

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 16 July 2024

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

E WTC/023/24	Approved	1A WILMOT CLOSE
C WTC/059/24	Approved	7 WOODGREEN
District COMMENT The Town Council has raised no objections to the proposal but have requested the applicant consider alternative renewable energy solutions and insulation of the outbuilding. Concern is also raised to the carbon emissions resulting from use of smokeless fuel within the open fireplace.		Local COMMENT Witney Town Council has no objections regarding this application but would request alternative renewable energy solutions are considered by the applicant as set out in the West Oxfordshire Local Plan 2031 core objective CO17.
Whilst these concerns have been acknowledged by the Case Officer, in consideration of the scale of the proposed development and heating of a relatively modest ancillary outbuilding, it is not considered that a refusal on this basis would be justified.		Members recognise a commitment to using smokeless fuels in the application but are aware this does not mitigate completely against carbon emissions being released into the environment. There is also no mention of insulation which would help reduce energy use and the carbon footprint further.
		In addition, it notes 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.
E WTC/065/24	Approved	70 HIGH STREET
E WTC/066/24	Approved	70 HIGH STREET
E WTC/069/24	Approved	18 SPRINGFIELD OVAL
E WTC/070/24	Approved	37 SCHOFIELD AVENUE
E WTC/071/24	Approved	56 MILL STREET
E WTC/072/24	Approved	25 BARLEYFIELD WAY
E WTC/073/24	Approved	59 THORNEY LEYS
E WTC/074/24	Approved	1 DONNINGTON CLOSE
E WTC/075/24	Approved	70 DARK LANE
E WTC/077/24	Approved	117 SCHOFIELD AVENUE
E WTC/079/24	Approved	2 BIRDLIP CLOSE
E WTC/082/24	Approved	17 AERODROME LANE

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GRANTED PLANNING PERMISSIONS

C WTC/084/24 Approved with Conditions
District COMMENT DISTRICT COMMENT:

4. Before first occupation of the building hereby permitted the window at first floor level in the rear elevation serving the proposed bathroom shall be fitted with obscure glazing and shall be retained in that condition thereafter.

REASON: To safeguard privacy in the adjacent property and the amenity of future occupants of the proposed dwelling.

5. The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.

REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

6. The means of access between the land and the highway shall be constructed, laid out, surfaced, lit and drained in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority and all ancillary works therein specified shall be undertaken in accordance with the said specification before first occupation of the dwellings hereby approved.

REASON: To ensure a safe and adequate access.

7. That, prior to the commencement of development, a full surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include results of soakage tests carried out at the site to demonstrate the infiltration rate. Three tests should be carried out for each soakage pit as per BRE 365, with the lowest infiltration rate (expressed in m/s) used for design. The development shall be carried out in accordance with the approved details prior to the first occupation of the development hereby approved. Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100 year + 40% CC event has been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance). If the scope of surface water drainage is not agreed before works commence, it could affect either the approved layout or completed works.

8. No development shall take place until a site specific Construction Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must cover (at a minimum) noise, dust, vibration, odour, waste management, recycling, deliveries, site storage and site welfare. The plan must demonstrate the adoption and use of

111 MANOR ROAD

Local COMMENT Witney Town Council note the amended plans to include the insertion of additional windows to the East elevation however still object to this application. Members continue to show concern for the scale of the proposed development in contrast to the site dimensions, the proposed dwelling will appear very cramped. The application is not compliant with the General Principles of policy OS2 of the West Oxfordshire Local Plan, the development is not of a proportionate and appropriate scale to its context and does not form a logical complement to the existing scale and pattern of development.

Further, policy OS4, requires that development does not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties - Members expressed concern to the lack of amenity land/garden and they see no change in the amended plans

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the best practicable means to reduce any adverse impact to the surrounding environment and community.

REASON: To safeguard the environment and amenity of the area.

E WTC/087/24	Approved	47 DUCKLINGTON LANE
E WTC/088/24	Approved	76 OLLEY CRESCENT

OTHER PLANNING DETAILS

WTC/035/24	Withdrawn	WINDRUSH LEISURE CENTRE
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