

Witney Town Council

Planning Minutes - 9th January 2024

011 24/01/ 24

011- 1 WTC/001/24 Plot Ref :- 23/02786/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 02/01/24
Location :- 9E WEST END Date Returned :- 10/01/24
WEST END
Proposal : Erection of replacement fencing to top of existing wall (Retrospective).
Observations : Witney Town Council has no objections regarding this application.

011- 2 WTC/002/24 Plot Ref :- 23/02787/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 02/01/24
Location :- 9E WEST END Date Returned :- 10/01/24
WEST END
Proposal : External alterations to include erection of replacement fencing to top of existing
wall
(Retrospective)
Observations : Witney Town Council has no objections regarding this application.

011- 3 WTC/003/24 Plot Ref :- 23/03169/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 02/01/24
Location :- 35 - 37 WOODGREEN Date Returned :- 10/01/24
WOODGREEN
Proposal : Replacement rear guttering along the roof
Observations : Witney Town Council make no comments on this application.

011- 4 WTC/004/24 Plot Ref :- 23/03252/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 02/01/24
Location :- 34 SCHOFIELD AVENUE Date Returned :- 10/01/24
SCHOFIELD AVENUE
Proposal : Erection of a rear single storey 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.

011- 5 WTC/187/23 Plot Ref :- 23/02901/FUL Type :- FULL
Applicant Name :- . Date Received :- 13/12/23
Location :- 50 NEWLAND Date Returned :- 10/01/24
NEWLAND
Proposal : Erection of rear orangery.

Observations : While Witney Town Council does not object to this application in terms of material concerns and recognises the benefit of the addition to residents, it notes the loss of permeable drainage and lack of SuDS. Whilst the development is small, Members expressed concern that rainfall and surface water is to discharge to existing drainage. The age of the building and its internal infrastructure may not be suitable for this additional capacity, with the possibility of this causing increased flood risk elsewhere. The application site is uphill from an area that suffers from flooding. Members ask that a SuDS strategy and mitigating measures like a soakaway are considered to help decrease the possibility of surface water flooding in nearby areas, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

Further, Members ask that the applicant consider the possibility of rainwater harvesting - given the proximity of WC facilities, could rainwater run-off be re-used sustainably?

011- 6	WTC/188/23	Plot Ref :- 23/02902/LBC	Type :-	LISTED BUI
	Applicant Name :-	.	Date Received :-	13/12/23
	Location :-	50 NEWLAND NEWLAND	Date Returned :-	10/01/24

Proposal : Erection of rear orangery.

Observations : While Witney Town Council does not object to this application in terms of material concerns and recognises the benefit of the addition to residents, it notes the loss of permeable drainage and lack of SuDS. Whilst the development is small, Members expressed concern that rainfall and surface water is to discharge to existing drainage. The age of the building and its internal infrastructure may not be suitable for this additional capacity, with the possibility of this causing increased flood risk elsewhere. The application site is uphill from an area that suffers from flooding. Members ask that a SuDS strategy and mitigating measures like a soakaway are considered to help decrease the possibility of surface water flooding in nearby areas, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

Further, Members ask that the applicant consider the possibility of rainwater harvesting - given the proximity of WC facilities, could rainwater run-off be re-used sustainably?

011- 7	WTC/189/23	Plot Ref :- 23/03236/PN42	Type :-	PRIOR NOTI
	Applicant Name :-	.	Date Received :-	13/12/23
	Location :-	34 BURWELL DRIVE BURWELL DRIVE	Date Returned :-	10/01/24

Proposal : A 4.5m single storey extension, brick to match existing, flat roof with single skylight.

Observations : While Witney Town Council does not object to this application in principle, Councillors express concerns about the parking as shown in the plans. Whilst an allocation of off-road parking has been proposed, the location of the spaces may not be ideal; the existing road signage fixed to the pavement in front of the property and proximity of a road junction which serves a busy bus route mean that full consideration should be given to pedestrian safety and safety for other highway users. If approval is being considered, Witney Town Council request that an application for dropped kerbs be made to Oxfordshire County Council so that vehicles can access the proposed parking places safely and without causing damage. Adequate consultation should be sought from the relevant Highways Authority including a site visit, and Witney Town Council ask that consideration be given to West Oxfordshire Local Plan Policy T4 - Parking

Provision.

Further, Witney Town Council notes the loss of permeable drainage from the extended footprint. 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 a SuDS strategy and mitigating measures like a soakaway are considered to help decrease the possibility of surface water flooding in nearby areas, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

011- 8	WTC/190/23	Plot Ref :- 23/03180/FUL	Type :-	FULL
	Applicant Name :-	.	Date Received :-	13/12/23
	Location :-	ABBOTT DIABETES CARE RANGE ROAD WINDRUSH INDUSTRIAL PARK	Date Returned :-	10/01/24

Proposal : Extensions to buildings known as Evenlode and Wychwood with associated infrastructure (revision to approved scheme Ref. 23/00469/FUL).

Observations : Witney Town Council support the business growth of Abbott Diabetes Care, however, Members are unable to support the proposed development in its current form.

Comments from technical consultees Thames Water and Oxfordshire County Council both state that further work/revised plans are required in order for the development to be approved - If the applicant is able to address these concerns a revised application would be welcomed, and Witney Town Council support and encourage the continued business growth of this valued Witney employer.

The Meeting closed at : 7:20pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council