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CLIMATE, BIODIVERSITY & PLANNING COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 16 July 2024

At 6.00 pm in the Gallery Room, The Corn Exchange, Witney

Present:

Councillor A Bailey (Chair)

Councillors:	G Meadows J Aitman S Simpson	G Doughty J Doughty
Officers:	Adam Clapton Derek Mackenzie Cara Cannon	Deputy Town Clerk Senior Administrative Officer & Committee Clerk Admin- Communities & Planning
Others:	No members of the public.	

P400 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R Smith.

P401 DECLARATIONS OF INTEREST

Councillors J Aitman & A Bailey declared a non-pecuniary interest in planning application 24/01565/FUL as they both were Town Council nominee members of the Cogges (Farm) Welfare Trust Charity, who proposed selling a parcel of land to the developer of the University Farm Solar Farm.

There were no other declarations from Members or Officers

P402 MINUTES

The minutes of the Climate, Biodiversity & Planning Committee meetings held on 4 June and 25 June 2024 were received.

Acceptance of the minutes was proposed by Councillor G Meadows, seconded by Councillor G Doughty. All Members were in agreement.

Resolved:

That, the minutes of the Climate, Biodiversity & Planning Committee meetings held on 4 June and 25 June 2024 be approved as a correct record of the meetings and be signed by the Chair.

P403 **PUBLIC PARTICIPATION**

There was no public participation.

P404 **PLANNING APPLICATIONS**

The Committee received and considered a schedule of planning applications from West Oxfordshire District Council.

Resolved:

That, the comments, as per the attached schedule be forwarded to West Oxfordshire District Council.

P405 **PLANNING DECISIONS**

The Committee received and considered a schedule of planning decisions received from West Oxfordshire District Council (WODC).

Resolved:

That, the list circulated advising of WODC planning decisions be noted.

P406 **WITNEY TRAFFIC ADVISORY COMMITTEE MINUTES - 18 JUNE 2024**

The Committee received the minutes of the Witney Traffic Advisory Committee held on 18 June 2024.

Members were pleased to see that residents of Richmond Village had participated in the meeting to raise the issues that they face with footway access.

The Committee also received a verbal update from the Deputy Town Clerk in respect of the Speedwatch session that had run earlier in the day where 43 vehicles of the 190 monitored had been observed exceeding the speed limit on Tower Hill.

Resolved:

1. That, the minutes of the Witney Traffic Advisory Committee held 18 June 2024 be noted and,
2. That, the verbal update of the Deputy Town Clerk be noted.

P407 **APPLICATION FOR PAVEMENT LICENCE - FLEECE & FLAGON, CHEQUERS INN, 47 CORN STREET, WITNEY**

The Committee received and considered an application for a pavement licence for The Fleece & Flagon. Members noted that the pavement outside the premises was incumbered with mature trees and the optional siting of furniture on the pavement may cause issues, particularly to those individuals with impaired sight or requiring the use of mobility aids.

Resolved:

That the following submission be made to West Oxfordshire District Council Licencing Team.

Whilst Witney Town Council offers no objections to this application in principle, Members raised concerns on size and layout of the seating onto the public footway. Members ask that accessibility be taken in account, and suggest officers make a site visit to see the furniture in situé, and ensure pedestrian access is not affected.

P408 RESIDENT SATISFACTION SURVEY RESULTS

The Committee received and considered the report of the Deputy Town Clerk (DTC) which provided feedback results following the annual residents survey.

Members were disappointed to see that the residents' satisfaction with the Country Park had fallen, though this may be related to the overall concern for the Pollution of the Windrush by Thames Water's discharges of sewage into Colwell Brook.

It was also noted that approx. 25% of responses had answered n/a when asked to rate the Country Park, it was hoped that the efforts of the Biodiversity & Green Spaces Officer and the Councils Operations & Communications Teams would help promote the area to residents and encourage it's use.

Resolved:

That, the report be noted.

