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

Held on Tuesday, 25 July 2023

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

### Present:

Councillor A Bailey (Chair)

Councillors:	G Meadows S Simpson D Temple	G Doughty (In place of O Collins) J Treloar (In place of J Robertshaw)
Officers:	Adam Clapton Claire Green	Deputy Town Clerk Administration Support - Planning & Stronger Communities
Others:	1 member of the public.	

### P411 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R Smith, J Aitman, O Collins, and J Robertshaw. Councillors G Doughty and J Treloar attended as substitutes for O Collins and J Robertshaw respectively.

### P412 DECLARATIONS OF INTEREST

There were no declarations of interest from Members or Officers.

### P413 PUBLIC PARTICIPATION

Councillor D Edwards-Hughes attended the meeting as a member of the public and spoke on agenda item 6.3. He took no part in the discussion on this item or the rest of the meeting.

### P414 MINUTES

The minutes of the Climate, Biodiversity & Planning Committee meetings held on 13 June and 4 July 2023 were received.

### Resolved:

That, the minutes of the Climate, Biodiversity & Planning Committee meetings held on 13 June and 4 July 2023 be approved as a correct record of the meeting and be signed by the Chair.

P415 **FINANCE REPORT**

The Committee received and considered the financial report of the Responsible Financial Officer showing figures for aspects under its remit.

**Resolved:**

That, the report be noted.

P416 **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.

P417 **PLANNING DECISIONS**

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

**Resolved:**

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

P418 **WITNEY TRAFFIC ADVISORY COMMITTEE MEETING MINUTES - 13 JUNE 2023**

The Committee received the minutes of the Witney Traffic Advisory Committee (WTAC) meeting held on 13 June 2023.

**Resolved:**

That, the minutes of the WTAC meeting held on 13 June 2023 be noted.

P419 **NOTICE OF PLANNING APPEAL DECISION - 118C QUARRY ROAD, WITNEY**

The Committee received notice of planning appeal decision APP/D3125/W/22/3309162 – 118C Quarry Road, Witney.

**Resolved:**

That, the planning appeal decision be noted.

P420 **OXFORDSHIRE COUNTY COUNCIL - A40 ACCESS TO WITNEY - SIDE ROADS ORDER & COMPULSORY PURCHASE ORDER**

The Committee received notice of the A40 Access to Witney Side Roads & Compulsory Purchase Order from Oxfordshire County Council.

The Order was part of the larger scheme for this development and although there was an option to submit a representation, Members agreed this was outside the town council's remit but looked forward to seeing further plans as the scheme progressed.

**Resolved:**

That, the Order be noted.

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The meeting closed at: 7.04 pm

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Chair

# Minute Item P416

## Witney Town Council

### Planning Minutes - 25th July 2023

416

416- 1 WTC/105/23 Plot Ref :-23/01650/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 03/07/2023  
Location :- 59 RALEGH CRESCENT Date Returned :- 26/07/2023  
RALEGH CRESCENT

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.

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416- 2 WTC/106/23 Plot Ref :-23/01681/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 05/07/2023  
Location :- 28 WOODLANDS ROAD Date Returned :- 26/07/2023  
WOODLANDS ROAD

Proposal : Proposed 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.

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416- 3 WTC/107/23 Plot Ref :-23/01525/S73 Type :- VARIATION  
Applicant Name :- . Date Received :- 17/07/2023  
Location :- LAND (E) 432925 (N)209696 Date Returned :- 26/07/2023  
DOWNS ROAD  
CURBRIDGE

Proposal : Variation of condition 13 of planning permission 21/02364/FUL to refer to lighting plan 2250 P3 C401 A and Southgate Lighting Report. (Retrospective).

Observations : Witney Town Council object to this application:

1. Witney Town Council question the validity of the application documents. The number of lights that have already been installed exceeds the number of lights that are shown on the plan. The lights are not labelled on the plan and there is no reference or symbol to the lighting on the key. Without a plan which shows clearly what is being proposed (or being granted consent retrospectively), Members do not have faith that a scheme can be considered or agreed, or that enforcement of any consent would be achievable in future.

2. The installed lighting is harmful to neighbouring residential properties. The lights are illuminating gardens and shine in the windows.

3. The proposed buffer, designed to mitigate the light spill, is not fit for purpose. The existing planting is not providing mitigation and members are doubtful that even when the planting matures it will be able to screen the light spill effectively

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– particularly given that some of the planted specimens are deciduous.

4. The application does not specify any darkness periods. Members ask that any scheme includes provision for some dark hours and that creative options are considered whereby lights are only in use when required for operational reasons on the site. Both in the interest of energy waste and to reduce the environmental impact of artificial light in hours of darkness.

