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

Held on Tuesday, 9 April 2024

At 6.01 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor A Bailey (Chair)

Councillors:	G Meadows R Smith J Aitman	J Robertshaw S Simpson G Doughty (In place of D Temple)
Officers:	Adam Clapton Derek Mackenzie Sharon Groth	Deputy Town Clerk Senior Administrative Officer & Committee Clerk Town Clerk
Others:	5 members of the public Mr R Courts MP Councillor Thomas Ashby Councillor Rachel Crouch	

P176 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor O Collins.

An apology for absence was also received from Councillor D Temple, Councillor G Doughty attended as a substitute.

P177 DECLARATIONS OF INTEREST

Councillor R Smith declared a personal, non-prejudicial interest in Planning Application 24/00655/FUL as she was a resident of the street and would be making a representation on behalf of the neighbouring property who had contacted her as ward Councillor.

There were no other declarations from Members or Officers

P178 MINUTES

The minutes of the Climate, Biodiversity & Planning Committee meeting held on 30 January, 20 February and 12 March were received.

P54 – The Deputy Town Clerk confirmed that a letter had been sent to the Environment Agency and a reply received which would be circulated as the Full Council meeting on 15 April 2024. The Environment Agency had made it clear that they would not be carrying out any de-silting work at Bridge Street. The Chair confirmed to members that they were minded remembering the Town Councils proposal to clear the silt would be a one-off exercise due to cost.

P55 – The Committee Clerk advised Members the agreement for the issue of the Thermal Camera was being drafted.

Resolved:

That, the minutes of the Climate, Biodiversity & Planning Committee meetings held on 30 January, 20 February and 12 March be approved as a correct record of the meetings and be signed by the Chair.

P179 **PUBLIC PARTICIPATION**

The Committee adjourned for this item following agreement by the Committee to suspend Standing Order 42 in order to allow a lengthier period of discussion given the interest from Members and the public in attendance.

The committee received representations from Robert Courts MP concerning Agenda Item 5.

Further representation was made by a representative of Windrush Against Sewage Pollution (WASP) also concerning Agenda Item 5.

The Committee reconvened.

P180 **THAMES WATER CORRESPONDENCE - MR R COURTS MP**

Members heard from Mr Courts MP who expressed his willingness to support Witney Town Council, its members and residents with any difficulties being experienced with the services provide by Thames Water. He also provided an update on the future of Thames Water and the work planned to improve the Witney Sewage Treatment Works to reduce the pollution of Colwell Brook.

Mr Courts also commended Windrush Against Sewage Pollution (WASP) for the excellent work they had done to highlight the issues and welcomed the continuation on pressuring Thames Water to improve their practices.

All parties present agreed on the importance of working together, one example which was highlighted by the Leader of the council was to fully explore the infrastructure options to mitigate further flooding when further housing developments and road projects were under consideration, such as the potential North Witney development and West End Link Road.

The representative from WASP outlined the work they had undertaken over the years to highlight in particular the pollution of the waterways however, he was keen to reiterate the need to work together to apply pressure and explained how pleased he was to see this in practice following the Environment Agency's objection to further development in South Oxfordshire until improvements are made to the Sewage Treatment Works in that area.

He went on to ask that the Council help "drive change" and consider highlighting the issue to residents of pollution further by way of signage along Colwell Brook.

The Chair thanked Mr Courts, representatives from WASP and all others present for their attendance to discuss such an important topic.

Resolved:

1. That, the verbal representations from all parties be noted.
2. That, the Council considers erecting pollution signage in the vicinity of Colwell Brook

(Mr R Courts MP, Cllr R Crouch and all members of the public left the meeting at 7:02pm)

P181 **FINANCE REPORT**

The Committee received and considered the report of the Responsible Financial Officer (RFO) detailing income and expenditure for budgets which are the responsibility of the Committee.

A Member raised a query regarding the details of the £2,000 grant received from County Councillor priority funding. The Committee Clerk confirmed this was from Cllr Enright for the establishment of a Dragonfly Pond area on Mill Meadow. Details of which would be included in a future report from the Biodiversity & Green Spaces Officer.

Resolved:

1. That, the report be noted.

P182 **PLANNING APPLICATIONS**

The Committee received and considered a schedule of planning applications from West Oxfordshire District Council.

