

Observations : Witney Town Council support the principle of redevelopment at this site. However, as raised in a previous response, Witney Town Council continue to have 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 updated documents submitted by the applicant, including the Phase II Desk Study, however Witney Town Council are unable to support the application whilst identified issues are outstanding. Consistent and complete sampling is still to be carried out and objections from technical consultees need to be resolved.

Given the pollution risks 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 - Witney Town Council support brownfield development and would welcome an application that meets this scrutiny.

Further, Witney Town Council would like to see provision for safe access for cyclists and pedestrians with cycling and walking entry and exit points at the North and South of the site.

P57- 4	WTC/008/24	Plot Ref :- 23/03267/ADV	Type :-	ADVERTISIN
	Applicant Name :-	.	Date Received :-	03/01/2024
	Location :-	UNIT R2 MARRIOTTS WALK MARRIOTTS WALK	Date Returned :-	31/01/2024
	Proposal :	Erection of 2 internally illuminated and non-illuminated fascia signage and internally illuminated menu sign.		
	Observations :	Witney Town Council has no objections regarding this application.		

P57- 5	WTC/009/24	Plot Ref :- 23/03239/FUL	Type :-	FULL
	Applicant Name :-	.	Date Received :-	03/01/2024
	Location :-	UNIT 1 CRANBROOK COURT AVENUE TWO	Date Returned :-	31/01/2024
	Proposal :	Change of use from planning class light industrial use to community and cultural centre.		
	Observations :	Whilst Witney Town Council do not object to this application, Members ask that given the proposed community use and limited on-site parking, bike racks be installed, and an active travel strategy be submitted by the applicant.		

P57- 6	WTC/010/24	Plot Ref :- 23/03303/FUL	Type :-	FULL
	Applicant Name :-	.	Date Received :-	03/01/2024
	Location :-	30 BUTTERCROSS LANE BUTTERCROSS LANE	Date Returned :-	31/01/2024
	Proposal :	Remedial works to waterproof roof of building comprising of 6 flats, including raising height of parapet. (Retrospective).		
	Observations :	Witney Town Council has no objections regarding this application.		

P57- 7 WTC/011/24 Plot Ref :- 23/03351/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 15/01/2024
Location :- 11 CURBRIDGE ROAD Date Returned :- 31/01/2024
CURBRIDGE ROAD
Proposal : Erection of two storey and single storey rear extensions and construction of a replacement front porch.
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.

P57- 8 WTC/012/24 Plot Ref :- 23/03354/S73 Type :- VARIATION
Applicant Name :- . Date Received :- 15/01/2024
Location :- 90 RALEGH CRESCENT Date Returned :- 31/01/2024
RALEGH CRESCENT
Proposal : Removal of condition 1 (to allow continued flexible use of part of the dwelling as a gym/personal training space and residential accommodation in association with the main dwelling) and variation of condition 4 (to allow changes to the opening times for clients) of planning permission 23/00286/FUL.
Observations : Witney Town Council object to this application.

The time limited consent refers to 'special circumstances' and 'particular circumstances', these circumstances are not put forward or justified within the application documents and therefore Members are not able to support this proposal on those grounds and object to consent being granted beyond the extant permission.

Members raised objections around noise and disturbance caused by the operation of this commercial gym in a residential setting, including:

- The noise of gym equipment (especially weights), music and cars/car doors.
- Parking issues and noise disruption caused by clients visiting by car, including at unsociable hours.
- The intensity is above and beyond what would be expected in a residential area, with neighbouring houses in such close proximity.

The documents suggest that there have not been any complaints about the operation, however Witney Town Council Members state that this is not true and residents have contacted ward members on multiple occasions.

Witney Town Council object to the removal of Condition 1 and Condition 4. This application does not comply with Local Plan Policy - 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.

P57- 9 WTC/013/24 Plot Ref :- 23/03381/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 15/01/2024
Location :- 12 HARVEST WAY Date Returned :- 31/01/2024
HARVEST WAY

