

**NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council**

**Minute Ref 9**

**Tue 13 June 2023**

**District Ref**

' C ' Contrary to District 'CD' Contrary Delegated  
' D ' Delegated  
' E ' Endorsed by District 'ED' Endorsed Delegated

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**GRANTED PLANNING PERMISSIONS**

<b>E</b> WTC/009/23	Approved	42 THE CROFTS
<b>E</b> WTC/013/23	Approved	PRIORY HOUSE
<b>E</b> WTC/014/23	Approved	PRIORY HOUSE
<b>C</b> WTC/017/23 District COMMENT	Approved	THE ANNEXE, 124 CORN STREET Local COMMENT Witney Town Council object to this application. The annexe, if made a separate dwelling, does not comprise sufficient amenity space for an acceptable level of quality of living.
<b>E</b> WTC/030/23	Approved	ABBOTT DIABETES CARE
<b>E</b> WTC/031/23	Approved	70 HIGH STREET
<b>E</b> WTC/032/23	Approved	UNIT 4 MILLBUCK IND EST
<b>E</b> WTC/033/23	Approved	35 - 37 WOODGREEN
<b>E</b> WTC/035/23	Approved	19 TOWER HILL
<b>E</b> WTC/036/23	Approved	18 PAINSWICK CLOSE
<b>C</b> WTC/039/23 District COMMENT 1 The use hereby permitted shall be for a limited period of 1 year from the date of this notice. REASON: The use is only justified in the light of the special circumstances of the case.  2 That the development be carried out in accordance with the approved plans listed below. REASON: For the avoidance of doubt as to what is permitted.  3 The personal training/gym use shall only be operated for commercial purposes by the occupants of 90 Raleigh Crescent, Witney, OX28 5F and shall not be operated by third party or commercial enterprises. REASON: The application is approved on the particular circumstances of the case and to be used other than its approved use will require further assessment with regards to amenity and parking.  4 The premises shall not be open for clients outside the hours of: Monday and Friday 07:00-18:00; Tuesday, Wednesday, Thursday 10:00 to 20:00; Saturday 08:00-17:00 The premises shall not open for clients on Sundays or Bank Holidays. A schedule of appointments shall be kept and made available to the Local Planning Authority on request.	Approved with Conditions	90 RALEGH CRESCENT Local COMMENT Witney Town Council object to this application. The scale of the operation is inappropriate in this residential area. The associated issues of noise disturbance, light disturbance, excessive vehicle movements and parking are detrimental to residents of neighbouring properties. Policy OS2 requires that development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants. Further, Policy OS4 requires that development not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties.

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REASON: Control is required in the interests of protecting neighbouring amenity.

5 The premises shall not be open for clients for more than 35 hours per week. A schedule of appointments shall be kept and made available to the Local Planning Authority on request.

REASON: Control is required in the interests of protecting neighbouring amenity.

6 No more than 8 clients will be received per day, no more than 3 clients will be received in any one session and all clients shall be by appointment only.

REASON: Control is required in the interests of protecting neighbouring amenity.

7 The use hereby permitted shall be limited to the area outlined in green shown on submitted drawing 1620\_203p01 (Plan and elevations).

REASON: For the avoidance of doubt as to what is permitted.

8 A noise management plan shall be submitted to the Local Planning Authority for approval within 3 months of the date of this permission. The approved noise management plan shall be implemented in full and shall be adhered to in perpetuity.

REASON: Control is required in the interests of protecting neighbouring amenity.

**C** WTC/040/23

Approved

District COMMENT Officers consider that the proposed increase in opening hours to be reasonable given the town centre location of the venue. It is recognised that the proposed change in opening hours is likely to prolong the noise omitted from the premises which may be heard by the neighbouring residential properties. However, given the modest increase in the hours proposed, the mitigation measures which are to be included within the condition and that town centres do have higher associated noise levels, officers do not consider that the proposed development would give rise to levels of harm in terms of neighbouring amenity issues, such as noise and disturbance, which would warrant the refusal of this application.

Officers also note that no objection was received from the Noise and Amenities Officer. The Noise and Amenities Officer did request a condition relating to the occupancy of the residential property directly above the site however, this cannot be applied to the consent of this application as the residential property does not fall within the planning unit of this application. The WODC Noise and Amenities Officer did however confirm that even without the occupancy condition suggested, they would have no objections to the proposed increase in opening hours.

