

Witney Town Council
Planning Minutes - 25th March 2025

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177- 1	WTC/030/25	Plot Ref :-25/00442/FUL	Type :-	FULL
	Applicant Name :- .		Date Received :-	06/03/2025
	Location :- 8B MARKET SQUARE MARKET SQUARE		Date Returned :-	26/03/2025
	Proposal :	Conversion of ground floor bin and cycle store to form a one-bedroom apartment, with new bin and cycle storage provision (part-retrospective).		
	Observations :	While Witney Town Council does not object to this application in terms of material concerns and welcomes the addition of a single dwelling property in the Town Centre, Members expressed concerns that the newly relocated bin store seems to obstruct access to the fire escape and requested that Officers ensure it remains clear.		

177- 2	WTC/031/25	Plot Ref :-25/00321/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	06/03/2025
	Location :- 28 LYNEHAM CLOSE LYNEHAM CLOSE		Date Returned :-	26/03/2025
	Proposal :	Repair works to reinstate partially collapsed dry stone wall.		
	Observations :	Witney Town Council does not object in principle and is pleased to see reinstatement of a traditional dry-stone wall; however, Members request re-consultation should the opinion of the Conservation/Heritage Officer not concur.		

177- 3	WTC/032/25	Plot Ref :-25/00322/LBC	Type :-	LISTED BUI
	Applicant Name :- .		Date Received :-	06/03/2025
	Location :- 28 LYNEHAM CLOSE LYNEHAM CLOSE		Date Returned :-	26/03/2025
	Proposal :	Repair works to reinstate partially collapsed dry stone wall.		
	Observations :	Witney Town Council does not object in principle and is pleased to see reinstatement of a traditional dry-stone wall; however, Members request re-consultation should the opinion of the Conservation/Heritage Officer not concur.		

177- 4	WTC/033/25	Plot Ref :-25/00466/S73	Type :-	VARIATION
	Applicant Name :- .		Date Received :-	06/03/2025
	Location :- 49 NEWLAND NEWLAND		Date Returned :-	26/03/2025
	Proposal :	Variation of condition 2 of permission 22/02581/HHD to allow changes to the design and size of the proposed garage.		
	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.		

Flood Risk, Drainage & Water Environment

There are concerns regarding the adequacy of the current drainage systems and the potential impact of the development on these systems. Specifically, Members have raised the issue of increased surface water runoff and the risk of exacerbating drainage problems on Dry Lane, Crawley and Bridget Street, Witney. It is imperative that a detailed drainage strategy is provided to demonstrate that the development will not negatively impact local infrastructure or increase flooding risks in the surrounding area. Standing water and flooding have been highlighted as significant concerns. Members request that the development plan thoroughly addresses how water runoff will be managed and that measures to prevent further standing water issues, which could worsen flooding in the area, are included. A comprehensive assessment of the potential flood risk, including an updated flood risk report, should be provided as part of the EIA.

Ground Conditions and Contamination

Members have expressed concerns regarding the potential for contamination, particularly following flooding events. Given the site's history and vulnerability to flooding, there is a need to assess how floodwaters might interact with the land and any associated contamination risks. A detailed flood risk assessment, including modelling and an environmental impact study, should be undertaken to evaluate this risk fully.

Additionally, there are concerns about the land's quality due to its previous agricultural use. The site has historically been used for agricultural purposes, which may have led to contamination from the use of pesticides, fertilizers, chemicals, and other industrial activities. Members are particularly concerned about the potential for soil contamination and its impact on the health and safety of future occupants. A comprehensive land quality survey should be conducted to assess any contamination, and if identified, appropriate remediation measures should be proposed.

Built Heritage and Archaeology

The Council acknowledges that the development site includes a historic barn. Therefore, scoping should be undertaken to assess and address the potential impacts of the proposed development on this important historical and cultural asset.

Socio Economics

Given the prospect of imminent local government devolution, this should be considered as part of any parish boundary changes that may result from an accompanying community governance review. The socio-economic impact of the development, including its potential effects on local health, quality of life, social cohesion, and well-being, should be assessed. In addition, the impact on access to essential services such as healthcare, education, and housing should be examined, with an evaluation of whether existing infrastructure and services can accommodate the anticipated demand.

In light of the concerns raised, Members strongly request that the applicant undertakes a comprehensive investigation into these matters as part of the EIA, with full consideration of the potential impacts on both land quality and local infrastructure. It is vital that these investigations are conducted in line with current environmental and planning policies to ensure a safe, sustainable, and well-planned development.

177- 9	WTC/038/25	Plot Ref :-25/00663/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	.	Date Received :-	20/03/2025
	Location :-	30 SCHOFIELD AVENUE SCHOFIELD AVENUE	Date Returned :-	26/03/2025
	Proposal :	Demolition of existing conservatory and construction of new single storey rear extension.		

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.

The Meeting closed at : 6:37pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council