

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 6 October 2026

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

E 26/047	Approved	2 Burwell Drive
E 26/050	Approved	26 South Lawn
E 26/053	Approved	37 Burford Road
E 26/056	Approved	62 Burwell Meadow
E 26/057	Approved	11 Market Square
E 26/058	Approved	11 Market Square
E 26/061	Approved	Scrap Yard Rear Of 58 West End
E 26/062	Approved	178 Manor Road
E 26/063	Approved	4 Saxon Way
E 26/064	Approved	11 Crawley Road
E 26/065	Approved	Archway Between 75 And 77 High
E 26/067	Approved	18 Woodford Mill
E 26/068	Approved	The Three Pigeons Inn
E 26/069	Approved	The Three Pigeons Inn
E 26/072	Approved	35 Spring Meadow
E 26/075	Approved	71 Oxford Hill
E 26/076	Approved	23 Burwell Meadow
E 26/078	Approved	10 Tungsten Park
E 26/079	Approved	8 Birdlip Close
E 26/080	Approved	11 Market Square
E 26/081	Approved	1 Robinson Lane
E 26/084	Approved	10 Northfield Farm Lane

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 6 October 2026

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 2

GRANTED PLANNING PERMISSIONS

C 26/086	Approved with Conditions	28 Lyneham Close
District COMMENT Detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. At least 1 no. externally mounted bat box (e.g. tube, brick or access panel) to be installed into the southern or western elevation wall of the building in accordance with the council's Biodiversity Specification #4.		Local COMMENT Witney Town Council has no objections regarding this application.
C 26/087	Approved with Conditions	28 Lyneham Close
District COMMENT Detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted to and approved in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site.		Local COMMENT Witney Town Council has no objections regarding this application.
E 26/091	Approved	2 Willowbank
E 26/099	Approved	52 High Street
E 26/101	Approved	74 High Street
E 26/105	Approved	2 Witan Park Industrial Estate
E 26/106	Approved	86 Quarry Road
C WTC/031/26	Approved with Conditions	63 BARRINGTON CLOSE
District COMMENT That the development be carried out in		Local COMMENT Witney Town Council objects to this application due to the loss of publicly accessible amenity land and the associated environmental and planning concerns.
		Members consider that the enclosure of this land into a private residential garden represents an unjustified encroachment of private curtilage onto land which currently forms part of the wider communal amenity space within the development. The proposal would result in the permanent loss of land intended for the benefit and enjoyment of the wider community and would erode the openness and character of the area.
		The Council considers the proposal to be contrary to Policies OS2 and EH3 of the West Oxfordshire Local Plan 2031, which seek to protect valued green infrastructure, amenity land and the character of the built and natural environment. The loss of this area of communal land would diminish the contribution it makes to the environmental quality and visual amenity of the locality.
		The proposal is also inconsistent with the principles set out in the National Planning Policy Framework,

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 6 October 2026

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 3

GRANTED PLANNING PERMISSIONS

accordance with the approved plans

The development shall be constructed with the materials specified in the application.

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no development permitted under Schedule 2, Part 1, Class E shall be carried out other than that expressly authorised by this permission.

REASON: Control is needed to protect the visual amenity of the area.

The development shall be carried out in accordance with the following biodiversity enhancement features. All the features listed below shall be implemented in full before the development hereby approved is first brought into use, unless otherwise agreed in writing by the local planning authority, and all the features shall thereafter be permanently retained and maintained for the stated purpose of biodiversity conservation. Hedgehog gaps to be installed in new boundary fencing; and A house sparrow terrace shall be installed on the north elevation of the dwelling in accordance with 63BC-PR-01 Rev. C.

REASON: In the interest of biodiversity enhancement.

which emphasises that planning decisions should protect and enhance public open spaces and support healthy, inclusive communities through the provision and protection of accessible green infrastructure.

Members also wish to highlight that, although similar applications may have previously been approved in the locality, Witney Town Council strongly considers that the continued incremental loss of communal amenity land through such proposals is harmful to the overall character and function of these spaces. The approval of further applications of this nature would risk establishing or reinforcing an undesirable precedent that could lead to the progressive erosion of shared green space intended for the benefit of all residents.

For these reasons, Witney Town Council objects to the application.

However, should West Oxfordshire District Council be minded to approve the proposal, the Town Council requests that a planning condition be imposed to ensure the land remains as green space, ancillary to the dwelling and that permitted development rights are restricted to prevent the erection of buildings, structures or further development on the land in the future.

104 THE CROFTS

Local COMMENT Witney Town Council does not object to this application.

They consider that, in principle, the development is acceptable and broadly consistent with the objectives of the West Oxfordshire Local Plan 2031, including Policy OS2 (Locating Development in the Right Places) and Policy H2 (Delivery of New Homes).

