NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6 **Tue 17 November 2026** **District Ref**

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

GRANTED PLANNING PERMISSIONS

E 26/102 Approved 35 New Yatt Road

E 26/103 Approved Hollybush Inn

E 26/104 Approved Hollybush Inn

C 26/107 Approved with Conditions 8 Market Square

District COMMENT The premises shall not be open for customers outside the following hours:
09:00 to 17:30; Mondays - Fridays.
09:00 to 17:30; Saturdays.
Closed; Sundays and Bank Holidays.
REASON: To safeguard living conditions in nearby properties.

Local COMMENT Witney Town Council has no objection to this application. Members welcome the change of use of the vacant premises to a retail unit.

E 26/108 Approved 104 Woodstock Road

E 26/109 Approved Almshouses 5-15 Newland

C 26/110 Approved with Conditions Almshouses 5-15 Newland

District COMMENT The boundary wall shall be reconstructed as specified on the approved drawings in accordance with a 1m x 1m sample panel of the facing masonry to inlcude a sample of the capping which will be erected on site and approved in writing by the Local Planning Authority before any boundary wall works are commenced and shall be thereafter retained on site until the development is completed.
REASON: To safeguard the character and appearance of the area.

Notwithstanding details contained in the application, detailed specifications and drawings of all external windows to include elevations of each complete assembly at a minimum 1:20 scale and sections of each component at a minimum 1:5 scale and including details of all materials, finishes and colours shall be submitted in writing by the Local Planning Authority before that architectural feature is commissioned/erected on site. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the building reflects the established character of the area.

Local COMMENT Witney Town Council has no objection to this application. Members welcome the additional living space to these Almshouses.

C 26/111 Approved with Conditions Scrap Yard, Rear of 58

District COMMENT Notwithstanding details contained in the application, detailed specifications and drawings of all external windows and doors to include elevations of each complete assembly at a minimum 1:20 scale 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. The development shall be carried out in accordance with the approved details.
REASON: To ensure the architectural detailing of the building reflects the established character of the

Local COMMENT Witney Town Council has no objection to this application.

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GRANTED PLANNING PERMISSIONS

area.

The window and door frames shall be recessed from the face of the building to match windows and doors on the existing building.
REASON: To ensure the architectural detailing of the building reflects the established character of the existing building.

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, Classes A, C, D, E, F, G, and H shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to safeguard the character and appearance of the locally listed building and Witney and Cogges Conservation Area, and to safeguard neighbouring amenity.

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 fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a road or footpath, other than those expressly authorised by this permission.
REASON: To safeguard the open plan character of the development/ to safeguard the character and appearance of the area.

No dwelling shall be occupied until a plan indicating the positions, design, materials, type and timing of provision of boundary treatment to be erected has been agreed in writing by the Local Planning Authority. The boundary treatment shall include provision for hedgehog highways, and shall be completed in accordance with the approved details and retained thereafter.
REASON: To safeguard the character and appearance of the area, and improve opportunities for biodiversity.

No floodlighting or other form of external lighting shall be installed except in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.
REASON: To safeguard the character and appearance of the area.

The development shall be carried out in accordance with the Drainage Design TBM2 - ICS - 01 - XX - DR - C - 0200 Revision P04 and the Drainage Strategy 6884-TMB2-ICS-XX-RP-C-07.001 revision P04 both dated 17/9/26 prior to the first

occupation of the development hereby approved and shall be maintained in accordance with the management plan thereafter.
REASON: To ensure the proper provision for surface water drainage and/ or to ensure flooding is not exacerbated in the locality (The West Oxfordshire Strategic Flood Risk Assessment, National Planning Policy Framework and Planning Practice Guidance).

The development shall be carried out in accordance with the revised CEMP prepared by Tsoy Limited Version 2: 2026-09-15. The construction hours shall not occur outside of the following hours where noise is audible at any point at the boundary of any noise sensitive dwelling:
Mon - Fri 08.00 - 18.00
Sat 08.00 - 13.00
All other times, including Sundays, Bank and Public Holidays there shall be no such noise generating activities.
REASON: To protect the amenity of the locality, especially for people living nearby in line with the National Planning Policy Framework and the Local Plan.