Members also noted the “No Objection” response that was submitted on 20 March 2024 in respect of application 24/00093/FUL 1 Wesley Walk by prior agreement of West Oxfordshire District Council due the short timescale of that application, documents had been circulated electronically to members of this Committee prior to this meeting to collate the response.

Resolved:

That, the comments, as per the attached schedule be forwarded to West Oxfordshire District Council.

P183 **PLANNING DECISIONS**

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

Members were pleased to see the conditions applied to the approval of 23/02730/FUL Car Park Rear of 58 West End to deal with the contamination issues they had raised in their consultee response, however, were disappointed that a condition to deal with future access to West End from the development had not been included.

Resolved:

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

P184 **WITNEY TRAFFIC ADVISORY COMMITTEE MINUTES - 26TH MARCH 2024**

The Committee received the minutes of the Witney Traffic Advisory Committee (WTAC) meeting held on 26 March 2024.

Cllr Ashby, a town council representative on the committee updated Members of the proposals for the improvements to be made at the bridleway between Deer Park and Windrush Estate.

The Committee Clerk also advised Members that the date of the next meeting had since been rearranged to 18 June 2024.

Resolved:

1. That, the minutes of the WTAC meeting held on 26 March 2024 be noted and,
2. That, the date of the next meeting date be noted as 18 June 2024.

P185 **FUTURE MEETINGS OF THE CLIMATE, BIODIVERSITY & PLANNING COMMITTEE**

The Committee received and considered the report of the Deputy Town Clerk regarding the future format of meetings of the committee.

Following a short debate members agreed to leave the format of meetings in their current arrangement of two of the three meetings per Committee cycle remaining virtual advisory meetings, and the Full meeting as in-person with climate and environmental matters. The decision would be reviewed after six months,

Resolved:

1. That, the report be noted and,
2. That, the current format of meetings remains the same, to be reviewed in six months' time.

P186 **PLANNING APPEAL - 59 BARRINGTON CLOSE, WITNEY - 23/02476/FUL**

The Committee received notice of the Planning Appeal for APP/D3125/W/24/3336974 for 59 Barrington Close, Witney.

Resolved:

That, the Planning Appeal be noted.

P187 **PLANNING APPEAL - 17A MOOR AVENUE, WITNEY - 23/02164/CLE**

The Committee received notice of the Planning Appeal for APP/D3125/X/24/3340800 for 17a Moor Avenue, Witney.

Resolved:

That, the Planning Appeal be noted.

The meeting closed at: 7.58 pm

Chair

Witney Town Council

Planning Minutes - 9th April 2024

P182 Planning Applications

P182- 1 WTC/038/24 Plot Ref :-24/00462/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 11/03/2024
 Location :- 9 MILLERS MEWS Date Returned :- 10/04/2024
 MILLERS MEWS
 Proposal : Replacement and changes to existing rear and side facing ground floor windows and doors.
 Observations : Witney Town Council has no objections regarding this application.

P182- 2 WTC/039/24 Plot Ref :-24/00573/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 11/03/2024
 Location :- 80 ABBEY ROAD Date Returned :- 10/04/2024
 ABBEY ROAD
 Proposal : Erection of a front single storey 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.
 Witney Town Council also ask that consideration is given to the neighbour's comments regarding their ventilation which are affected by these proposals.

P182- 3 WTC/040/24 Plot Ref :-23/03056/FUL Type :- FULL
 Applicant Name :- . Date Received :- 18/03/2024
 Location :- WELCOME EVANGELICAL Date Returned :- 10/04/2024
 CHURCH
 HIGH STREET
 Proposal : Alternations and extensions to church building (amended plans).
 Observations : Witney Town Council notes the amended documents submitted for this application but recognises the concerns of the Environment Agency and their technical expertise in relation to an acceptable flood risk assessment.

In its previous response, the Council noted the increased footprint and asked that mitigating measures be considered to help decrease the strain on the local sewer network and commented on known local issues, particularly during heavy rainfall and subsequent high infiltration rates. Given the site location and associated flood risk, the Council stressed the importance of flood protection from both surface and potential sewage water for this site, and neighbouring properties, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

As these, and more importantly, the Environment Agency requirements have not been met, Witney Town Council objects to this application.

