Planning Minutes - 30th January 2024

P57 Planning Applications

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P57- 1	WTC/005/24	Plot Ref :- 23/03288/HHD	Type :-	HOUSEHOLDE	
	Applicant Name :-		Date Received :-	03/01/2024	
	Location :-	34 CORN STREET CORN STREET	Date Returned :-	31/01/2024	
	Proposal :	replacement of existing roof lights on North elevation and insertion of folding doors to front elevation.			
	Observations :				
P57- 2	WTC/006/24	Plot Ref :- 23/03289/LBC	Type :-	LISTED BUI	
	Applicant Name :-		Date Received :-	03/01/2024	
	Location :-	34 CORN STREET CORN STREET	Date Returned :-	31/01/2024	
	Proposal :	two new roof lights to South roof slope and replacement and alterations of existing roof lights on North elevation, 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. Exterior works to include re-pointing and masonry repairs to elevations.			
	Observations :				
P57- 3	WTC/007/24 Applicant Name :-	Plot Ref :- 23/02730/FUL	Type :- Date Received :-	AMENDED 03/01/2024	
	Location :-	CAR PARK REAR OF 58 WEST END WEST END	Date Returned :-	31/01/2024	
	Proposal :	Redevelopment of existing vehicle dismantli and part reconstruction of existing single sto dwellings along with new access from Farme parking and landscaping.	rey building, erection	n of ten	

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 Applicant Name :-	Plot Ref :- 23/03267/ADV	Type :- Date Received :-	ADVERTISIN 03/01/2024	
	Location :-	UNIT R2 MARRIOTTS WALK MARRIOTTS WALK	Date Returned :-	31/01/2024	
	Proposal :	Erection of 2 internally illuminated and non- internally illuminated menu sign.	illuminated fascia si	a signage and	
	Observations :	Witney Town Council has no objections rega	arding this applicatio	on.	
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 given the proposed community use and limi installed, and an active travel strategy be su	ted on-site parking,	bike racks be	
P57- 6	WTC/010/24	Plot Ref :- 23/03303/FUL	Type :-	FULL	
	Applicant Name :-		Date Received :-	03/01/2024	
	Location :-	30 BUTTERCROSS LANE	Date Returned :-	31/01/2024	

Proposal :	Remedial works to waterproof roof of building comprising of 6 flats, including
r roposur .	remedial works to waterproof foor of ballang comprising of o hats, moldaring
	raising height of parapet. (Retrospective).

Observations : Witney Town Council has no objections regarding this application.

BUTTERCROSS LANE

P57- 7	WTC/011/24	Plot Ref :- 23/03351/HHD	Turner		
	Applicant Name :-		Type :- Date Received :-	HOUSEHOLDE	
			Date Returned :-	15/01/2024 31/01/2024	
	Location :-	11 CURBRIDGE ROAD CURBRIDGE ROAD	Date Returned	31/01/2024	
	Proposal :	Erection of two storey and single storey real replacement front porch.	r extensions and co	nstruction of a	
	Observations :	While Witney Town Council does not object material concerns, it notes the loss of perme mitigating measures are considered to help water flooding in this area, in accordance wi Oxfordshire Local Plan 2031.	able drainage and decrease the possib	would ask that pility of surface	
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	
	Location	RALEGH CRESCENT			
	Proposal :	Removal of condition 1 (to allow continued flexible use of part of the dwelling 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 we	eights), music and c	ars/car doors.	
		- Parking issues and noise disruption caused including at unsociable hours.	d by clients visiting	by car,	
		- The intensity is above and beyond what we area, with neighbouring houses in such clos		a residential	
		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 application does not comply with Local Plan Policy - Policy OS2 requires development should be compatible with adjoining uses and not have a h impact on the amenity of existing occupants. Further, Policy OS4 require development not harm the use or enjoyment of land and buildings nearb including living conditions in residential properties.			
P57- 9	WTC/013/24	Plot Ref :- 23/03381/HHD	Туре :-	HOUSEHOLDE	
	Applicant Name :-		Date Received :-	15/01/2024	
	Location :-	12 HARVEST WAY	Date Returned :-	31/01/2024	