Prior to first occupation of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority. The plan shall include details of the following:
a) Arrangements for establishing vegetated gardens with details of tree and shrub planting;
b) A full planting schedule utilising primarily native species;
c) Details of externally-mounted bat and bird boxes which are to be of durable construction and suitably located;
d) Rolling, long-term maintenance measures covering up to a 30-year period; and
e) Details of responsible persons.
The approved plan shall be implemented as described and retained thereafter.
REASON: To protect and enhance biodiversity in accordance with the National Planning Policy Framework 2026 and Local Policy EH3 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are provided in the interests of road safety.

No dwelling shall be occupied until details of cycle storage for the dwellings have been submitted to and approved in writing by the local planning authority and the cycle storage required to serve those dwellings have been provided in accordance with the approved details. The cycle storage so approved shall thereafter be permanently retained and kept available for cycle parking.
REASON: In the interests of improving air quality in the Witney Air Quality Management Area.

The Remediation Scheme, as agreed in writing by the Local

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Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority a Verification Report confirming that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
REASON: To prevent pollution of the environment in the interests of the amenity. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and the NPPF15

No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.
REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

E	26/112	Approved	67 Oxlease
E	26/114	Approved	27 Dene Rise
E	26/115	Approved	8 Market Square
E	26/116	Approved	8 Market Square
E	26/117	Approved	18 Woodford Mill
E	26/118	Approved	6 Station Lane
C	26/119	Approved with Conditions	Scrap Yard Rear of 58 West End

District COMMENT That the development be carried out in accordance with the plans previously approved under application 23/02730/FUL and as amended by 26/00478/S73 other than where these have been superseded by the approved plans listed below.
REASON: For the avoidance of doubt as to what is permitted

Local COMMENT Witney Town Council has no objection to this application.

The works must be carried out in accordance with the following approved details: Schedule of Materials - WW24JB-03, Dated: 1st December 2024.
REASON: To safeguard the character and appearance of the area.

The works must be carried out in accordance with the following approved details:

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GRANTED PLANNING PERMISSIONS

Remediation Strategy - P24-355rms_v2, Dated: 24th February 2025
Contamination Summary Plan (Proposed site layout), Dated: December 2024
Ideal Cover System Schematic Cross Sections
Ground Gas Protection Measures Schematic Plan
Membrane Specification - Gas Seal Black and Gas Seal GR DPC
Foundation Detail - 7254-GBS-XX-XX-A-DR-220-P02, dated: 18th February 2025
REASON: To ensure any contamination of the site is identified and appropriately remediated. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and the NPPF.

The Remediation Scheme, as agreed in writing by the Local Planning Authority, shall be fully implemented in accordance with the approved timetable of works and before the development hereby permitted is first occupied. Any variation to the scheme shall be agreed in writing with the Local Planning Authority in advance of works being undertaken. On completion of the works the developer shall submit to the Local Planning Authority written confirmation that all works were completed in accordance with the agreed details. If, during the course of development, any contamination is found which has not been identified in the site investigation, additional measures for the remediation of this contamination shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.
REASON: To ensure any contamination of the site is identified and appropriately remediated. Relevant Policies: West Oxfordshire Local Planning Policy EH8 and the NPPF.

Before first occupation of the building/extension hereby permitted the window(s) in the side elevation of plot 10 shall be fitted with obscure glazing and shall be retained in that condition thereafter.
REASON: To safeguard privacy in the adjacent property.

No dwellings shall be occupied until the cycle parking spaces required to serve those dwellings have been provided in accordance with the approved details shown on the amended plan submitted 5th October 2026 drawing number WIT-CSL-01. The cycle parking areas so approved shall thereafter be permanently retained and kept available for cycle parking.
REASON: In the interests of promoting sustainable transport.

No dwelling shall be occupied until all the roads, driveways and footpaths serving the development have been drained, constructed and surfaced in accordance with plans and specifications that have been first submitted to and approved in writing by the Local Planning Authority.
REASON: In the interests of road safety.

The garage accommodation hereby approved shall be used for the parking of vehicles ancillary to the residential occupation of the dwelling(s) and for no other purposes.

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REASON: In the interest of road safety and convenience and safeguarding the character and appearance of the area.

The works must be carried out in accordance with document: CONSTRUCTION TRAFFIC MANAGEMENT PLAN FOR Land to the rear of 58 West End, Witney,
OX28 1NS dated: 11-10-2024.
REASON: In the interests of highway safety and to mitigate the impact of construction vehicles on the surrounding highway network, road infrastructure and local residents, particularly at morning and afternoon peak traffic times.

