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Climate, Biodiversity & Planning Committee Meeting of Witney Town Council



Tuesday, 25th March, 2025 at 6.00 pm

To members of the Climate, Biodiversity & Planning Committee - A Bailey, G Meadows, T Ashby, J Aitman, S Simpson, G Doughty, J Doughty and R Smith (and all other Town Councillors for information).

You are hereby summonsed to the above meeting to be held in the **Virtual Meeting via MS Teams - Virtual Meeting** for the transaction of the business stated in the agenda below.

[Join the meeting now](#)

Meeting ID: 330 308 437 148

Passcode: aJ6qf9cg

Admission to Meetings

All Council meetings are open to the public and press unless otherwise stated.

Numbers of the public will be limited, with priority given to those who have registered to speak on an item on the agenda. Any member of the public wishing to attend the meeting should contact the Committee Clerk derek.mackenzie@witney-tc.gov.uk in advance.

Recording of Meetings

Under the Openness of Local Government Bodies Regulations 2014 the council's public meetings may be recorded, which includes filming, audio-recording as well as photography.

As a matter of courtesy, if you intend to record any part of the proceedings, please let the Town Clerk or Democratic Services Officer know before the start of the meeting.

Agenda

1. Apologies for Absence

To consider apologies and reasons for absence.

Committee Members who are unable to attend the meeting should notify the Committee Clerk derek.mackenzie@witney-tc.gov.uk **prior to the meeting**, stating the reason for absence.

Standing Order 30(d)(v) permits the appointment of substitute Councillors to a Committee whose role is to replace ordinary Councillors at a meeting of a Committee if ordinary Councillors of the Committee have informed the Proper Officer **before** the meeting that they are unable to attend.

2. Declarations of Interest

Members are reminded to declare any disclosable pecuniary interests in any of the items under consideration at this meeting in accordance with the Town Council's code of conduct.

3. Public Participation

The meeting will adjourn for this item.

Members of the public may speak for a maximum of five minutes each during the period of public participation, in line with Standing Order 42. Matters raised shall relate to the following items on the agenda.

Date of Publication 18 March 2025

4. **Planning Applications** (Pages 3 - 4)

To receive and consider a schedule of Planning Applications from West Oxfordshire District Council.

5. **Notification of Planning Appeal Decision - 65 Winfield Drive, OX29 7AU - APP/D3125/D/24/3355711**
(Pages 5 - 6)

To receive the decision of Planning Appeal APP/D3125/D/24/3355711. Original application number 24/01515/HHD.

6. **Community Infrastructure Levy (CIL) Draft Charging Schedule** (Page 7)

To receive correspondence in relation to WODC 's Community Infrastructure Levy (CIL) Draft Charging Schedule.

Updates relating to the proposal can be found at:

<https://www.westoxon.gov.uk/planning-and-building/community-infrastructure-levy/west-oxfordshire-cil-charging-schedule-examination/>



Town Clerk

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4.1 **WTC/030/25** Plot Ref :- 25/00442/FUL Type :- FULL
Applicant Name :- . Date Received :- 06/03/2025
Parish :- SOUTH Date Returned :-
Location :- 8B MARKET SQUARE Agent
MARKET SQUARE
Proposals :- Conversion of ground floor bin and cycle store to form a one-bedroom apartment, with new bin and cycle storage provision (part-retrospective).
Observations :-

4.2 **WTC/031/25** Plot Ref :- 25/00321/HHD Type :- HOUSEHOL
Applicant Name :- . Date Received :- 06/03/2025
Parish :- WEST Date Returned :-
Location :- 28 LYNEHAM CLOSE Agent
LYNEHAM CLOSE
Proposals :- Repair works to reinstate partially collapsed dry stone wall.
Observations :-

4.3 **WTC/032/25** Plot Ref :- 25/00322/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 06/03/2025
Parish :- WEST Date Returned :-
Location :- 28 LYNEHAM CLOSE Agent
LYNEHAM CLOSE
Proposals :- Repair works to reinstate partially collapsed dry stone wall.
Observations :-

4.4 **WTC/033/25** Plot Ref :- 25/00466/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 06/03/2025
Parish :- EAST Date Returned :-
Location :- 49 NEWLAND Agent
NEWLAND
Proposals :- Variation of condition 2 of permission 22/02581/HHD to allow changes to the design and size of the proposed garage.
Observations :-

4.5	WTC/034/25	Plot Ref :- 25/00588/HHD	Type :- HOUSEHOL
	Applicant Name :- .		Date Received :- 14/03/2025
	Parish :- EAST		Date Returned :-
	Location :- 95 WADARDS MEADOW	Agent	
		WADARDS MEADOW	
	Proposals :-	Erection of a single storey extension.	
	Observations :-		
4.6	WTC/035/25	Plot Ref :- 25/00640/HHD	Type :- HOUSEHOL
	Applicant Name :- .		Date Received :- 17/03/2025
	Parish :- EAST		Date Returned :-
	Location :- 12 HARVEST WAY	Agent	
		HARVEST WAY	
	Proposals :-	Proposed loft conversion	
	Observations :-		
4.7	WTC/036/25	Plot Ref :- 25/00691/HHD	Type :- HOUSEHOL
	Applicant Name :- .		Date Received :- 18/03/2025
	Parish :- CENTRAL		Date Returned :-
	Location :- 45 DAVENPORT ROAD	Agent	
		DAVENPORT ROAD	
	Proposals :-	Proposed loft conversion, demolition and replacement of existing porch, erection of rear single storey extension and a garage.	
	Observations :-		
4.8	WTC/037/25	Plot Ref :- 25/00639/SCOP	Type :- SCOPE
	Applicant Name :- .		Date Received :- 20/03/2025
	Parish :- CURBRIDGE		Date Returned :-
	Location :- LAND AT CURBRIDGE	Agent	
		DOWNS FARM	
		BURFORD ROAD	
	Proposals :-	This Scoping Opinion Request relates to the proposed development of up to 470 dwellings on land at Curbridge Downs Farm, Witney.	
	Observations :-		
4.9	WTC/038/25	Plot Ref :- 25/00663/HHD	Type :- HOUSEHOL
	Applicant Name :- .		Date Received :- 20/03/2025
	Parish :- NORTH		Date Returned :-
	Location :- 30 SCHOFIELD AVENUE	Agent	
		SCHOFIELD AVENUE	
	Proposals :-	Demolition of existing conservatory and construction of new single storey rear extension.	
	Observations :-		



