

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 9

Mon 10 February 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E WTC/003/25	Approved	ABINGDON & WITNEY COLLEGE
E WTC/004/25	Approved	24 CURBRIDGE ROAD
E WTC/005/25	Approved	43 NEW YATT ROAD
E WTC/010/25	Approved with Conditions	LAND SW OF W.WITNEY SPRTS GRND
E WTC/011/25	Approved	82 EARLY ROAD
E WTC/129/24	Approved with Conditions	FORMER HACKETTS WESLEY WALK
C WTC/132/24	Approved with Conditions District COMMENT Prior to any development above slab level, a scheme for the landscaping of the site, including the planting of additional trees, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented as approved within 12 months of the commencement of the approved development or as otherwise agreed in writing by the Local Planning Authority and thereafter be maintained in accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub of equivalent number and species, shall be planted as a replacement and thereafter properly maintained.	LAND SW OF WW SPORTS GROUND Local COMMENT Witney Town Council makes no comment regarding this application.
<p>REASON: To compensate for the loss of existing trees and to secure the long term maintenance of newly-planted trees in accordance with paragraph 136 of the NPPF (2024).</p> <p>The development shall be carried out wholly in accordance with the approved Arboricultural PreDevelopment Report by JF Tree Services dated December 2024 including the arboricultural method statement.</p> <p>REASON: To ensure the continuity of amenity afforded by existing trees.</p> <p>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.</p> <p>REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.</p> <p>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 details of the size, position and construction of the drainage scheme, details of the proposed</p>		

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

water treatment measures and 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 surface water design is not agreed before works commence, it could result in abortive works being carried out on site or alterations to the approved site layout being required to ensure flooding does not occur.

In the event that contamination is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of Environment Agency's Land Contamination: Risk Management (LCRM), and where remediation is necessary a remediation scheme must be prepared, to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property, and which is subject to the approval in writing of the Local Planning Authority.

REASON: To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire District Council Local Planning Policy EH8 and Section 15 of the NPPF.

The development shall be carried out in accordance with the following biodiversity mitigation measures and enhancement features. All the measures and features listed below shall be implemented in full, unless otherwise agreed in writing by the local planning authority, and all the features shall thereafter be permanently retained and maintained for the stated purpose of biodiversity conservation.

i. Site clearance and construction shall be carried out in accordance with West Oxfordshire District Council's Biodiversity Specification #1 Precautionary Working Methods

ii. Section 6.11, 7.2, and 7.3 of the Preliminary Ecological Appraisal, Roost Assessment & BNG report prepared by 4 Acre Ecology dated 30/01/2025

REASON: To enhance biodiversity in accordance with Local Plan Policy EH3, paragraphs 187, 192 and 193 of the National Planning Policy Framework (2024), and in order for the Council to comply with

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 3

Part 3 of the Natural Environment and Rural Communities Act 2006.

The development hereby approved shall be carried out in strict accordance with the Section 7.5-7.7, 7.11 - 7.13, figure 3 and figure 4 of the Preliminary Ecological Appraisal, Roost Assessment & BNG

report prepared by 4 Acre Ecology dated 30/01/2025, Biodiversity Metric Calculation Tool completed by Mark Satinet submitted 30/01/2025 subject to final confirmation as part of the Biodiversity Gain Plan, unless otherwise agreed in writing by the Local Planning Authority in order to achieve 0.72 habitat units. In the event of any trees, shrubs, wildflowers or grasses dying or being seriously damaged or destroyed within 15 years of the completion of the development, a new tree/shrub/bulb/wildflower or grass of equivalent number/area and species composition shall be planted as a replacement within a single growing season or within 6 months, whichever is the shorter, and thereafter maintained in accordance with the agreed Landscape and Ecology Management Plan.

REASON: to secure the implementation of the Biodiversity Net Gain proposals, including the Preliminary Ecological Appraisal, Roost Assessment & BNG report prepared by 4 Acre Ecology dated 30/01/2025 and Biodiversity Metric outcome (0.72 habitat units).

Notwithstanding the submitted details, before the new structure hereby approved is first brought into use, a 15-year Landscape and Ecological Management Plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority. The approved plan will be implemented in accordance with the approved details. The content of the LEMP shall include, but not necessarily be limited to, the following:

- i. Aims and objectives of management (including those related to species) to ensure that the grassland and scrub habitats reach target condition as set out in Preliminary Ecological Appraisal, Roost Assessment & BNG report prepared by 4 Acre Ecology dated 30/01/2025 and Biodiversity Metric (and modified by the biodiversity gain plan);
- ii. Appropriate management prescriptions for achieving aims and objectives based on the outline principles in sections 7.9, 7.10, and 7.14 - 7.17 of the Preliminary Ecological Appraisal, Roost Assessment & BNG report prepared by 4 Acre Ecology dated 30/01/2025; and
- iii. Monitoring plan to ensure that the habitats are establishing successfully, and the identification of any remediation measures needed to reach the target conditions.

REASON: to secure the 15-year management and monitoring of habitats delivered as part of the BNG proposals.

Notice in writing shall be given to the Local Planning Authority when the habitat creation and enhancement works (i.e. the

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 9

Mon 10 February 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 4

capital works required to establish the new habitats) as set out in the Preliminary Ecological Appraisal, Roost Assessment & BNG report prepared by 4 Acre Ecology dated 30/01/2025 and Biodiversity Metric Calculation Tool (as modified by the approved Biodiversity Gain Plan) have been completed to agree the start of the 15-year management and monitoring period.

REASON: To confirm the completion of the habitat creation and enhancement works delivered as part of the BNG proposals, and agree the start of the 15-year monitoring period.

