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PLANNING & DEVELOPMENT COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 26 August 2025

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

Present:

Councillor G Doughty (Chair)

Councillors: J Aitman G Meadows

J Doughty R Smith

Officers: Derek Mackenzie Senior Administrative Officer &

Committee Clerk

Cara Murray Admin Support Assistant -

Communities & Planning

Others: None.

P474 APOLOGIES FOR ABSENCE

No apologies for absence were received.

P475 **DECLARATIONS OF INTEREST**

There were no declarations of interest from Members or officers.

P476 **PUBLIC PARTICIPATION**

There was no public participation.

P477 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.

P478 WELCH WAY - PROPOSED RAISED PARALLEL CROSSING

The committee received and considered the correspondence from Oxfordshire County Council regarding changes at the Fiveways Roundabout with the proposed introduction of a raised parallel crossing.

Members agreed that the follow submission be made.

Members welcomed any measures that reflect the changes to the Highway Code giving priority to pedestrians and cyclists at junctions and thus greater protection. The proposed scheme also highlights these rights of ways and their visibility to all road users.

Resolved

That, the above submission be made to support the proposed scheme.

P479 NOTIFICATION OF PLANNING APPEAL DECISION - 50 NEW YATT ROAD, WITNEY - APP/D3125/D/25/3363662

The Committee received and considered correspondence concerning the appeal decision APP/D3125/D/25/3363662 for Kingsmead, 50 New Yatt Road, Witney.

Resolved:

That, the appeal decision be noted.

P480 NOTIFICATION OF PLANNING APPEAL - 1 SYCAMORE CLOSE, WITNEY - APP/D3125/D/3370522

The Committee received notification of Planning Appeal APP/D3125/D/25/3370522 in respect of 1 Sycamore Close, Witney

Resolved:

That the notification of the Planning Appeal be noted.

The meeting closed at: 6.33 pm

Chair

Minute Item P477

Witney Town Council

Planning Minutes - 26th August 2025

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477- 1 WTC/093/25 Plot Ref :-25/01752/CLP Type :- CERT LAWFU

Applicant Name :- . Date Received :- 06/08/2025

Location :- 83 VANNER ROAD Date Returned :- 27/08/2025

VANNER ROAD

Proposal: Certificate of lawfulness (Single story side 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.

477- 2 WTC/094/25 Plot Ref :-25/01694/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 06/08/2025

Location: 253 THORNEY LEYS Date Returned: 27/08/2025

THORNEY LEYS

Proposal: Erection of single storey rear extension.

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.

477- 3 WTC/096/25 Plot Ref :-25/01782/FUL Type :- FULL

Applicant Name :- . Date Received :- 06/08/2025

Location :- WINDRUSH INN, BURFORD ROAD Date Returned :- 27/08/2025

BURFORD ROAD

Proposal: Erection of wooden climbing frame (retrospective).

Observations: Witney Town Council objects to this application.

While Members welcome the provision of family-friendly play facilities, they are concerned about the impact on neighbouring residential amenity, particularly in terms of loss of privacy and noise, as highlighted by residents. The application conflicts with Policy OS4 of the West Oxfordshire Local Plan, which states that development should not harm the use or enjoyment of nearby land and

buildings, including the living conditions of residential properties.

Members are also concerned about the retrospective nature of the application and request that Officers consider whether a more suitable location could be

identified, further from neighbouring boundaries.

477- 4 WTC/097/25 Plot Ref: -25/01772/S73 Type: - VARIATION

Applicant Name :- . Date Received :- 06/08/2025

Location: - 11 DONNINGTON CLOSE Date Returned: - 27/08/2025

DONNINGTON CLOSE

Proposal: Variation of conditions 2 and 4 of planning permission 24/02387/HHD to allow

the front (NE elevation) external wall of garage to be constructed re-using bricks from demolition works and for the front facing dormers to be constructed using

composite cladding to match NW (side) elevation.

Observations: Witney Town Council has no objections regarding this application.

477- 5 WTC/098/25 Plot Ref :-25/01829/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 11/08/2025

Location: 70 OXLEASE Date Returned: 27/08/2025

OXLEASE

Proposal: Demolition of rear conservatory and erection of rear single storey extension.

Installation of pedestrian gate in rear fence.

Observations: Witney Town Council has no objection to the proposed rear extension.

However, with regard to the installation of the pedestrian gate, Members note that the new gate would provide access across amenity land owned by the Town Council. As such, Witney Town Council requests that a formal, written

application is submitted for a licence to permit this use.

477- 6 WTC/099/25 Plot Ref :-25/01712/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 13/08/2025

Location :- 71 STOW AVENUE Date Returned :- 27/08/2025

STOW AVENUE

Proposal: Erection of a single storey rear extension.

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.

477- 7 WTC/100/25 Plot Ref :-25/01827/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 14/08/2025

Location: 17 HOLFORD ROAD Date Returned: 27/08/2025

HOLFORD ROAD

Proposal: Erection of a single storey front extension and alterations to increase height of

existing 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.

The Meeting closed at: 6:33pm		-		
Signed :		_ Chairman	Date:	
On behalf of :-	Witney Town Co	Witney Town Council		