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PLANNING & DEVELOPMENT COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 5 August 2025

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

Present:

Councillor G Doughty (Chair)

Councillors:	J Aitman J Doughty	D Temple
Officers:	Adam Clapton Cara Murray	Deputy Town Clerk Admin Support Assistant - Communities & Planning
Others:	None	

P468 APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R Smith.

P469 DECLARATIONS OF INTEREST

There were no declarations of interest from Members or officers.

P470 PUBLIC PARTICIPATION

There was no public participation.

P471 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.

P472 APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE - CO-OP STORE, 9 - 11 HIGH STREET WITNEY - W/25/00760/PRMMV

The Committee noted the Application for Minor Variation from Co-op Store, 9 - 11 High Street Witney under the Licencing Act 2003.

Given the short statutory timescale for Witney Town Council to respond, by prior agreement of West Oxfordshire District Council, documents were circulated electronically to members of this Committee.

Resolved:

That, a no objection response was forwarded to the licencing team at West Oxfordshire District Council on 30 July 2025.

P473 **OCC CONSULTATION - A40 BARNARD GATE JUNCTIONS (EYNSHAM) - PROPOSED EXPERIMENTAL RIGHT TURN PROHIBITION**

The Committee received and considered Oxfordshire County Council's proposed Experimental Traffic Regulation Order (ETRO) for the A40 Barnard Gate junctions. Submission of the Councils response had been delegated to the Committee by the meeting of the Council (Minute 462 28.07.2025 Refers)

Members agreed on the following response for submission:

Members welcome the County Council's focus on this long-standing area of concern. However, the Committee had several important observations and concerns to raise:

1. Incomplete Crash Data:

Members felt that the crash data referenced in the proposal appears incomplete and does not provide a full picture of incidents along this stretch of the A40. As a result, the justification for the proposed measures seems insufficient and may not reflect the true scope of the safety issues.

2. Omission of South Leigh Junction (Westbound):

There is particular concern that the proposal does not include any restrictions for the South Leigh junction westbound. Members fear that implementing right-turn bans at the Barnard Gate junctions without addressing this nearby junction could simply shift the safety risk further down the road, particularly toward lay-by areas, creating a new accident hotspot rather than resolving the problem.

3. Need for a Broader, More Integrated Solution:

While the Committee supports OCC's renewed attention to this high-risk area, they are disappointed by the limited scope of the current proposal. A more comprehensive strategy is needed to address safety along the wider stretch of the A40.

4. No Right Turn Restrictions:

The Committee would strongly support a 'no right turn' restriction from the A40 into both Barnard Gate junctions. Members believe this would reduce conflicting traffic movements and improve safety—similar to the successful layout used near the Esso garage further along the A40. The Committee is grateful for the opportunity to provide input at this early stage and encourages Oxfordshire County Council to consider a more holistic approach to ensure lasting safety improvements along this route.

Resolved:

That, the above submission be made to Oxfordshire Country Council.

The meeting closed at: 6.26 pm

Chair

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.		

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.		

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		

471- 6	WTC/088/25	Plot Ref :-25/01609/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	23/07/2025
	Location :-	30 SPRING MEADOW SPRING MEADOW	Date Returned :-	06/08/2025
	Proposal :	Erection of a 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.		

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.		

471- 8	WTC/090/25	Plot Ref :-25/01670/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-		Date Received :-	25/07/2025
	Location :-	6 BAKERS PIECE BAKERS PIECE	Date Returned :-	06/08/2025
	Proposal :	Replace existing conservatory roof with a replica tiled roof.		
	Observations :	Witney Town Council has no objections regarding this application.		

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.		

The Meeting closed at : 6:26pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council