

Planning Minutes - 5th August 2025

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| 471- 1 | WTC/083/25 | Plot Ref :-25/01560/FUL | Type :- | FULL |
| | Applicant Name :- . | | Date Received :- | 17/07/2025 |
| | Location :- WOOD GREEN SCHOOL WOODSTOCK ROAD | | Date Returned :- | 06/08/2025 |

Observations : Witney Town Council supports this application and welcomes thermal efficient and low-carbon enhancements with the installation Air Source Heat Pumps at Wood Green School, allowing young people to see the benefits of the decarbonisation scheme in practice.

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| 471- 2 | WTC/084/25 | Plot Ref :-24/01836/FUL | Type :- | FULL |
| | Applicant Name :- | | Date Received :- | 17/07/2025 |
| | Location :- | UNIT 32 BRIDGE STREET MILLS BRIDGE STREET | Date Returned :- | 06/08/2025 |

Observations : Members noted that the amended plans submitted as part of this application appear to show no material differences from the original plans previously considered. As such, the Committee's original comments remain applicable and are reiterated below:

Whilst Witney Town Council does not object to this application in terms of material concerns and welcomes the development of two-bedroom dwellings in the town, Members note the objections submitted by residents and ask that West Oxfordshire District Council ensures these are addressed appropriately through planning conditions where necessary.

The Council asks that the development complies with Policy OS4 of the West Oxfordshire Local Plan 2031, ensuring that it does not harm the use or enjoyment of neighbouring land and buildings, including the living conditions of nearby residential properties. Members noted that the submitted plans were unclear with regard to the proposed height of the development. Accordingly, the Committee requests that planning officers pay particular attention to any potential impacts on daylight, outlook, and privacy for neighbouring homes.

Members also expressed concern regarding the impact of the development on local water quality, sewage infrastructure, and existing drainage systems, particularly given the location's susceptibility to flooding. The Committee therefore requests that appropriate mitigation measures are put in place to minimise flood risk in line with Policy EH7 of the Local Plan.

Finally, in order to reduce disruption to neighbouring residents during the construction phase, Members request that a Construction Management Plan is prepared and agreed prior to the commencement of works. This should include measures to mitigate construction noise and should be subject to consultation with nearby residents.

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| 471- 3 | WTC/085/25 | Plot Ref :-25/01606/FUL | Type :- | FULL |
| | Applicant Name :- . | | Date Received :- | 17/07/2025 |
| | Location :- UNIT 6 MARRIOTTS WALK MARRIOTTS WALK | | Date Returned :- | 06/08/2025 |
| | Proposal : | Conversion of existing unused unit to create a micro brewery and taproom/cafe to include replacement frontage, provision of outdoor seating and extraction/ventilation/heating system. | | |
| | Observations : | Witney Town Council welcomes and supports this application. | | |
| | Members are pleased to see a currently vacant and previously unused unit within Marriotts Walk being brought into active and meaningful use. The proposed microbrewery, taproom, and café will contribute positively to the vitality of the area, enhance the local economy, and increase footfall in this part of the town- all of which are strongly supported by Members and policy E1 of the West Oxfordshire Local Plan 2031. | | | |
| | In particular, Members were encouraged by the social value underpinning the proposal, specifically the applicant's commitment to supporting ex-service personnel (Veterans) through employment, skills training, and access to mental health support. | | | |

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| 471- 4 | WTC/086/25 | Plot Ref :-25/01614/FUL | Type :- | FULL |
| | Applicant Name :- . | | Date Received :- | 18/07/2025 |
| | Location :- 45 HIGH STREET HIGH STREET | | Date Returned :- | 06/08/2025 |
| | Proposal : | Alterations to shop frontage to remove exiting bay window. | | |
| | Observations : | Witney Town Council has no objections regarding this application. | | |

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| 471- 5 | WTC/087/25 | Plot Ref :-25/01583/FUL | Type :- | FULL |
| | Applicant Name :- . | | Date Received :- | 21/07/2025 |
| | Location :- BUILDING 3, WINDRUSH PARK ROAD WINDRUSH INDUSTRIAL PARK | | Date Returned :- | 06/08/2025 |
| | Proposal : | Demolition of existing industrial building and erection of two light industrial/warehouse units with mixed E(g)(iii), B2 & B8 uses, ancillary offices, car parking , service areas and soft landscaping. | | |
| | Observations : | Witney Town Council has no objections to this application. | | |
| | Members felt that the proposed development represents a more efficient and appropriate use of the site. The updated layout, including provision for parking, service areas, and landscaping, appears well considered. | | | |
| | The Committee welcomes the creation of new employment space in the town, particularly within a designated industrial area, and supports opportunities that contribute to the continued economic growth and vitality of Witney as outlined in policy E1 of the West Oxfordshire Plan 2031 | | | |

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| 471- 7 | WTC/089/25 | Plot Ref :-25/01740/PN42 | Type :- | PRIOR NOTI |
| | Applicant Name :- | | Date Received :- | 25/07/2025 |
| | Location :- | 17 HOLFORD ROAD HOLFORD ROAD | Date Returned :- | 06/08/2025 |
| | Proposal : | Erection of a single storey rear extension (4m x 3m height to eaves/2.2m max height). | | |
| | 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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| 471- 9 | WTC/091/25 | Plot Ref :-25/01733/HHD | Type :- | HOUSEHOLDE |
| | Applicant Name :- | | Date Received :- | 30/07/2025 |
| | Location :- | 29 BURWELL MEADOW BURWELL MEADOW | Date Returned :- | 06/08/2025 |
| | Proposal : | First floor rear extension. | | |
| | Observations : | Witney Town Council has no objections regarding this application. | | |

On behalf of :- Witney Town Council