Location :- 12 HARVEST WAY

HARVEST WAY

Date Returned :- 31/01/2024

	Proposal :	Conversion of loft space to create additiona construction of a dormer to rear and side roo to the front.	• •		
	Observations :	Witney Town Council has no objections regarding this application.			
P57- 10	WTC/014/24	Plot Ref :- 23/03353/FUL	Type :-	FULL	
	Applicant Name :- Location :-	MULBERRY HOUSE 9 CHURCH GREEN CHURCH GREEN	Date Received :- Date Returned :-	15/01/2024 31/01/2024	
	Proposal :	Construction of a self-build dwelling, demolition of existing outbuilding and erection of new outbuilding.			
	Observations :	While Witney Town Council does not object to this application in terms of material concerns, Members discussed how Foul Sewage is to be disposed of - On page 9 of the application form, the applicant has completed this section as 'unknown', as well as the proposal to the drainage connection being marked as 'unknown'. Clarification on this matter should be sought. Members noted an objection regarding privacy issues and asked that Officers			
		carefully consider the position of windows a properties.			
P57- 11	WTC/015/24	Plot Ref :- 23/03350/HHD	Туре :-	HOUSEHOLDE	
	Applicant Name :- Location :-	47 BRIDGE STREET BRIDGE STREET	Date Received :- Date Returned :-	22/01/2024 31/01/2024	
	Proposal : Observations :	Erection of boundary fencing adjacent to hig Witney Town Council has no objections rega		•	
P57- 12	WTC/016/24	Plot Ref :- 23/03208/FUL	Type :-	FULL	
	Applicant Name :- Location :-	1 KINGSWALK COTTAGES 46A HIGH STREET HIGH STREET	Date Received :- Date Returned :-	22/01/2024 31/01/2024	
	Proposal :	Erection of a garage.			
Observations :		Witney Town Council make no comments on this application.			
P57- 13	WTC/017/24	Plot Ref :- 23/03056/FUL	Type :-	FULL	
	Applicant Name :- Location :-	WELCOME EVANGELICAL CHURCH HIGH STREET	Date Received :- Date Returned :-	22/01/2024 31/01/2024	
	Proposal :	Alternations and extensions to church build	ng.		
	Observations :	While Witney Town Council does not object to this application in terms of material concerns, it notes the increased footprint and would ask that mitigating measures are considered to help decrease the strain on the local sewer network. There are known issues locally, particularly during heavy rainfall and subsequent high infiltration rates. Members ask that a SUDS strategy and mitigating measures are considered to help decrease the possibility of surface			

ŀ	P57- 14	WTC/018/24 Applicant Name :-	Plot Ref	:- 23/03242/	ADV Type :- Date Received :-	ADVERTISIN 22/01/2024	
		Location :-	WELCOME EVANGELICA CHURCH HIGH STREET	L	Date Returned :-	31/01/2024	
		Proposal :	Erection of non illuminated hanging interchangable signs, a non illuminated site board along with internally illuminated facia signage.				
		Observations :	Witney Town Council has r	no objections	regarding this applicati	on.	
F	P57- 15	WTC/019/24 Applicant Name :- Location :-	Plot Ref 17 LYNEHAM CLOSE LYNEHAM CLOSE	:-24/00089/	CLP Type :- Date Received :- Date Returned :-	CERT LAWFU 24/01/2024 31/01/2024	
		Proposal :	Certificate of Lawfulness (rear extension).				
	Observations : Witney Town Council has no objections regarding this application.					on.	
		The Meeting closed at	:				
		Signed :		Chairman	Date:		
	On behalf of :- Witney Town Council						