

Witney Town Council

Planning Minutes - 28th November 2023

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640- 1 WTC/155/23 Plot Ref :-23/02307/FUL Type :- FULL
Applicant Name :- . Date Received :- 07/11/2023
Location :- 63 ETON CLOSE Date Returned :- 29/11/2023
ETON CLOSE
Proposal : Change of use of land to extend domestic curtilage (retrospective)
Observations : Witney Town Council has no objections regarding this application.

640- 2 WTC/156/23 Plot Ref :-23/02789/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 08/11/2023
Location :- 1 ELM CLOSE Date Returned :- 29/11/2023
ELM CLOSE
Proposal : Erection of single and two storey front extensions with associated works including additional hardstanding and extended dropped kerb.
Observations : While Witney Town Council does not object to this application in terms of material concerns, it notes the considerable loss of permeable drainage - from both the extended footprint and the additional hardstanding for parking. Whilst the development might be deemed small, Members expressed concern that surface water is to discharge to existing drainage, with the possibility of this causing increased flood risk elsewhere. Members ask that mitigating measures, including permeable paving are considered, to help decrease the possibility of surface water flooding in this and surrounding areas, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

640- 3 WTC/157/23 Plot Ref :-23/02759/ADV Type :- ADVERTISIN
Applicant Name :- . Date Received :- 08/11/2023
Location :- 27 MARKET SQUARE Date Returned :- 29/11/2023
MARKET SQUARE
Proposal : Erection of non-illuminated fascia sign and x2 hanging signs.
Observations : Witney Town Council has no objections regarding this application.

640- 4 WTC/158/23 Plot Ref :-23/02629/FUL Type :- FULL
Applicant Name :- . Date Received :- 08/11/2023
Location :- WITNEY SERVICE STATION Date Returned :- 29/11/2023
WELCH WAY
Proposal : Installation of two EV chargers along with four EV charger bays with canopy and associated works.
Observations : Witney Town Council has no objections regarding this application.

640- 5 WTC/159/23 Plot Ref :-23/02761/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 08/11/2023
Location :- CROFTDOWN Date Returned :- 29/11/2023
CORN STREET
Proposal : Alterations to include construction of dormers to rear roof slope and insertion of folding doors to front elevation.
Observations : Witney Town Council has no objections regarding this application.

640- 6 WTC/160/23 Plot Ref :-23/02762/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 08/11/2023
Location :- CROFTDOWN Date Returned :- 29/11/2023
CORN STREET
Proposal : Internal and external alterations to include changes to floor layouts, construction of dormers to rear roof, changes to conservatory French doors and installation of folding doors to front elevation, along with removal of ramps. Internal alterations to include changes to first and second floor bathrooms, removal of gas fires and reopening of fireplaces to second floor and attic. Exterior works to include re-pointing and masonry repairs to elevations.
Observations : Witney Town Council has no objections regarding this application.

640- 7 WTC/161/23 Plot Ref :-23/02636/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 08/11/2023
Location :- 36 BEECH ROAD Date Returned :- 29/11/2023
BEECH ROAD
Proposal : Removal of garage and erection of single storey side 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.

640- 8 WTC/162/23 Plot Ref :-23/02856/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 08/11/2023
Location :- KINGSMEAD Date Returned :- 29/11/2023
51 WOODLANDS ROAD
WOODLANDS ROAD
Proposal : Proposed garage conversion, erection of single storey front and side extension, proposed conservatory and internal alterations.
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.

640- 9 WTC/163/23 Plot Ref :-23/02819/FUL Type :- FULL
Applicant Name :- . Date Received :- 08/11/2023
Location :- 65 ETON CLOSE Date Returned :- 29/11/2023
ETON CLOSE
Proposal : Change of use of land from agricultural to extend domestic garden.
(Retrospective).
Observations : Witney Town Council has no objections regarding this application.

640- 10 WTC/164/23 Plot Ref :-23/02731/FUL Type :- FULL
Applicant Name :- . Date Received :- 13/11/2023
Location :- THE COFFEE SHED Date Returned :- 29/11/2023
THE LEYS
Proposal : Demolition of existing hub and erection of replacement hub and community facilities, installation of court lighting, creation of new pedestrian access, extension to existing car park, creation of changing and shower facilities from former depot facility and resurfacing of tennis courts to provide new tennis courts, MUGA and Padel courts and installation of canopies above Padel courts together with associated works.
Observations : Witney Town Council welcome this proposal and supports the application which will bring new recreational opportunities and facilities to this much used site in Witney under the Council's control. However, Members acknowledge concerns raised by residents via this planning process and ask that the applicant considers appropriate solutions to address these.

Members of the Climate, Biodiversity & Planning Committee heard a further representation from neighbouring residents, that residents support the application in principle but have concerns about the increased on-site parking and associated traffic. The increase in vehicle movements will be detrimental to the safety of users of The Leys, since access will be via the existing narrow lane. This path is used by runners, walkers and dog walkers as a circular route as well as residents of nearby 'Fernleigh' extra care home (the paved loop can be used by wheelchairs and mobility scooters), the path is regularly crossed by families and children that are visiting the park and will run across to use the WC facilities, residents from Buttercross Lane and the surrounding area (especially families and children) access The Leys from the existing gate that leads into the park area, The Leys is very well used by visitors walking dogs and dogs are commonly being exercised off-lead.