P182- 4 WTC/042/24 Plot Ref :-24/00549/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 18/03/2024
Location :- 4 CENTENARY WAY Date Returned :- 10/04/2024
CENTENARY WAY
Proposal : Erection of an orangery to rear elevation of 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.

P182- 5 WTC/043/24 Plot Ref :-24/00326/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 18/03/2024
Location :- 163 VANNER ROAD Date Returned :- 10/04/2024
VANNER ROAD
Proposal : Removal of existing conservatory and erection of two story 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 by way of suitable drainage 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.

P182- 6 WTC/044/24 Plot Ref :-24/00476/FUL Type :- FULL
Applicant Name :- . Date Received :- 25/03/2024
Location :- MCDONALDS RESTAURANT Date Returned :- 10/04/2024
DUCKLINGTON LANE
Proposal : Alterations to include extensions incorporating the relocation of the entrance, new access door and glazing. reconfiguration of existing remote corral to include a new maintenance storage room, introduction of 4 new cycle racks and associated works to the site.
Observations : While Witney Town Council has no objections to this application and members acknowledge the additional four-cycle rack provision they would welcome additional provision to approximately twelve in line with WODC Local Plan Policy T3. in order to encourage use and alleviate the known issues of vehicle movements at the site and entrance junction.

P182- 7 WTC/045/24 Plot Ref :-24/00624/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 25/03/2024
Location :- 2 CURBRIDGE ROAD Date Returned :- 10/04/2024
CURBRIDGE ROAD
Proposal : Enlarge two existing dormers, erection of single storey side extension and construction of replacement garage.
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.

P182- 8 WTC/046/24 Plot Ref :-24/00569/FUL Type :- FULL
Applicant Name :- . Date Received :- 25/03/2024
Location :- 5A WEST END Date Returned :- 10/04/2024
WEST END
Proposal : Conversion of existing first and second floor apartment to form two separate apartments.
Observations : Witney Town Council has no objections regarding this application.

P182- 9 WTC/047/24 Plot Ref :-24/00570/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 25/03/2024
Location :- 5A West End Date Returned :- 10/04/2024
WEST END
Proposal : Internal and external alterations to divide the existing apartment into two separate apartments. Works to Include installation of timber stud partitioning and the replacement of second floor external door with a window
Observations : Witney Town Council has no objections regarding this application.

P182- 10 WTC/048/24 Plot Ref :-24/00073/FUL Type :- FULL
Applicant Name :- . Date Received :- 25/03/2024
Location :- 61 WOODSTOCK ROAD Date Returned :- 10/04/2024
WOODSTOCK ROAD
Proposal : Erection of a two-storey dwelling and associated works on land at the rear of 61 Woodstock Road, Witney (amended plans)
Observations : Witney Town Council has no objections regarding this application.

P182- 11 WTC/049/24 Plot Ref :-24/00644/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 25/03/2024
Location :- 86 COLWELL DRIVE Date Returned :- 10/04/2024
COLWELL DRIVE
Proposal : Erection of a single storey side extension
Observations : Witney Town Council has no objections regarding this application.

P182- 12 WTC/050/24 Plot Ref :-24/00631/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 02/04/2024
Location :- MEADOW COTTAGE Date Returned :- 10/04/2024
NEW YATT ROAD
Proposal : Variation of conditions 2, 3 and 4 of planning permission 23/01099/HHD to allow the reduction in size of rear extension, alterations to design of garage, changes in materials to be used and provision of integrated bat roosting features.
Observations : Witney Town Council has no objections regarding this application.

P182- 13 WTC/051/24

Plot Ref :-24/00655/FUL

Type :- FULL

Applicant Name :- .

Date Received :- 02/04/2024

Location :- 111 MANOR ROAD
MANOR ROAD

Date Returned :- 10/04/2024

Proposal : Erection of a dwelling with associated parking, bin and bike stores.

Observations : Witney Town Council object to this application. Members have shown concern for the scale of the proposed development in contrast to the site dimensions, the proposed dwelling will appear very cramped and not in keeping with the street scene. The application is not compliant with the General Principles of policy OS2 of the West Oxfordshire Local Plan, the development is not of a proportionate and appropriate scale to its context and does not form a logical complement to the existing scale and pattern of development. Further, policy OS4, requires that development does not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties - Members expressed concern to the lack of amenity land/garden.

The Meeting closed at : 7:58pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council