A final monitoring report shall be submitted to the Local Planning Authority for approval within the 12 months following the end of the agreed 15 -year period to confirm that the Biodiversity Net Gain proposals in line with (and as modified by) the Biodiversity Gain Plan have been delivered. If necessary, it shall detail any remedial actions that need to be carried out to ensure that the target habitat condition will be achieved. All remedial actions shall be approved in writing by the Local Planning Authority and implemented in full.

REASON: To ensure the success of the Biodiversity Net Gain proposals and the submission of a 15- year final monitoring report to the LPA with remedial actions implemented where necessary.

Notwithstanding the submitted details, before the development hereby approved is first brought into use, confirmation of the location(s) and specification of the bat boxes, bird nest boxes, and log-piles (as described in section 7.18 and 7.19 of the Preliminary Ecological Appraisal, Roost Assessment & BNG report prepared by 4 Acre Ecology dated 30/01/2025 or similar) shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the bird boxes, bat boxes, and log-piles to be installed;
- ii. Materials and construction to ensure long lifespan of the feature;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features to be installed; and
- iv. Confirmation of when the features will be installed within the construction, occupation or phase of the development.

REASON: In the interests of biodiversity conservation and enhancement in accordance with Local Plan Policy EH3.

E WTC/143/24	Approved	33 MOORLAND CLOSE
E WTC/146/24	Approved	CROFTDOWN, 34 CORN STREET
E WTC/147/24	Approved	19 MOTT CLOSE

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 9

Mon 10 February 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 5

GRANTED PLANNING PERMISSIONS

E WTC/148/24	Approved	UNITS 9-12 EAGLE IND ESTATE
E WTC/149/24	Approved	112 THE CROFTS
E WTC/150/24	Approved	17 CORNDELL GARDENS
E WTC/152/24	Approved	37 NEWLAND MILL
E WTC/153/24	Approved	MASONIC HALL 20 CHURCH GREEN
E WTC/154/24	Approved	5A WEST END
E WTC/155/24	Approved	5A WEST END
E WTC/156/24	Approved	15 PARK ROAD
E WTC/158/24	Approved	13A BURFORD ROAD
E WTC/159/24	Approved	22 SNOWSHILL DRIVE
E WTC/161/24	Approved	JUNIPER HOUSE 3A BURFORD ROAD
E WTC/162/24	Approved	1 FRENCH CLOSE
E WTC/163/24	Approved	38 LANGDALE GATE
E WTC/166/24	Approved	67 EARLY ROAD
E WTC/167/27	Approved	67 EARLY ROAD
E WTC/168/24	Approved	56 NEW YATT ROAD
E WTC/169/24	Approved with Conditions	FORMER HACKETTS WESLEY WALK
E WTC/170/24	Approved	UNIT C NEWMAN COURT
E WTC/171/24	Approved	WITNEY MILLS CC NEWLAND
E WTC/172/24	Approved	WITNEY MILLS CC NEWLAND
E WTC/173/24	Approved	103 BURFORD ROAD

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 9

Mon 10 February 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 6

GRANTED PLANNING PERMISSIONS

E WTC/174/24	Approved	33 MOORLAND CLOSE
E WTC/175/24	Approved	27 THORNEY LEYS
E WTC/176/24	Approved	4 CORNFIELD CLOSE
E WTC/177/24	Approved	16 SOUTH LAWN
E WTC/179/24	Approved	7 COGGES HILL ROAD
E WTC/180/24	Approved	20 SOUTH LAWN
E WTC/181/24	Approved	62 WADARDS MEADOW
E WTC/182/24	Approved	WOOD GREEN SECONDARY SCHOOL
E WTC/186/24	Approved	65 SHERBOURNE ROAD

REFUSED PLANNING PERMISSIONS

C WTC/157/24	Refused	5 WEST END
<p>District COMMENT The application site and proposed building is identified by the Environment Agency as being partly within flood zone 2. No Flood Risk Sequential Test was submitted as part of the application. As such inadequate evidence has been submitted to show that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Given that insufficient information has been provided in relation to flood risk, officers are unable to determine whether the proposal would ensure that the development does not increase flood risk at the site, or existing property or land beyond the site boundary. The application of policies in the National Planning Policy Framework (NPPF, December 2024) that protect areas at risk of flooding therefore provide a strong reason for refusing the development proposed which is contrary to policies H2, OS2 and EH7 of the West Oxfordshire Local Plan (2018), Section 14 of the NPPF (2024) and the Environment Agency's Flood Risk Standing Advice (2024).</p> <p>The adverse impacts of the proposed development, including the harm to the amenity of existing residents and future users of the development resulting from poor quality design, would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the National Planning Policy Framework (NPPF, 2024) taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing</p>		<p>Local COMMENT While Witney Town Council does not object to this application in terms of material concerns, the Council ask that the development complies with policy OS4, and that the proposal does not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties. Since the proposal includes development in a high-density area with close proximity to neighbouring properties, can officers pay due regard to ensuring that the development does not cause harmful loss of privacy to neighbouring properties.</p>

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 9

Mon 10 February 2025

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 7

well-designed places and providing affordable homes, individually or in combination. Therefore, the application is contrary to paragraphs 129, 135 and 139 of the NPPF (2024), policies OS1, OS2, OS4 and H2 of the West Oxfordshire Local Plan (2018) and the National Design Guide (2021).

Insufficient information has been submitted to demonstrate the biodiversity gain objective can be met and that the biodiversity gain plan condition can be discharged successfully in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Schedule 14 of the Environment Act 2021 and contrary to policy EH3 of the West Oxfordshire Local Plan (2018).