**E** WTC/041/23

Approved

**8 MARKET SQUARE**

Local COMMENT Witney Town Council object to this application for variation of Condition 3 of permission 22/02411/FUL to extend the opening hours. Whilst the consultee comments from ERS are creative they don't alleviate noise and disturbance issues for nearby residential properties. Members are concerned that it is too soon since the premises first opened for the impacts to have been measured, and that the development become better established before extended opening hours be given consideration.

**PRIORY HOUSE**

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<b>E</b> WTC/042/23	Approved	PRIORY HOUSE
<b>E</b> WTC/043/23	Approved	THE ANNEXE, 124 CORN STREET
<b>E</b> WTC/044/23	Approved	38 WINFIELD DRIVE
<b>E</b> WTC/045/23	Approved	3 BRIDGE STREET
<b>E</b> WTC/046/23	Approved	35 - 37 WOODGREEN
<b>E</b> WTC/047/23	Approved	70 HIGH STREET
<b>E</b> WTC/048/23	Approved	71 BURFORD ROAD
<b>E</b> WTC/049/23	Approved	34 TOWNSEND ROAD
<b>E</b> WTC/050/23	Approved	107 BURFORD ROAD
<b>E</b> WTC/051/23	Approved	104 BARRINGTON CLOSE
<b>E</b> WTC/053/23	Approved	7 SPRING MEADOW
<b>E</b> WTC/057/23	Approved	1 ST MARYS COURT
<b>E</b> WTC/058/23	Approved	111 MANOR ROAD
<b>E</b> WTC/060/23	Approved	13 WESSEX COURT
<b>E</b> WTC/061/23	Approved	20 WESTCOTE CLOSE
<b>C</b> WTC/062/23	Approved	18 TAPHOUSE AVENUE
District COMMENT The proposed extension is relatively modest and whilst is the first in the locality of a full front extension, it has been considered that it would not obscure the host dwelling nor appear incongruous in this location. It has also been addressed that there would be no additional highways harms as a result of the front extension. In addition, it has been considered that any neighbouring amenity harms would not be detrimental nor warrant a refusal reason.		Local COMMENT Witney Town Council object to this application. The proposed extended frontage is not in keeping with neighbouring properties and will appear incongruous in the streetscene. The proposed development will leave insufficient space for parking, with the potential that vehicles will be encroaching on the available public space, including the footpath. The application does not comply with the General Principles of policy OS2 of the West Oxfordshire Local Plan 2031 - the proposed development does not form a logical complement to the existing scale and pattern of development.
<b>E</b> WTC/063/23	Approved	55 CORN STREET

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E WTC/064/23	Approved	34 ORCHARD WAY
E WTC/065/23	Approved	55 CORN STREET
E WTC/067/23	Approved	26 HAZEL CLOSE
E WTC/068/23	Approved	69 STOW AVENUE
E WTC/069/23	Approved	26 FAIRFIELD DRIVE
E WTC/070/23	Approved	10 TETBURY DRIVE
E WTC/073/23	Approved	7 LIME WALK

### **REFUSED PLANNING PERMISSIONS**

**C** WTC/022/23 Refused  
District COMMENT 1. The application conflicts with Policy

LAND SOUTH EAST OF OXFORD HILL  
Local COMMENT Witney Town Council have reviewed the latest documents for this proposed development and acknowledge the amendments, including revisions to building heights and Biodiversity Net Gain. Further to previous consultee comments from this Council, we make the following additional observations:

Members note the increase in Biodiversity Net Gain, however, a more ambitious approach is encouraged for this site, where there is much opportunity.

Members discussed the importance and value of many mature trees on the site. It is the opinion of the Climate, Biodiversity & Planning Committee that these trees are irreplaceable. Members request that should consent be granted, a suitable planning condition is included to ensure that these trees are given adequate root protection during and after construction, and that root protection areas are identified on site by physical barriers for the duration of construction works.

Although already raised in previous comments, Witney Town Council wishes to express the importance of a commitment from Thames Water ahead of any consent being granted. The Town Council has little confidence in the capacity provided by the local water and sewerage company, and ask for reassurances that drainage and sewerage infrastructure for Witney as a whole will be able to absorb the increased capacity required from this proposed major development.

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WIT1 (part b) in that it does not propose a comprehensive development which is led by an agreed masterplan.

2 The proposed development fails to demonstrate that the proposed development can be satisfactorily accommodated on the site without significant landscape harm given the proposed building heights, land uses, densities and its sensitive elevated landform. This would be to the detriment of the surrounding rural landscape and the setting of Witney. The views of St Mary's Church would also be negatively impacted upon by the proposed development. The proposal fails to demonstrate a high quality design and development that would be sustainable and that would provide an integrated community that would form a positive addition to Witney in conflict with Policies OS2, OS4, EH2, EH5, EH9, EH11 and EH13 of the West Oxfordshire Local Plan to 2031, the West Oxfordshire Design Guide, relevant paragraphs of the NPPF and the National Design Guide.

