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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 D Temple

J Doughty

Officers: Adam Clapton Deputy Town Clerk

Cara Murray 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 <u>APPLICATION FOR MINOR VARIATION OF PREMISES LICENCE - CO-OP STORE, 9 - 11 HIGH STREET WITNEY - W/25/00760/PRMMV</u>

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

Minute Item P471

Witney Town Council

Planning Minutes - 5th August 2025

471

471- 1 WTC/083/25 Plot Ref :-25/01560/FUL Type :- FULL

Applicant Name :- . Date Received :- 17/07/2025

Location :- WOOD GREEN SCHOOL Date Returned :- 06/08/2025

WOODSTOCK ROAD

Proposal: Installation of 2no. air source heat pumps and associated infrastructure,

including 2m high fence enclosure.

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.

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 Date Returned :- 06/08/2025

BRIDGE STREET

Proposal: Erection of four apartments at second floor level with associated stair, lift and

flood access, demolition of existing metal roof structure (amended plans).

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.

Members trust that West Oxfordshire District Council will take these concerns into account during the determination of the application.

471- 3 WTC/085/25 Plot Ref :-25/01606/FUL Type :- FULL

Applicant Name :- . Date Received :- 17/07/2025

Location :- UNIT 6 MARRIOTTS WALK Date Returned :- 06/08/2025

MARRIOTTS WALK

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 Date Returned :- 06/08/2025

HIGH STREET

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 Date Returned :- 06/08/2025

ROAD

WINDRUSH INDUSTRIAL PARK

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/HHI	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/PN4	12 Type :-	PRIOR NOTI
7/1 /	Applicant Name :-		Date Received :-	25/07/2025
	• •	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 :	Thile Witney Town Council does not object to this application in terms of aterial concerns, it notes the loss of permeable drainage and would ask that itigating measures are considered to help decrease the possibility of surface ater flooding in this area, in accordance with policy EH7 of the West xfordshire Local Plan 2031.		
471- 8	WTC/090/25	Plot Ref :-25/01670/HHI	D 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 Applicant Name :- Location :-	Plot Ref :-25/01733/HHI . 29 BURWELL MEADOW BURWELL MEADOW	D Type :- Date Received :- Date Returned :-	HOUSEHOLDE 30/07/2025 06/08/2025
	Proposal :	First floor rear extension.		
	Observations:	Witney Town Council has no objections re	egarding this applica	ation.
	The Meeting closed a	t: 6:26pm		
	Signed :	Chairman Dat	te:	
	On behalf of :-	Witney Town Council		