

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

**Minute Ref 7**

**Tue 28 November 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/090/23	Approved with Conditions	LAND EAST OF
<b>E</b> WTC/096/23	Approved	LAND WEST OF WITNEY
<b>C</b> WTC/107/23 District COMMENT	Approved	LAND (E) 432925 (N)209696 Local COMMENT 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 – 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.
<b>E</b> WTC/122/23	Approved with Conditions	UNIT 13 EAGLE IND EST

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<b>E</b> WTC/125/23	Approved	2 SNOWSHILL DRIVE
<b>E</b> WTC/126/23	Approved	5 OAKDALE ROAD
<b>E</b> WTC/129/23	Approved	FRIENDS COTTAGE
<b>E</b> WTC/130/23	Approved	FRIENDS COTTAGE
<b>E</b> WTC/131/23	Approved	12 NEWLAND MILL
<b>C</b> WTC/132/23 District COMMENT	Approved	LAND(E) 432925 (N)209696 Local COMMENT Witney Town Council object to this application.

Members acknowledge the applicant's further documents and response to an earlier representation from the Town Council but would like to make the following additional comments.

1. The applicant states that baffles have been installed on the existing lighting to assist in prevention of light spill. Residents have been consulted on this and have reported no betterment in the situation. The installed lighting remains harmful to residential properties neighbouring the site. The lights are continuing to illuminate gardens and shine into the windows of living areas including living rooms and bedrooms.

2. The applicant states that "The landscape buffer between the employment and residential is not the responsibility of the applicant, it is located outside the redline of the development. The landscaping submitted by the wider consortium was submitted to the council for approval and was considered acceptable". Witney Town Council understand that Planning Permission 21/02364/FUL for this application site includes provision for landscaping obligations at both Condition 14 and Condition 15. It is unclear to the Town Council how landscaping is not the responsibility of the applicant based on the documents available?

3. Given the reported harm of the lighting, Witney Town Council request that measuring and review take place - Members acknowledge the responses from ERS and Environmental Health, but ask if site visits have been carried out by the relevant technical consultees during hours of darkness? It is unclear what, if any, on site assessments have taken place. Witney Town Council are aware that residents would welcome the opportunity for the light spill at their properties be assessed and measured during darkness hours. Witney Town Council request that

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this monitoring and measuring be carried out by West Oxfordshire District Council before any approval being considered.

4. Witney Town Council do not have the technical expertise to offer up further solutions. Members support business and employment in the town and realise that it is a balancing act to support business whilst offering protection to residential amenity. Members would welcome further positive suggestions on the lighting scheme from the applicant in liaison with Planning Officers and their Technical Consultees. Perhaps what is currently installed is not the best option for commercial sites that closely neighbour residential properties? Are there other forms of lighting design that could meet the operational needs of the business, whilst causing less light pollution outside of the site?

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. It is clear to Members that the installed lighting is causing considerable distress for neighbouring residents and therefore Witney Town Council do not find this scheme to be policy compliant.

E WTC/133/23	Approved	26 WATERFORD ROAD
E WTC/135/23	Approved	SAINSBURY SUPERMARKET
E WTC/136/23	Approved	127 FARMERS CLOSE
E WTC/138/23	Approved	33 MOORLAND CLOSE
E WTC/140/23	Approved	UNIT 7 MARRIOTTS WALK
E WTC/144/23	Approved	16 CHURCH GREEN
E WTC/145/23	Approved	16 CHURCH GREEN
E WTC/146/23	Approved	UNIT 13, EAGLE IND ESTATE

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E WTC/147/23

Approved

JASON HYDRAULICS LTD