENCH CLOSE  
Proposal : Erection of single storey front extension and 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.

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683- 12 WTC/186/23 Plot Ref :-23/03003/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 12/12/23  
Location :- 2 GLOUCESTER PLACE Date Returned :- 20/12/23  
GLOUCESTER PLACE  
Proposal : Demolish existing, and erection of replacement single storey extension together with associated works.  
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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The Meeting closed at : 7:00pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Witney Town Council