

# Public Document Pack

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

Held on Tuesday, 25 March 2025

At 6.00 pm in the Virtual Meeting via MS Teams - Virtual Meeting

### Present:

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

Councillors:	A Bailey T Ashby J Aitman S Simpson	G Doughty J Doughty R Smith
Officers:	Adam Clapton Cara Murray	Deputy Town Clerk Admin Support Assistant - Communities & Planning
Others:	None.	

### P174 APOLOGIES FOR ABSENCE

There were no apologies of absence.

The Chair, Cllr A Bailey had advised he would have connectivity issues so relinquished the Chairship to the Vice-Chair, Cllr G Meadows ahead of the meeting.

### P175 DECLARATIONS OF INTEREST

Cllr R Smith and Cllr T Ashby declared a personal, non-prejudicial interest in application 25/00322/LBC as the applicant was known to them.

### P176 PUBLIC PARTICIPATION

There was no public participation.

### P177 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.

P178 **NOTIFICATION OF PLANNING APPEAL DECISION - 65 WINFIELD DRIVE, OX29 7AU - APP/D3125/D/24/3355711**

The Committee received and considered correspondence concerning the appeal decision APP/D3125/D/24/3355711 for 65 Winfield Drive, Witney.

**Resolved:**

That, the appeal decision be noted.

P179 **COMMUNITY INFRASTRUCTURE LEVY (CIL) DRAFT CHARGING SCHEDULE**

The Committee received correspondence regarding the West Oxfordshire District Council Community Infrastructure Levy (CIL) draft charging schedule.

A Member advised this update was referring to the feasibility of developer contributions and what rates should be set to ensure developments took place, but that the community received adequate funds for infrastructure.

**Resolved:**

That, the correspondence be noted.

---

The meeting closed at: 6.37 pm

---

Chair

## Witney Town Council

### Planning Minutes - 25th March 2025

177

- 
- 177- 1 WTC/030/25 Plot Ref :-25/00442/FUL Type :- FULL  
 Applicant Name :- . Date Received :- 06/03/2025  
 Location :- 8B MARKET SQUARE Date Returned :- 26/03/2025  
 MARKET SQUARE  
 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 Date Returned :- 26/03/2025  
 LYNEHAM CLOSE  
 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 Date Returned :- 26/03/2025  
 LYNEHAM CLOSE  
 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 Date Returned :- 26/03/2025  
 NEWLAND  
 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.
-

177- 5 WTC/034/25 Plot Ref :-25/00588/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 14/03/2025  
Location :- 95 WADARDS MEADOW Date Returned :- 26/03/2025  
WADARDS MEADOW  
Proposal : Erection of a single storey 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.

---

177- 6 WTC/035/25 Plot Ref :-25/00640/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 17/03/2025  
Location :- 12 HARVEST WAY Date Returned :- 26/03/2025  
HARVEST WAY  
Proposal : Proposed loft conversion  
Observations : Whilst Witney Town Council offers no objections to this application, Members ask, that officers pay due regard to the potential loss of privacy to neighbouring properties.

---

177- 7 WTC/036/25 Plot Ref :-25/00691/HHD Type :- HOUSEHOLDE  
Applicant Name :- . Date Received :- 18/03/2025  
Location :- 45 DAVENPORT ROAD Date Returned :- 26/03/2025  
DAVENPORT ROAD  
Proposal : Proposed loft conversion, demolition and replacement of existing porch, erection of rear single storey extension and a garage.  
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.

---

177- 8 WTC/037/25 Plot Ref :-25/00639/SCOPE Type :- SCOPE  
Applicant Name :- . Date Received :- 20/03/2025  
Location :- LAND AT CURBRIDGE DOWNS Date Returned :- 01/04/2025  
FARM  
BURFORD ROAD  
Proposal : This Scoping Opinion Request relates to the proposed development of up to 470 dwellings on land at Curbridge Downs Farm, Witney.  
Observations : Witney Town Council has reviewed the Scoping Opinion Request for the development of 470 dwellings and acknowledges the need for housing delivery in West Oxfordshire. The Council also recognises the potential impact this development could have on Witney, as a neighbouring parish and the primary service centre for the development.  
Members are concerned that several key issues are recommended to be scoped out of detailed assessment in the EIA, as outlined in Table 18.1 of the EIA Scoping Opinion Request (Summary of proposed EIA scope, including elements of proposed environmental topics to be scoped out of detailed assessment). The Council requests that the following points be fully investigated and addressed before any progression of the development.

---

#### 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