

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 28 March 2023

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E WTC/001/23	Approved	43 BURFORD ROAD
E WTC/002/23	Approved	21 STANTON HARCOURT ROAD
E WTC/003/23	Approved	2 SCHOFIELD AVENUE
E WTC/004/23	Approved	30 TOWNSEND ROAD
E WTC/005/23	Approved	2 STANWAY CLOSE
E WTC/006/23	Approved	25 WOODFORD MILL
C WTC/010/23	Approved	15 WESTFIELD ROAD
District COMMENT Officers note the Town Councils comments regarding the proposal to widen the access setting a precedent, however officers are of the opinion that the widening of the access and provision of a new parking space is not considered to have a detrimental visual impact in the street scene due to the residential context of the site and character of the area. As such, the application is considered to be acceptable in visual amenity terms.		Local COMMENT Witney Town Council object to the widening of the dropped kerb - specifically the resulting removal of the double grass verge and loss of green space. Members acknowledge that the grass verge has been lost in other places on Westfield Road but the cumulative effect of this type of development is detrimental to the street scene. Members have no objection to the principle of a single-storey rear extension at this location.
E WTC/011/23	Approved	WITNEY HOUSE
E WTC/015/23	Approved	26 WOODFORD MILL
E WTC/016/23	Approved	WITNEY SERVICE STATION
E WTC/018/23	Approved with Conditions	UNIT 21
E WTC/020/23	Approved	33 BLENHEIM DRIVE
E WTC/021/23	Approved	DOLPHIN HOUSE, 4 WOODGREEN
E WTC/023/23	Approved	24 MARKET SQUARE
E WTC/024/23	Approved	24 MARKET SQUARE
E WTC/025/23	Approved	3 HORNE LANE
E WTC/026/23	Approved	61 NEWLAND MILL
E WTC/028/23	Approved	79A HIGH STREET

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Page No : 2

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E WTC/029/23	Approved	79A HIGH STREET
E WTC/034/23	Approved	58 HERON DRIVE
E WTC/038/23	Approved	238 COLWELL DRIVE
C WTC/053/22 District COMMENT	Approved	THE GRIFFIN INN Local COMMENT While Witney Town Council support the business case of The Griffin Inn, Members note the Conservation Officer response. If the applicant is able to address these concerns, a revised application would be welcomed and Witney Town Council support and encourage the improvement of services and facilities at the premises.
C WTC/054/22 District COMMENT	Approved	THE GRIFFIN INN Local COMMENT While Witney Town Council support the business case of The Griffin Inn, Members note the Conservation Officer response. If the applicant is able to address these concerns, a revised application would be welcomed and Witney Town Council support and encourage the improvement of services and facilities at the premises.
E WTC/063/22	Approved	T ROBINS BUILDING
WTC/098/22	Approved	92 CORN STREET
E WTC/105/22	Approved	ABBOTT DIABETES CARE
E WTC/106/22	Approved	52 BURFORD ROAD
E WTC/107/22	Approved	35 - 37 WOODGREEN
E WTC/108/22	Approved	24 MARKET SQUARE
E WTC/110/22	Approved	UNITS A,B,C & 13
E WTC/111/22	Approved	77 HIGH STREET
E WTC/116/22	Approved	30 HOLLOWAY ROAD
E WTC/117/22	Approved	36 RALEGH CRESCENT
E WTC/118/22	Approved	47 RALEGH CRESCENT
E WTC/119/22	Approved	92 CORN STREET

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Page No : 3

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E WTC/121/22	Approved	4 CHESTNUT CLOSE
E WTC/122/22	Approved	10 MOOR AVENUE
E WTC/125/22	Approved	1 WESLEY WALK
E WTC/126/22	Approved	155 BURWELL DRIVE
E WTC/129/22	Approved	10 - 12 HIGH STREET
E WTC/130/22	Approved	10 - 12 HIGH STREET
E WTC/131/22	Approved	25B THE SPRINGS
E WTC/132/22	Approved	3 TUNGSTEN PARK
E WTC/133/22	Approved	16 EARLY ROAD
E WTC/135/22	Approved	UNIT 1A
E WTC/136/22	Approved	187 QUEEN EMMAS DYKE
E WTC/137/22	Approved	GROUND FLOOR UNIT
E WTC/138/22	Approved	6 THE OLD COACHYARD
E WTC/139/22	Approved	4 CHURCH LANE
E WTC/140/22	Approved	13 CHURCH VIEW
E WTC/141/22	Approved	8 MARKET SQUARE
E WTC/143/22	Approved	49 NEWLAND
E WTC/144/22	Approved	BEEKEEPERS
E WTC/145/22	Approved	NEWLAND INDUSTRIAL ESTATE
E WTC/146/22	Approved	18A CHURCH GREEN
E WTC/147/22	Approved	18A CHURCH GREEN