Appeal Decision

Site visit made on 18 February 2025

by **S Simms BSc (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 12th March 2025

Appeal Ref: APP/D3125/D/24/3355711
65 Winfield Drive, Witney OX29 7AU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Ebenesar Williams against the decision of West Oxfordshire District Council.
 - The application Ref is 24/01515/HHD.
 - The development proposed is erection of garden wall to rear and side boundary.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of the area.

Reasons

3. The site is a corner plot within a completed residential phase of a major ongoing development laid out on a rectilinear street pattern. It contains a three-storey semi-detached house in reconstituted stone and render fronting on to an area of hard landscape mirrored diagonally across an offset crossroads.
4. The front and side of this and other three-storey corner houses in the area are set in from the street by around a metre, with metre-high metal railings. Rear gardens are bounded by 1.8m-high walls in reconstituted stone. Some are aligned with the side of these houses, and some are aligned with the back of pavement. Those aligned with the pavement end at the rear wall of the house, with a return wall or gate between the two. The side of the house forward of this is typically open and this contributes to both the character and appearance of the area.
5. Because the proposed wall would extend alongside the house, it would reduce the amount of visible soft landscape alongside the house and create a feature that is out of keeping with the area, as would the curved wooden gate.
6. The use of the wall as a feature would cause material harm to the character and appearance of the area, and conflict with Policies OS2, which requires development to complement the character of the area, and avoid the loss of features that contribute to it or its appearance, and OS4 of the West Oxfordshire Local Plan, which requires development have regard to design guidance.

7. In the latter regard, I also find conflict with the design advice set out in the West Oxfordshire Design Guide on identifying characteristics in terms of building details, materials, surface and boundary treatments.

Other Matters

8. I accept that there will be a benefit to the occupiers' wellbeing in having additional outdoor amenity space, a small benefit to land use efficiency from the part of the development not alongside the house, and a small economic benefit in carrying out the work and attach some weight to all of these.
9. I accept that there will be no harm to connectivity, traffic or pedestrian safety, living conditions, flood risk, water conservation, trees or hedges, parking or drainage; and that the proposed materials will match those of the existing wall and that the height will be the same. These are all neutral factors in my decision.
10. Whilst I sympathise in respect of littering, dog or other pet fouling or other crime experienced or anticipated by the appellant, these alone are not reasons to enclose open areas, which contribute to the character and appearance of the area. As such, I attach limited weight to these matters.
11. Similarly, whilst I recognise that engaging with the planning system can at times be stressful, this is not a factor to which I can attach other than limited weight.
12. How the appellant might plant the garden, whether they might erect a shed, what they might store and what alternative solutions they may pursue cannot be certain and, accordingly, I attach little weight to benefits or harms that may result.

Conclusion

13. The proposal does not accord with the development plan as a whole and there are no other considerations that indicate I should take a different decision other than in accordance with this.
14. For the reasons outlined above, I conclude that the appeal should be dismissed.

S Simms

INSPECTOR

Agenda Item 6

From: Louise St John Howe <louise@poservices.co.uk>
Sent: 19 March 2025 16:14
To: Louise St John Howe <louise@poservices.co.uk>
Subject: West Oxfordshire Community Infrastructure Levy Charging Schedule

Good afternoon,

As you made a representation when West Oxfordshire Council invited comments on the version of their Community Infrastructure Levy (CIL) Draft Charging Schedule to be submitted for Examination (Regulation 19 stage), I am writing to advise you that Mr. Holland from Intelligent Plans and Examination (IPe) has been appointed to carry out the examination of the Charging Schedule.

I have been appointed as the independent Programme Officer to assist the Examiner with all aspects of the examination, and my contact details are set out below. Prior to the hearing sessions of the examination the Examiner does not have direct contact with either the Council or Representors and all communications with the Examiner take place through the Programme Officer.

Mr. Holland is currently appraising the CIL Charging Schedule, the representations received at the Regulation 19 stage and the evidence base under-pinning the Charging Schedule. All the information on the examination is posted on the Examiner's examination web pages, hosted by West Oxfordshire District Council, and these can be accessed via the link below. The best way to keep in touch with the progress of the examination is to click on the link below and then on the Latest News and Updates page which will be updated regularly.

<https://www.westoxon.gov.uk/planning-and-building/community-infrastructure-levy/west-oxfordshire-cil-charging-schedule-examination/>

If you would like further information on the examination process please use the links below to access the following Planning Inspectorate documents:-

- [Procedural Guidance for Local Plan Examinations](#)
- [Planning Inspectorate's short guide to Local Plan Examinations](#)

If you would prefer not to receive any further information on the examination, please let me know and I will remove your details from the notification list.

I will be writing to you again when I am able to give you further information on the examination, including details on the hearing sessions, but this may not be for several weeks. Meanwhile, as I am your point of contact during the examination, if you have any queries at any stage of the examination please do not hesitate to contact me and I will be happy to help.

Kind regards,

Louise St John Howe

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