3. The proposed development fails to provide sufficient information with regards to demonstrating a measurable biodiversity net gain and the proposed contribution towards local landscape projects is inadequate. The development proposals therefore do not comply with the requirements of Local Plan Policies, EH2, EH3, EH4, WIT1 and WIT6, and relevant paragraphs of the NPPF.

4. The applicant has not entered into a legal agreement or agreements to secure the provision of affordable housing; or contributions to sport and leisure; public transport; highways improvement schemes/connections; education; waste; biodiversity net gain or the Lower Windrush Valley Project. The proposal conflicts with West Oxfordshire Local Plan 2031 Policies H3, EH3, EH4, EH5, T1, T2, T3 and OS5.

Members ask that as far as possible, the developer puts in place the pedestrian and cycle path connections in the earliest phase of development, rather than on its completion.

Finally, Members wanted to reiterate their disappointment in the loss of the Community Hub and ask that all options for this continue to be explored.

**C WTC/037/23**

**Refused**

District COMMENT The proposed one and half storey rear extension, by reason of its siting, scale, form and design fails to preserve the character and appearance of the host dwelling or the pattern of development within the locality. As such, the proposed development will appear as an incongruous addition to the detriment of the visual character and appearance of the property. The proposal is considered contrary to Policies OS2 and OS4 of the adopted West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide.

**52 BURFORD ROAD**

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.

**C WTC/052/23**

**Refused**

District COMMENT 1. The proposed first floor and two storey extension, by reason of their siting, scale, form and design fails to preserve the character and appearance of the host dwelling or the pattern of development within the locality. As such, the proposed development will appear as an incongruous addition to the detriment of the visual character and appearance of the area. The proposal is considered contrary to Policies OS2, OS4 and H6 of the adopted West Oxfordshire Local Plan 2031, the relevant paragraphs of the

**180 FARMERS CLOSE**

Local COMMENT While Witney Town Council does not object to this application, members ask that the proposed development does not have detrimental impact on the amenity of the neighbouring property.

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### **REFUSED PLANNING PERMISSIONS**

NPPF and the West Oxfordshire Design Guide.

2 . The proposed development, by reason of its scale, design and siting in close proximity to the adjoining neighbour no. 181 Farmers Close would give rise to unacceptable levels of harm in terms of overbearing impact, to the detriment of the amenity of the neighbouring property. As such, the proposal is considered contrary to Policies OS2 and H6 of the adopted West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF.

**C** WTC/055/23 Refused  
District COMMENT Insufficient information has been submitted to demonstrate that the need for the proposed development would outweigh the potential harm to the significance of this listed building and Conservation Area. The less than substantial harm which would result from the development proposed would not be outweighed by any discernible public benefits, and the potential harm which would result from the development is not justified. As such the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies OS2, OS4, EH9, EH10 and EH11 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016 and the relevant paragraphs of the NPPF.

**74 WEST END**  
Local COMMENT Witney Town Council has no objections regarding this application.

**C** WTC/056/23 Refused  
District COMMENT Insufficient information has been submitted to demonstrate that the need for the proposed development would outweigh the potential harm to the significance of this listed building. As such the proposal is contrary to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and heritage aims of Policies OS2, OS4, EH9 and EH11 of the adopted West Oxfordshire Local Plan 2031 and the relevant paragraphs of the NPPF.

**74 WEST END**  
Local COMMENT Witney Town Council has no objections regarding this application.

**C** WTC/059/23 Refused  
District COMMENT By reason of the design, massing and scale the erection of a proposed single storey side extension, is considered an incongruous addition to the host dwelling as it is not of a sympathetic scale or form. In addition, the proposed works would result in an over dominating addition to the host dwelling and significantly alters the character of the modest 1 bedroom dwellinghouse. The extension will also have a negative impact on the character and appearance of the locality and will result in harm. The proposal is considered contrary to Policies OS2, OS4 and H6 of the adopted West Oxfordshire Local Plan, the West Oxfordshire Design Guide, the National Design Guide and the relevant paragraphs of the NPPF.

**2A SPRINGFIELD PARK**  
Local COMMENT Witney Town Council are pleased to note that soakaways for sustainable drainage are to be incorporated in this development . Witney Town Council have no objections to this application.

### **OTHER PLANNING DETAILS**

WTC/113/22

Withdrawn

COGGES MANOR FARM