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Page No : 4

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E WTC/148/22	Approved	84 BURWELL MEADOW
E WTC/150/22	Approved	9 HAZEL CLOSE
E WTC/151/22	Approved	ELIM PENTECOSTAL CHURCH
E WTC/152/22	Approved	17 CURBRIDGE ROAD
E WTC/156/22	Approved with Conditions	NEWLAND INDUSTRIAL ESTATE
E WTC/157/22	Approved	174 MANOR ROAD
E WTC/158/22	Approved	93 WATERFORD ROAD
E WTC/159/22	Approved	1 FRENCH CLOSE
E WTC/161/22	Approved	WITNEY SERVICES
E WTC/162/22	Approved	4 WITAN PARK INDUSTRIAL ESTATE
E WTC/165/22	Approved	11 BROADWAY CLOSE

REFUSED PLANNING PERMISSIONS

C WTC/007/23	Refused	38 WINFIELD DRIVE
District COMMENT 1. The proposed loft conversion by reason of its scale, siting, design and form would be transformative and harmful to the appearance and character of the host dwelling and would be out of keeping with the pattern of development in the area. The proposal is therefore considered contrary to Policies OS2, OS4 and H6 of the West Oxfordshire Local Plan 2031, the relevant pages of the NPPF 2021, the National Design Guide and the West Oxfordshire Design Guide		Local COMMENT 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.
E WTC/008/23	Refused	14 CHURCH GREEN
C WTC/012/23	Refused	34 SCHOFIELD AVENUE
District COMMENT 1. The proposed two storey extension by reason of its form, siting, design and size would create an incongruous and over dominant feature which would fail to respect the form and character of the main dwelling house and fails to represent a secondary and subservient addition to the main dwellinghouse. As well as negatively impact neighbouring amenity. The proposal is therefore considered contrary to Policies OS2, OS4 and H6 of the West Oxfordshire Local Plan 2031, therelevant pages of the NPPF 2019, the National Design Guide and the West Oxfordshire Design		Local COMMENT 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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Page No : 5

REFUSED PLANNING PERMISSIONS

Guide.

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| <p>C WTC/109/22 Refused</p> <p>District COMMENT The proposed first floor and two storey extensions and alteration to fenestration by reason of the siting, design and form would create an incongruous and dominant feature that is not in keeping with the existing host dwelling. In addition, the proposed would be visible within the streetscene, and would result in harm to the visual appearance and character of the existing streetscene and wider Conservation Area. The proposal is therefore considered contrary to Policies OS2, OS4, EH10, EH16 and H6 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide, the National Design Guide and the relevant paragraphs of the National Planning Policy Framework.</p> | <p>21 STANTON HARCOURT ROAD</p> <p>Local COMMENT 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.</p> |
| <p>E WTC/114/22 Refused</p> | <p>MULBERRY HOUSE, 9 CHURCH GREEN</p> |
| <p>C WTC/134/22 Refused</p> <p>District COMMENT 1. By reason of their design, massing and scale, the removal of existing rear conservatory, two storey side extension to existing garage, front porch extension, rear single storey extension and access to rear and front for parking would be an incongruous addition to the host dwelling as they are not of a sympathetic design or form. In addition, the proposed side extension would be visible within the streetscene, and result in harm to the visual appearance and character of the existing streetscene. The proposal is considered contrary to Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan, the West Oxfordshire Design Guide, the National Design Guide and the relevant paragraphs of the NPPF.</p> <p>2. By reason of its siting and scale, the development would result in a cramped and contrived development which would have an adverse impact on the open character of the housing development, which would fail to preserve or enhance the character of the conservation area. The proposal would result in less than substantial harm, which would fail to be outweighed by the public benefits of the proposed development. Consequently the proposal would fail to comply with policies OS2, OS4 and EH10 of the West Oxfordshire Local Plan 2031, Section 16 of the National Planning Policy Framework, the WODC Design Guide 2016, and Section 72(1) of the Planning (Listed Building and Conservation Areas) Act 1990.</p> | <p>2 JACOBS CLOSE</p> <p>Local COMMENT 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.</p> |
| <p>C WTC/153/22 Refused</p> <p>District COMMENT</p> | <p>46A MARKET SQUARE</p> <p>Local COMMENT Witney Town Council note the comments from the technical consultees for this application, and are happy to support the proposal if the recommendations from those consultees are met. Particular attention should be paid to the SUDS strategy and suggested planning conditions from the</p> |

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Page No : 6

REFUSED PLANNING PERMISSIONS

C WTC/154/22 Refused
District COMMENT

Drainage Officer, and members request that all these recommendations are included should the application be approved.

46A MARKET SQUARE

Local COMMENT Witney Town Council note the comments from the technical consultees for this application, and are happy to support the proposal if the recommendations from those consultees are met. Particular attention should be paid to the SUDS strategy and suggested planning conditions from the Drainage Officer, and members request that all these recommendations are included should the application be approved.

OTHER PLANNING DETAILS

WTC/120/22	Withdrawn	63 OXLEASE
WTC/123/22	Withdrawn	96 HIGH STREET
WTC/124/22	Withdrawn	96 HIGH STREET
WTC/127/22	Withdrawn	96A HIGH STREET
WTC/128/22	Withdrawn	96A HIGH STREET
WTC/142/22	Withdrawn	43 BURFORD ROAD
WTC/160/22	Withdrawn	73 HIGH STREET
WTC/164/22	Withdrawn	124 CORN STREET