P409 TRAFFIC SENSITIVE STREETS

The Committee received and considered the correspondence from Oxfordshire Country Council in respect of the consultation to designate streets as traffic sensitive.

Members appreciated the frustration faced by residents when roads were affected by what is seen as poorly planned works. In particular it was felt that Downs Road and Bridge Street caused major inconveniences and therefore the response should ask that these are of particular focus.

Resolved:

That, the following response be submitted to Oxfordshire County Council.

Witney Town Council ask that all major roads that surround or pass though Witney (including Downs Road) be included as traffic sensitive streets due to the impact works on them have on congestion in the town. They further ask that although it already features in the plan, that a high precedence is placed on Bridge Street as the sole river crossing and main artery connecting the North and South of the town.

P410 BOTLEY WEST SOLAR FARM CONSULTATION

The Committee received details of the targeted consultation by Botley West Solar Farm.

Members had previously submitted responses on the development and had nothing further to add to those comments and submissions.

Resolved:

That, the correspondence be noted.

P411 OCC FLOOD RISK CONSULTATION

The Committee received and considered the correspondence from Oxfordshire County Council regarding the Oxfordshire Local Flood Risk Management Strategy which set out how Oxfordshire County Council, in its role as Lead Local Flood Authority for Oxfordshire would collaborate with partner authorities to manage flood risk.

Members unanimously agreed that Witney Town Council would not respond as a collective to the consultation, rather it was felt that the details of the consultation be distributed to all Town Councillors so that they may submit their own comments based on how the Management Plan would impact their ward and its residents.

Resolved:

1. That, the correspondence be noted and,
2. That, details of the consultation be issued to all Town Councillors.

P412 WITNEY SHORES GREEN - RIGHTS OF WAY - APPLICATION REF R3.0069/24

The Committee received and considered the Rights of Way Plan Ref: R3.0069/24 in respect of the works at the Shores Green Junction of the A40.

Members welcomed the information and supported this application for the continuation of access to the existing rights of way that serve and provide benefits for Witney residents and visitors of the town. They noted that the proposed Witney East Development had now received approval from the Planning Inspectorate so it would be essential that the infrastructure to connect with the Town was paramount.

Resolved:

That, the following response be submitted to Oxfordshire County Council.

Witney Town Council welcomes the application for these alterations which will ensure access to Rights of Way that serve and provide benefits for Witney residents and visitors of the town, including those that will take up residence in the proposed Witney East Housing Development. Additionally, it welcomes the work to widen the new footways so as to allow for shared use as outlined in the Local Cycling & Walking Infrastructure Plan (LCWIP).

The meeting closed at: 6.59 pm

Chair

Witney Town Council

Planning Minutes - 16th July 2024

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404- 1 WTC/098/24 Plot Ref :-24/01367/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 26/06/2024
 Location :- 12 BARRINGTON CLOSE Date Returned :- 17/07/2024
 BARRINGTON CLOSE
 Proposal : Erection of rear conservatory.
 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.

404- 2 WTC/099/24 Plot Ref :-24/01528/HHD Type :- HOUSEHOLDE
 Applicant Name :- . Date Received :- 27/06/2024
 Location :- 26 WATERFORD ROAD Date Returned :- 17/07/2024
 WATERFORD ROAD
 Proposal : Erection of rear conservatory (retrospective)
 Observations : While Witney Town Council still does not have any objections to this application in terms of material concerns, members note 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.

404- 3 WTC/100/24 Plot Ref :-24/01602/LBC Type :- LISTED BUI
 Applicant Name :- . Date Received :- 01/07/2024
 Location :- CROFTDOWN 34 CORN STREET Date Returned :- 17/07/2024
 CORN STREET
 Proposal : Replacement of Georgian wired glass in roof with Conservation Rooflight
 Observations : Witney Town Council has no objections regarding this application.

