

Public Document Pack

PLANNING & DEVELOPMENT COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 4 August 2026

At 6.00 pm in the Virtual Meeting via MS Teams - Virtual Meeting

Present:

Councillor G Doughty (Chair)

Councillors:	J Aitman G Meadows	J Doughty (In place of R Smith)
Officers:	Derek Mackenzie Janine Sparrowhawk	Senior Administrative Officer & Committee Clerk Administration Asst - Communities & Planning
Others:	None.	

P395 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R Smith, Councillor J Doughty attended as a substitute.

P396 DECLARATIONS OF INTEREST

Councillor J Aitman declared a personal, non-prejudicial interest in Planning Application 26/01592/FUL owing to being a resident of Eton Close.

P397 PUBLIC PARTICIPATION

There was no public participation.

P398 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.

P399 **APPLICATION FOR RENEWAL OF PAVEMENT LICENCE - YE OLDE CROSS KEYS, MARKET SQUARE, WITNEY**

The Committee received and considered an application for a pavement licence for Ye Olde Cross Keys, Market Square, Witney.

Resolved:

That, a no objection response be forwarded to the licencing team at West Oxfordshire District Council.

P400 **REVIEW OF RURAL SPEED LIMITS**

Following deferment from the meeting of the Council (Minute FC382 13.07.2026 relates) the Committee considered the correspondence received from Oxfordshire County Council regarding a consultation of proposed rural speed limit changes.

Members generally supported the proposals, noting that the recommendations appeared proportionate and aimed at improving road safety.

The Committee was in unanimous agreement that the following submission be entered.

Witney Town Council supports the proposed scheme and welcomes measures that improve road safety for all users. The Council is particularly supportive of changes to speed limits where they will help reduce the risk of collisions and create safer conditions for all road users.

The Council also recognises the wider benefits that appropriately managed speed limits can bring, including improvements to the local environment through reduced noise and emissions, and enhanced quality of life for residents.

Overall, Witney Town Council welcomes the review and supports proposals that contribute to making Oxfordshire's roads safer.

Resolved:

That, the above response be submitted to the Vision Zero team at Oxfordshire County Council.

The meeting closed at: 6.34 pm

Chair

398- 3	26/091	Plot Ref :-26/01666/S73	Type :-	VARIATION
	Applicant Name :- .		Date Received :-	15/07/2026
	Location :- 2 Willowbank		Date Returned :-	05/08/2026
	Proposal : Variation of condition 2 of Planning Permission 26/00757/HHD to allow clear glass in place of approved frosted glass in side elevation windows.			
	Observations : Witney Town Council has no objections regarding this application.			
398- 4	26/092	Plot Ref :-26/01026/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	17/07/2026
	Location :- 62 Burwell Meadow OX28 5JQ		Date Returned :-	05/08/2026
	Proposal : Erection of single storey rear extension to replace conservatory & erection of single storey extension to the rear of the garage (amended description)			
	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.			
398- 5	26/093	Plot Ref :-26/01682/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	20/07/2026
	Location :- 38 Mary Ellis Way		Date Returned :-	05/08/2026
	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.			
398- 6	26/094	Plot Ref :-26/01680/S73	Type :-	VARIATION
	Applicant Name :- .		Date Received :-	22/07/2026
	Location :- 8 Stanway Close OX28 5GA		Date Returned :-	05/08/2026
	Proposal : Variation of conditions 2 and 3 of planning permission 19/02762/HHD to allow alterations to the rear dormers and replacement of the front dormers with rooflights			
	Observations : Witney Town Council has no objections regarding this application.			
398- 7	26/095	Plot Ref :-26/01592/FUL	Type :-	FULL
	Applicant Name :- .		Date Received :-	22/07/2026
	Location :- 80 Eton Close OX28 3GB		Date Returned :-	05/08/2026
	Proposal : Change of use of land to enlarge domestic garden and erection of boundary fencing and gate. (Retrospective).			
	Observations : Witney Town Council objects to this application.			

Members are concerned that the proposal would result in the narrowing and increased restriction of an existing route used by pedestrians, cyclists and mobility scooter users, to the detriment of accessibility and active travel within the locality. The Council considers the retention of safe and convenient routes for non-motorised users to be an important consideration and is concerned that the proposal would diminish this.

Members are also concerned that approval of this application could set an undesirable precedent for similar proposals in the surrounding area, leading to the gradual erosion of these routes and the openness they contribute to the street scene.

The Council notes that the applicant declares that they own the land in question and acknowledges that, should this be confirmed and no public access rights be affected, this will be a matter for the Local Planning Authority to consider. However, Members consider that land ownership does not outweigh the planning concerns arising from the proposal.

Accordingly, Witney Town Council maintains its objection on the grounds of the impact on pedestrians, cyclists and mobility scooter users, together with the precedent that approval may establish within the locality.

398- 8	26/096	Plot Ref :-26/01696/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	22/07/2026
	Location :- 27 South Lawn		Date Returned :-	05/08/2026
	Proposal : Conversion of existing garage to create additional living space.			
	Observations : Witney Town Council has no objections regarding this application.			

398- 9	26/097	Plot Ref :-26/01736/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	24/07/2026
	Location :- 44 Ducklington Lane OX28 5JA		Date Returned :-	05/08/2026
	Proposal : Erection of a two storey side extension to replace garage, erection of single storey rear and front extensions, and 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.			

398- 10	26/098	Plot Ref :-26/01621/LBC	Type :-	LISTED BUI
	Applicant Name :- .		Date Received :-	24/07/2026
	Location :- Blanket Hall 100 High Street OX28 6HL		Date Returned :-	05/08/2026
	Proposal : External works to include repairs to the Bellcote on the roof of the Blanket Hall			
	Observations : Witney Town Council has no objection to this application.			

Members welcome the proposed repairs to the Bellcote and support the continued conservation and protection of this important heritage asset. The Council is particularly pleased to note the intention to retain the known graffiti-marked lead sections and preserve them for heritage and educational purposes

Type :- ADVERTISING

Date Received :- 28/07/2026

Date Returned :- 05/08/2026

Proposal : Installation of externally illuminated fascia sign together with window graphics, applied internally and externally to existing glazing and non-illuminated signage and two internal poster frames to front elevation.

Observations : Witney Town Council has no objection to this application.

Members welcome the amendments made by the applicant in response to comments raised during the previous application process and are pleased to note that the revised signage proposals have taken account of the recommendations of the Conservation and Planning Officers.

The resulting scheme represents a more sympathetic approach to the character and appearance of the building and its setting and is considered to integrate more appropriately within the surrounding streetscape.

Type :- FULL

Date Received :- 28/07/2026

Date Returned :- 05/08/2026

Proposal : Change of use of commercial area of existing live/work unit to create an additional flat.

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

The Meeting closed at : 6:34pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council