Witney Town Council ask that the applicant considers these comments raised by residents, for a reduction in the car parking spaces, that the few spaces be restricted to staff parking, plus dedicated spaces for blue badge holders. If the proposed parking is to be approved in the current form, an alternative solution put forward by nearby residents is that a new path is created to run adjacent to the current lane, to allow the continuation of a surfaced path that allows non-vehicular users to safely enjoy a circular route.

640- 11 WTC/165/23 Plot Ref :-23/02853/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 13/11/2023
Location :- 15 BIRDLIP CLOSE Date Returned :- 29/11/2023
BIRDLIP CLOSE
Proposal : Garage conversion and internal alterations to create additional living space.
Observations : Witney Town Council has no objections regarding this application.

640- 12 WTC/166/23 Plot Ref :-23/02476/FUL Type :- FULL
Applicant Name :- . Date Received :- 13/11/2023
Location :- 59 BARRINGTON CLOSE Date Returned :- 29/11/2023
BARRINGTON CLOSE
Proposal : Change of use of land to enlarge domestic garden together with erection of fencing and construction of single storey side extension. (Part retrospective).
Observations : Witney Town Council has no objections regarding this application.

640- 13 WTC/167/23 Plot Ref :-23/02903/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 14/11/2023
Location :- 6 CHURCH GREEN Date Returned :- 29/11/2023
CHURCH GREEN
Proposal : Variation of conditions 2 and 4 of Planning Permission 21/02905/FUL to allow changes to the render finish.
Observations : Witney Town Council has no objections regarding this application.

640- 14 WTC/168/23 Plot Ref :-23/02913/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 14/11/2023
Location :- 9 WEST END Date Returned :- 29/11/2023
WEST END
Proposal : Erection of boundary fencing, gate and trellis. (Retrospective).
Observations : Witney Town Council has no objections regarding this application.

640- 15 WTC/169/23 Plot Ref :-23/02914/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 14/11/2023
Location :- 9 WEST END Date Returned :- 29/11/2023
WEST END
Proposal : Erection of boundary fencing, gate and trellis. (Retrospective).
Observations : Witney Town Council has no objections regarding this application.

640- 16 WTC/170/23 Plot Ref :-23/02730/FUL Type :- FULL
Applicant Name :- . Date Received :- 14/11/2023
Location :- CAR PARK REAR OF 58 WEST Date Returned :- 29/11/2023
END
WEST END
Proposal : Redevelopment of existing vehicle dismantling yard including part demolition and part reconstruction of existing single storey building, erection of ten dwellings along with new access from Farmers Close and the provision of parking and landscaping.
Observations : Witney Town Council support the principle of redevelopment at this site. However, given the recent land use, Members have expressed concerns about land, air and water contamination during any construction works as well as when homes are occupied. These concerns are for residents of the new dwellings as well as residents in the neighbouring area, to ensure a clean and safe environment for all in Witney. Members acknowledge the documents submitted by the applicant, including the Phase I Desk Study, but, ahead of any consent being granted a Phase II Study, more investigation, more measurement, sampling and monitoring needs to be carried out at the site, and

then scrutinised by the relevant technical consultees. The Local Planning Authority must ensure that the applicant addresses and can mitigate against all and any risk from contaminants to ensure no harm to human health, the environment or Witney waterways. Members welcome additional plans and documents coming forward as part of the planning process.

640- 17 WTC/171/23 Plot Ref :-23/02930/FUL Type :- FULL
Applicant Name :- . Date Received :- 20/11/2023
Location :- 111 MANOR ROAD Date Returned :- 29/11/2023
MANOR ROAD
Proposal : Erection of 1 bed dwelling with associated parking, bin and bike stores.
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.

640- 18 WTC/172/23 Plot Ref :-23/02850/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 20/11/2023
Location :- 31 WOODPECKER WAY Date Returned :- 29/11/2023
WOODPECKER WAY
Proposal : Proposed conservatory, raised pond, shed and summer house.
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.

640- 19 WTC/173/23 Plot Ref :-23/02934/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 20/11/2023
Location :- 32 CURBRIDGE ROAD Date Returned :- 29/11/2023
CURBRIDGE ROAD
Proposal : Erection of single storey side and 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.

640- 20 WTC/174/23 Plot Ref :-23/02553/FUL Type :- FULL
Applicant Name :- . Date Received :- 21/11/2023
Location :- GARAGES Date Returned :- 29/11/2023
GLOUCESTER COURT MEWS
Proposal : Demolish existing boundary wall and replace with close boarded fencing (part retrospective).
Observations : Witney Town Council has no objections regarding this application.

The Meeting closed at : 8:00pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council