

**Witney Town Council**

**Planning Minutes - 11th February 2025**

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88- 1 WTC/019/25 Plot Ref :-25/00068/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 03/02/2025  
Location :- 18 GRANGERS PLACE Date Returned :- 12/02/2025  
GRANGERS PLACE  
Proposal : Insertion of small gable window at first floor and sunpipe on rear roof slope.  
Observations : Witney Town Council has no objections regarding this application.

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88- 2 WTC/020/25 Plot Ref :-25/00002/FUL Type :- FULL  
Applicant Name :- . Date Received :- 03/02/2025  
Location :- 1 KINGSWALK COTTAGES Date Returned :- 12/02/2025  
KINGSWALK COTTAGES  
Proposal : Construction of double car port with ancillary accommodation and storage above.  
Observations : Witney Town Council objects to this application. Members raised concerns of the height of the proposed building and the close proximity to neighbouring properties. Members do not believe the development complies with policy OS4, and that the proposal could harm the use or enjoyment of land and buildings nearby, including a harmful loss of light to neighbouring properties. Further to this, with regards to policy EH10, Members raised concerns that the proposed structure detracts from and does not make a positive contribution to the character/appearance of this Conservation Area.

Members discussed the character and materials of existing properties in the area, and agreed the proposed development does not include the use of materials sympathetic to neighbouring properties, or that 'form a logical complement to the existing pattern of development and character of the area' - as per the general principles of OS2 of the West Oxfordshire Local Plan 2031. Concerns were also raised regarding the build materials not being of high quality, and in turn creating low-quality accommodation.

The Council also noted the need for sewage connection for the proposed accommodation and believe this would increase the strain on the local sewer network and commented on known local issues, particularly during heavy rainfall and subsequent high infiltration rates. Given the site location and associated flood risk, the Council stressed the importance of flood protection from both surface and potential sewage water for this site, and neighbouring properties, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

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88- 3 WTC/021/25 Plot Ref :-24/03283/FUL Type :- FULL  
Applicant Name :- . Date Received :- 03/02/2025  
Location :- BARCLAYS BANK 30-32 Date Returned :- 12/02/2025  
MARKET SQ  
MARKET SQUARE  
Proposal : Installation of three panoramic CCTV cameras to rear elevation, along with erection of section of fencing with push bar exit gate to 2nd floor and a metal

mesh covering over a redundant roof sky light.

Observations : Witney Town Council does not object in principle however, Members request re-consultation should the opinion of the Conservation/Heritage Officer not concur.

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88- 4 WTC/022/25 Plot Ref :-24/03284/LBC Type :- LISTED BUI

Applicant Name :- . Date Received :- 03/02/2025

Location :- BARCLAYS BANK 30-32 Date Returned :- 12/02/2025  
MARKET SQ  
MARKET SQUARE

Proposal : External alterations to include the Installation of three panoramic CCTV cameras to rear elevation, along with erection of a section of fencing with push bar exit gate to 2nd floor and a metal mesh covering over a redundant roof sky light.

Observations : Witney Town Council does not object in principle however, Members request re-consultation should the opinion of the Conservation/Heritage Officer not concur.

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88- 5 WTC/023/25 Plot Ref :-24/03269/ADV Type :- ADVERTISED

Applicant Name :- . Date Received :- 03/02/2025

Location :- UNIT 11B MARRIOTT'S WALK Date Returned :- 12/02/2025  
MARRIOTT'S WALK

Proposal : Erection of a fascia sign and a projecting sign.

Observations : Witney Town Council has no objections to this application and noted that the design is in-keeping with the area. Members were also pleased to see an empty unit being occupied and welcomes new business to the area.

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88- 6 WTC/024/25 Plot Ref :-25/00145/ADV Type :- ADVERTISED

Applicant Name :- . Date Received :- 03/02/2025

Location :- 9-11 HIGH STREET Date Returned :- 12/02/2025  
HIGH STREET

Proposal : Erection of 3 non-illuminated fascia signs, internally illuminated fascia sign, internally illuminated projecting sign, a wall mounted ACM sign and window vinyls.

Observations : Witney Town Council has no objections to this application and believe the new signage would be an improvement to the street scene. However, Members would like to see provision for cyclists and ask cycle racks could be added to the exterior of the store. Witney Town Council recognises the need for modal shift towards active travel as set out in policy T3 of the West Oxfordshire Local Plan 2031 and asks that a contribution is sought to offer greater cycling connectivity to the area.

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88- 7 WTC/025/25 Plot Ref :-25/00212/LBC Type :- LISTED BUI

Applicant Name :- . Date Received :- 03/02/2025

Location :- 40 WOODGREEN Date Returned :- 12/02/2025  
WOODGREEN

Proposal : Replacement windows.

Observations : Witney Town Council does not object in principle however, Members request re-consultation should the opinion of the Conservation/Heritage Officer not concur.

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Observations : Witney Town Council does not object in principle however, Members request re-

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consultation should the opinion of the Conservation/Heritage Officer not concur.

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The Meeting closed at : 7:32pm

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

On behalf of :- Witney Town Council