

# Public Document Pack

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

Held on Tuesday, 17 December 2024

At 6.01 pm in the Virtual Meeting via MS Teams - Virtual Meeting

### Present:

Councillor G Meadows (Vice-Chair, in the Chair)

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

### P723 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors A Bailey and T Ashby.

### P724 DECLARATIONS OF INTEREST

Councillor J Aitman declared a personal, non-prejudicial interest in Planning Application 24/03036/PN56 as she had connections with the school due to her previous profession.

There were no other declarations from Members or Officers

### P725 PUBLIC PARTICIPATION

There was no public participation.

*Cllr R Smith joined the meeting at 7:10pm following consideration of Application 24/03036/PN56*

### P726 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.

P727 **APPLICATION FOR A NEW PREMISES LICENCE - POKHARA DELIGHT, UNIT 1 MARRIOTTS WALK, WITNEY - W/24/01372/PRMA**

The Committee received the application concerning Pokhara Delight, Unit 1 Marriott's Walk, Witney for a new premises licence.

**Resolved:**

That, the Council make the following response to the application.

*Witney Town Council supports this application and welcomes the filling of an empty unit, and new business to the area.*

P728 **APPLICATION FOR NEW PAVEMENT LICENCE - COMPANY OF WEAVERS, 31 MARKET SQUARE - W/24/01382/PAVLIC**

The Committee noted the Pavement Licence Application for Company of Weavers, 31 Market Square under the Business and Planning Act 2020.

Given the short statutory timescale for Witney Town Council to respond, by prior agreement of West Oxfordshire District Council, documents were circulated electronically to members of this Committee.

The following response was submitted:

*Witney Town Council raise concerns with regards to the potential congestion of the pavement area and believe the amount of space that would remain on the pathway would be insufficient for pushchairs and wheelchair users. The application does not appear to be materially different from the previous application submitted in 2022 which was rejected by WODC. As such Witney Town Council does not believe this site to be suitable for approval of a Pavement License.*

**Resolved:**

That, a response was forwarded to the licencing team at West Oxfordshire District Council on 10 December 2024.

P729 **NOTIFICATION OF PLANNING APPEAL - 65 WINFIELD DRIVE, WITNEY - APP/D3125/D/3355711**

The Committee received notification of Planning Appeal APP/D3125/D/3355711 in respect of 65 Winfield Drive, Witney.

**Resolved:**

That the notification of the Planning Appeal be noted.

P730 **NOTIFICATION OF PLANNING APPEAL - WELCOME EVANGELICAL CHURCH HIGH STREET WITNEY- APP/D3125/W/24/3355318**

The Committee received notification of Planning Appeal APP/D3125/W/24/3355318 in respect of Welcome Evangelical Church High Street Witney.

**Resolved:**

That the notification of the Planning Appeal be noted.

P731 **WEST OXFORDSHIRE DISTRICT COUNCIL - LOCAL DEVELOPMENT SCHEME**

The committee received correspondence from the Planning Policy Team at West Oxfordshire District Council providing details of its updated Local Development Scheme.

Members welcomed the update and heard from Cllr Smith that further amendments were due as the scheme was continually reviewed.

**Resolved:**

That, the correspondence be noted.

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The meeting closed at: 6.40 pm

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Chair

Witney Town CouncilPlanning Minutes - 17th December 2024

726

726- 1 WTC/173/24 Plot Ref :-24/02872/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 29/11/2024  
 Location :- 103 BURFORD ROAD Date Returned :- 18/12/2024  
 BURFORD ROAD  
 Proposal : Erection of a single storey rear extension to main dwelling together with conversion and extension of garage/workshop to create additional living space and relocated garage with link extension to dwelling.  
 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.

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726- 2 WTC/174/24 Plot Ref :-24/02341/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 29/11/2024  
 Location :- 33 MOORLAND CLOSE Date Returned :- 18/12/2024  
 MOORLAND CLOSE  
 Proposal : Erection of a single storey rear extension along with construction of decking area and associated works  
 Observations : Witney Town Council has no objections to this amended application.

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726- 3 WTC/175/24 Plot Ref :-24/02861/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 29/11/2024  
 Location :- 27 THORNEY LEYS Date Returned :- 18/12/2024  
 THORNEY LEYS  
 Proposal : Erection of a single storey rear extension.  
 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.

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726- 4 WTC/176/24 Plot Ref :-24/02896/HHD Type :- HOUSEHOLDE  
 Applicant Name :- . Date Received :- 29/11/2024  
 Location :- 4 CORNFIELD CLOSE Date Returned :- 18/12/2024  
 CORNFIELD CLOSE  
 Proposal : Erection of single storey front and two storey side extensions.  
 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.

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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