However, they note that the proposal involves the removal of four existing trees and request that the noted replacement trees are secured and delivered as part of the development, to ensure no net loss to local amenity and biodiversity. This would align with Policy EH3 (Biodiversity and Geodiversity) of the Local Plan and the environmental objectives of the National Planning Policy Framework (NPPF), particularly Section 15 (Conserving and enhancing the natural environment).

The Council also raises concerns regarding drainage and requests that appropriate measures are secured to ensure the development does not increase flood risk or surface water issues in the area. They ask that the advice of the relevant drainage and flood risk consultees is fully taken into account, in accordance with Policy EH7 (Flood Risk) of the Local Plan and NPPF Section 14 (Flooding and climate change).

C WTC/035/26

Approved with Conditions

District COMMENT

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 6 October 2026

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 4

GRANTED PLANNING PERMISSIONS

E WTC/103/25 Approved 35 OXLEASE

REFUSED PLANNING PERMISSIONS

C 26/066 Refused

District COMMENT The proposed two-storey front extension, by reason of its siting, scale, massing and design, fails to respect the existing character and appearance of the host dwelling and as such will appear as an incongruous addition, to the detriment of the visual character and appearance of the area. As such, the proposal is considered contrary to policies with Policies OS2, OS4 and H6 of the West Oxfordshire Local Plan 2031, the relevant paragraphs of the NPPF and the West Oxfordshire Design Guide 2016.

2 Viner Close

Local COMMENT 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.

C WTC/027/26 Refused

District COMMENT The application site and proposed

5A WEST END

Local COMMENT Witney Town Council does not object to this application in terms of material planning considerations.

Members welcome the provision of one-bedroom accommodation close to the town centre, which contributes to housing choice within the town and supports sustainable patterns of development. This aligns with the objectives of the West Oxfordshire Local Plan 2031, including Policy H2 (Delivery of New Homes) and Policy OS2 (Locating Development in the Right Places), which encourage the provision of housing within accessible and sustainable locations.

Members note that national policy within the National Planning Policy Framework (NPPF) supports the efficient use of land and encourages developments that make effective use of previously developed land, particularly in accessible locations (see NPPF paragraphs 124-125).

However, Members raise some concern that the proposed bedroom size appears relatively compact, and request that officers consider whether the internal layout provides an adequate standard of accommodation, having regard to the principles set out within the NPPF relating to the creation of high-quality, well-designed places (see NPPF Section 12, Achieving well-designed places) and any relevant internal space standards.

Members also ask that the comments from Environmental Health are taken into account and support the inclusion of a land contamination condition, requiring investigation, risk assessment and remediation should contamination be identified during development. This would be consistent with Policy EH8 (Environmental Protection) of the West Oxfordshire Local Plan 2031 and national policy within NPPF Section 15 (Conserving and Enhancing the Natural Environment).

In addition, Members note the comments of the Flood

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 6 October 2026

District Ref

' C ' Contrary to District 'CD' Contrary Delegated

' D ' Delegated

' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 5

REFUSED PLANNING PERMISSIONS

building is identified by the Environment Agency as being partly within flood zone 2. No Flood Risk Sequential Test was submitted as part of the application. As such inadequate evidence has been submitted to show that there are no reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. Given that insufficient information has been provided in relation to flood risk, officers are unable to determine whether the proposal would ensure that the development does not increase flood risk at the site, or existing property or land beyond the site boundary. The application of policies in the National Planning Policy Framework (NPPF, December 2024) that protect areas at risk of flooding therefore provide a strong reason for refusing the development proposed which is contrary to policies H2, OS2 and EH7 of the West Oxfordshire Local Plan (2018), Section 14 of the NPPF (2024) and the Environment Agency's Flood Risk Standing Advice (2026).

The adverse impacts of the proposed development, including the harm to the amenity of existing residents and future users of the development resulting from poor quality design, and the adverse impacts from failing to demonstrate that there are no reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding, would significantly and demonstrably outweigh the benefits of the proposal when assessed against the policies in the National Planning Policy Framework (NPPF, 2024) taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination. Therefore, the application is contrary to paragraphs 129, 135, 139 and Chapter 14 of the NPPF (2024), policies OS1, OS2, OS4, H2 and EH7 of the West Oxfordshire Local Plan (2018), the National Design Guide (2021) and the Environment Agency's Flood Risk Standing Advice (2026).

Risk Management Officer regarding the site's susceptibility to groundwater flooding notes at 50-75% and request that appropriate drainage and mitigation measures are secured as part of the development in accordance with Policy EH7 (Flood Risk) of the West Oxfordshire Local Plan 2031 and the principles set out in NPPF Section 14 (Meeting the challenge of climate change, flooding and coastal change).

OTHER PLANNING DETAILS

26/052

Withdrawn

107 High Street