



726- 5 WTC/177/24 Plot Ref :-24/02887/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 29/11/2024  
Location :- 16 SOUTH LAWN Date Returned :- 18/12/2024  
SOUTH LAWN  
Proposal : Single storey rear extension to replace conservatory.  
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 any surface water flooding, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

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726- 6 WTC/178/24 Plot Ref :-24/02841/ADV Type :- ADVERTISED  
Applicant Name :- . Date Received :- 29/11/2024  
Location :- 3-4 THORNEY LEYS PARK Date Returned :- 18/12/2024  
THORNEY LEYS PARK  
Proposal : Installation of various non-illuminated signage and one internally illuminated totem sign.  
Observations : Witney Town Council has no objections regarding this application.

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726- 7 WTC/179/24 Plot Ref :-24/02944/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 29/11/2024  
Location :- 7 COGGES HILL ROAD Date Returned :- 18/12/2024  
COGGES HILL ROAD  
Proposal : Demolition of existing conservatory. Erection of single-storey front and rear extensions.  
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 any surface water flooding, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

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726- 8 WTC/180/24 Plot Ref :-24/02904/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 29/11/2024  
Location :- 20 SOUTH LAWN Date Returned :- 18/12/2024  
SOUTH LAWN  
Proposal : Erection of single-storey porch incorporating WC cloakroom.  
Observations : Witney Town Council does not object to this application, however, Members note the increased footprint and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

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726- 9 WTC/181/24 Plot Ref :-24/02911/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 29/11/2024  
Location :- 62 WADARDS MEADOW Date Returned :- 18/12/2024  
WADARDS MEADOW  
Proposal : Erection of single-storey rear extension to create dining room, cloakroom and family room.  
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

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726- 10 WTC/182/24 Plot Ref :-24/03036/PN56 Type :- FULL  
Applicant Name :- . Date Received :- 05/12/2024  
Location :- WOOD GREEN SECONDARY SCHOOL  
WOODSTOCK ROAD Date Returned :- 18/12/2024  
Proposal : Installation of 110no. Solar PV Array (48.4kWp) equipment on flat roofs of a non-domestic building (Wood Green Secondary School).  
Observations : Witney Town Council supports thermal efficient and low-carbon enhancements and welcomes the installation of solar panels on Wood Green School allowing young people to see the benefits of environmental benefits in practice. Witney Town Council supports this application.

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726- 11 WTC/183/24 Plot Ref :-24/02573/FUL Type :- FULL  
Applicant Name :- . Date Received :- 05/12/2024  
Location :- 27 MARKET SQUARE MARKET SQUARE Date Returned :- 18/12/2024  
Proposal : Conversion of retail storage/ancillary space to two flats (Amended Plans)  
Observations : Witney Town Council has no objections to this amended application.

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726- 12 WTC/184/24 Plot Ref :-24/02975/FUL Type :- FULL  
Applicant Name :- . Date Received :- 05/12/2024  
Location :- 81-83 CORN STREET CORN STREET Date Returned :- 18/12/2024  
Proposal : Change of Use of Ground Floor Retail Unit from Class E to Class C3 To Create a Two Bedroom Apartment.  
Observations : Witney Town Council has no objections to this application. Members were pleased to see the improvements to this building, including the provision of off-street parking, and agree with the comments made in the Heritage Statement that the development will contribute positively to the street scene, and enhance the overall character of Corn Street.

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726- 13 WTC/185/24 Plot Ref :-24/02878/RES Type :- RESERVED  
Applicant Name :- . Date Received :- 06/12/2024  
Location :- LAND EAST WITNEY RD DUCKLINGTN WITNEY ROAD Date Returned :- 18/12/2024  
Proposal : Reserved Matters application for Appearance, Landscaping, Layout and Scale together with associated works for 105 dwellings.  
Observations : Witney Town Council has reviewed this Reserved Matters application and recognises that the scheme was allowed at appeal, despite the flood data at the time categorising the area as Flood Zone 1. Since the appeal, the Environment Agency have updated the majority of The Moors area to Flood Zone 3 – the highest risk of flooding.

As a neighbouring parish Witney Town Council supports the comments made by Ducklington Parish Council, and objects to this application. The application site neighbours two parcels of land in the ownership of Witney Town Council. Firstly, the Lakeside allotments to the North and secondly, the Witney Lake &

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Country Park to the East of the site. Members agreed that the proposed development, as currently designed - is not appropriate for the site, and there are not sufficient mitigation measures to protect the allotments and surrounding area from the severe flooding it experiences as illustrated by the photos provided by Witney Allotment Association in their submission response to this application.

Policy OS2 requires that 'All development should not be at risk of flooding or likely to increase the risk of flooding elsewhere.' Further, 'All development should be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants.'

The proposed development site is located in the neighbouring parish of Ducklington; however, Witney Town Council cannot ignore the immediate vicinity of the site and close proximity to land owned and managed by Witney Town Council. Therefore, we would ask that Officers ensure that the Environment Agency is fully consulted on the proposals given their experience and knowledge of the flood risks in this area and are asked to provide a detailed report of their findings before any decision is made.

Members echo the concerns raised by Witney Allotments Association and are aware of issues with flooding at this much used site and agree that development of The Moors will exacerbate the surface water flooding already experienced and drainage problems for nearby land. Members ask that should any development proceed that a condition is applied to ensure that the allotments are protected from further surface water flooding.

Further to the objection and observations made above, the same passages of Policy OS2 and the same concerns apply to harmful impact at land to the East of the site at the Lake and Country Park. Emma's Dyke is prone to flooding, so any additional excess surface water from the site into this watercourse which is already struggling to meet required capacity is not a solution. During heavy rainfall events, such as the substantial rainfall events seen across West Oxfordshire during the late November to December 2024 period, we have seen water struggling to drain away causing flooding and leading to the closure of the footpaths around the whole Witney Lake & Country Park area.

This application fails to meet many of the General Principles of Overall Strategy policy - Policy OS2, Witney Town Council respectfully ask that this proposal for development be refused unless changes can be made to sufficiently address the risk of flooding to the development and the neighbouring land and property.

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726- 14	WTC/186/24	Plot Ref :-24/03014/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	06/12/2024
	Location :- 65 SHERBOURNE ROAD SHERBOURNE ROAD		Date Returned :-	18/12/2024
	Proposal :	Loft conversion including 2no. dormer windows.		
	Observations :	Witney Town Council has no objections regarding this application.		

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The Meeting closed at : 6:40pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Witney Town Council