Policy OS2 states that all development should "Be compatible with adjoining uses and not have a harmful impact of the amenity of existing occupants". Further, Policy EH8 states that "New development should not take place in areas where it would cause unacceptable nuisance to the occupants of nearby land and buildings from noise and disturbance".

The lighting that has already been installed is reportedly having a harmful impact for neighbouring residents and therefore Witney Town Council do not find this scheme to be policy compliant.

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416- 4	WTC/108/23	Plot Ref :-23/01099/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	17/07/2023
	Location :- MEADOW COTTAGE NEW YATT ROAD		Date Returned :-	26/07/2023
	Proposal :	Renovation works to include erection of a two storey and single storey rear extension, demolition of existing garage and outbuilding, and construction of replacement detached garage with ancillary living accommodation above. Alterations to existing vehicular access.		
	Observations :	Witney Town Council welcome the biodiversity report and ask that the recommendations in the ecology report, including the bat surveys, are strictly adhered to.		
		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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416- 5	WTC/109/23	Plot Ref :-23/01754/S73	Type :-	VARIATION
	Applicant Name :- .		Date Received :-	17/07/2023
	Location :- 48 SHERBOURNE ROAD SHERBOURNE ROAD		Date Returned :-	26/07/2023
	Proposal :	Variation of condition 4 (details of fence colour) of planning permission 21/02805/FUL to allow changes to fence.		
	Observations :	Witney Town Council have no objection to this application and acknowledge the efforts of the applicant to include the hedgehog highway in the development.		

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416- 6	WTC/110/23	Plot Ref :-23/01662/FUL	Type :-	FULL
	Applicant Name :- .		Date Received :-	17/07/2023
	Location :- SAINSBURYS SUPERMARKET WITAN WAY		Date Returned :-	26/07/2023
	Proposal :	Installation of new and replacement plant in the service yard of the Witney Sainsburys store.		
	Observations :	Witney Town Council has no objections regarding this application.		

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416- 7 WTC/111/23 Plot Ref :-23/01615/FUL Type :- FULL  
Applicant Name :- . Date Received :- 17/07/2023  
Location :- SAINSBURYS SUPERMARKET Date Returned :- 26/07/2023  
WITAN WAY  
Proposal : Erection of new entrance lobby and relocation of existing ATM.  
Observations : Witney Town Council has no objections regarding this application.

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416- 8 WTC/112/23 Plot Ref :-23/01616/ADV Type :- ADVERTISIN  
Applicant Name :- . Date Received :- 17/07/2023  
Location :- SAINSBURYS SUPERMARKET Date Returned :- 26/07/2023  
WITAN WAY  
Proposal : Installation of non illuminated signage to external ATM.  
Observations : Witney Town Council has no objections regarding this application.

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416- 9 WTC/113/23 Plot Ref :-23/01617/FUL Type :- FULL  
Applicant Name :- . Date Received :- 17/07/2023  
Location :- SAINSBURYS SUPERMARKET Date Returned :- 26/07/2023  
WITAN WAY  
Proposal : Works within the car park of the existing food store to include erection of thirteen replacement trolley shelters and formation of additional parent and child parking spaces.  
Observations : Witney Town Council welcomes the proposals to increase parent and child spaces as part of this overhaul of the car parking area but is very disappointed there are no additional cycle racks/shelters proposed on the plans.

The current cycle rack provision is wholly inadequate, Sainsbury's should be planning and developing a vision for sustainable transport infrastructure as part of this 'Stores of the Future' initiative. The number of cycle racks should be increasing and all entrances to the site should be made easily and safely accessible to cyclists; As such, there should be acknowledgement on the plan that the "pedestrian access" on Farm Mill Lane is a suitable shared use cycle and footpath.

Parking changes in such a key Witney location should plan for cycle parking and any approach should be informed by the adopted Oxfordshire County Council Local Cycling & Walking Infrastructure Plan, which identifies supermarkets as a top trip generator and states, 'Cycle parking - should be secure and conveniently located for where people want to travel. This could include cycle hubs at public transport interchanges or 'Sheffield' cycle stands outside key trip generators. Cycle parking should accommodate all types of bikes, including adapted bikes and cargo bikes.'

The Town Council would like to see the current number of cycle racks trebled to make it safe to ride to and appealing to use and would like to advise there are opportunities within the LCWIP (proposals 18, 28 and 63) that would lead to the store which Sainsburys could contribute to as part of this initiative. Additional plans would be welcomed on the above issues before a decision is made.

Further, Members note that there is no provision for EV points within the site. As previously stated, the applicant should be developing proposals that incorporate future transport strategy, with an expectation that there will be an increased need for EV charging points.

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The Meeting closed at : 7:04pm  
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Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Witney Town Council