404- 4 WTC/101/24 Plot Ref :-24/01565/FUL Type :- FULL
 Applicant Name :- . Date Received :- 02/07/2024
 Location :- UNIVERSITY FARM WITNEY RD Date Returned :- 17/07/2024
 WITNEY ROAD HAILEY
 Proposal : Installation and operation of a renewable energy generating station comprising ground-mounted photovoltaic solar arrays and battery-based electricity storage containers together with a switchgear container, inverter/transformer units, site access, internal access tracks, security measures, access gates, other ancillary infrastructure and landscaping and biodiversity enhancements.
 Observations : Witney Town Council recognises the significance of energy generation without greenhouse gas emissions - energy that does not have associated carbon dioxide. Climate change and global warming is one of its biggest concerns.

Whilst Witney Town Council offers no objections, it would urge the developer to ensure that the countryside remains accessible, and the users of public rights of way are not adversely affected by the construction and operational aspects of the proposals through development and include a traffic mitigation plan during the construction phase, and reinstatement of public right away following completion of the development.

The Council is also concerned how the development will affect the biodiversity in the area and would like to see monitoring of this throughout construction. Biodiversity must be preserved at all costs - if sunlight cannot hit the natural producers, the whole eco-system will start to break down. The country faces a biodiversity emergency which is running parallel to the climate emergency and would like to ensure that the biodiversity is maintained and any loss in the areas is mitigated against; a financial contribution to biodiversity and nature recovery in and around Witney is requested to help lessen the impact.

Further to this, members also raised concerns regarding flood management, and would welcome continued monitoring of the area, to ensure the development does not increase the risk of flooding elsewhere in the local area, particularly in North Witney which is prone to flooding already.

Witney Town Council would also like to see a contribution which could provide community gain- not only for the those living in the closest proximity to the site, but also for Witney residents.

404- 5	WTC/102/24	Plot Ref :-24/01478/FUL	Type :-	FULL
	Applicant Name :- .		Date Received :-	04/07/2024
	Location :- WW SPORTS & SOCIAL CLUB BURFORD ROAD		Date Returned :-	17/07/2024
	Proposal :	Change of use of parking area to allow temporary siting of welfare and storage facilities, to include 4no portakabins, 2 skips and 2 waste bins all enclosed within 2m high Heras fencing. (Retrospective).		
	Observations :	As the applicant, Witney Town Council offers no comment on this application.		

404- 6	WTC/103/24	Plot Ref :-24/01661/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	05/07/2024
	Location :- 65 SHERBOURNE ROAD SHERBOURNE ROAD		Date Returned :-	17/07/2024
	Proposal :	Erection of first floor side extension over existing garage.		
	Observations :	Witney Town Council has no objections regarding this application.		

404- 7	WTC/104/24	Plot Ref :-24/01164/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	08/07/2024
	Location :- 23 STANTON HARCOURT ROAD STANTON HARCOURT ROAD		Date Returned :-	17/07/2024
	Proposal :	Extension and alteration works to erect a first floor bedroom extension above existing kitchen at rear.		
	Observations :	Witney Town Council has no objections regarding this application.		

404- 8 WTC/105/24 Plot Ref :-24/01165/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 08/07/2024
Location :- 23 STANTON HARCOURT ROAD Date Returned :- 17/07/2024
STANTON HARCOURT ROAD

Proposal : Internal and external alterations to include relocation of boiler to kitchen and installation of flue through gable end wall, changes to internal layout of existing bathroom and extension and alteration works to erect a first floor bedroom extension above existing kitchen at rear.

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

404- 9 WTC/106/24 Plot Ref :-24/01763/CND Type :- DISCHARGE
Applicant Name :- . Date Received :- 09/07/2024
Location :- LAND EAST ISABELLE Date Returned :- 17/07/2024
SPENCER WAY
ISABELLE SPENCER WAY

Proposal : Discharge of condition 3 (broadband service) relating to planning permission 23/01203/RES.

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

The Meeting closed at : 7:00pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council