The first residents of each dwelling shall be provided with a copy of the Travel Information Pack approved under application ref. 25/02877/CND.
REASON: To ensure all residents and employees are aware from the outset of the travel choices available to them, and to comply with Government guidance contained within the National Planning Policy Framework

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, Classes A, AA, B, C, D, E, G and H shall be carried out other than that expressly authorised by this permission.
REASON: Control is needed to protect residential and visual amenity.

The development shall be carried out in accordance with the details approved under application reference 25/02877/CND.
REASON: To ensure the architectural detailing of the buildings reflects the established character of the area.

The acoustic design of the new residential homes shall accord with the internal noise design criteria specifications of BS 8233:2014; Guidance on Sound Insulation and Noise Reduction for Buildings.
REASON: To protect the amenity of the locality, especially for people living and/or working nearby.

The Construction Environmental Management Plan (CEMP) approved under application reference 24/03137/CND shall be adhered to.
REASON: To protect the amenity of the locality, especially for people living and/or working nearby

Hours of work shall be restricted to 08:00 to 18:00 Monday to Friday and 08:00-13:00 on Saturday with no working on Sunday or Bank Holidays.
REASON: To protect the amenity of the locality, especially for people living and/or working nearby.

The car parking areas (including where appropriate the marking out of parking spaces) shown on the approved plans shall be constructed before occupation of the development and thereafter retained and used for no other purpose.
REASON: To ensure that adequate car parking facilities are

provided in the interests of road safety.

The approved drainage system shall be implemented in accordance with the submitted Detailed Design prior to the use of the building commencing: Reference: FRA & Drainage Strategy T&B Motors January 2025 Revision P03.
REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

The submitted detailed surface water drainage scheme shall be implemented in accordance with the approved details before the development is completed.
REASON: To ensure development does not increase the risk of flooding elsewhere; in accordance with the National Planning Policy Framework (NPPF) and Local and National Standards.

Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:
(a) As built plans in both .pdf and .shp file format;
(b) Photographs to document each key stage of the drainage system when installed on site;
(c) Photographs to document the completed installation of the drainage structures on site
(d) The name and contact details of any appointed management company information.
REASON: To ensure that the principles of sustainable drainage are incorporated into this proposal.

No dwelling hereby approved shall be occupied until the means to ensure a maximum water consumption of 110 litres use per person per day, in accordance with policy OS3, has been complied with for that dwelling and retained in perpetuity thereafter.
REASON: To improve the sustainability of the dwellings in accordance with policy OS3 of the West Oxfordshire Local Plan 2031.

The energy and sustainability statement approved under application reference 25/01831/CND shall be implemented in accordance with the approved details before the development is completed. All the recommendations shall be implemented in full, unless otherwise agreed in writing by the LPA, and thereafter permanently maintained.
REASON: In the interests of energy efficiency and climate change

The CEMP approved under application reference 24/03137/CND shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.
REASON: To maintain and enhance biodiversity prior to and during construction in accordance with paragraphs 174, 179 and 180 of the NPPF (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the

council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

The works must be carried out in accordance with the Landscape and Biodiversity Enhancement and Management Plan details approved under application reference 24/03137/CND, unless agreed otherwise in writing by the local planning authority.
Reason: To maintain and enhance biodiversity, and to ensure long-term management in perpetuity, in accordance with paragraphs 174, 179 and 180 of the NPPF (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and in order for the council to comply with Part 3 of theNatural Environment and Rural Communities Act 2006.

No removal of any vegetation or the demolition or conversion of buildings shall take place between 1st March and 31st August in any year, unless a detailed survey has been carried out to check for nesting birds. Where nests are found in any building, hedgerow, tree or scrub or other habitat to be removed (or converted or demolished in the case of buildings), a 5m exclusion zone shall be left around the nest until breeding is complete. Completion of nesting shall be confirmed by a suitably qualified person and a report submitted to and approved in writing by the Local Planning Authority before any further works within the exclusion zone take place.
REASON: To provide additional opportunities for roosting for bats, nesting birds and hedgehogs as a biodiversity enhancement, in accordance with paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2031 and Section 40 of the Natural Environment and Rural Communities Act 2006.

The external lighting shall be installed in accordance with the details approved under application reference 25/02637/CND. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority.
REASON: To safeguard the character and appearance of the area.

Lighting shall be carried out in accordance with the detailed lighting strategy approved under application reference 25/02637/CND. Such approved measures will be implemented in full.
REASON: To protect nocturnal wildlife in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife and Countryside Act 1981 (as amended), Circular 06/2005, paragraphs 174, 179 and 180 of the National Planning Policy Framework (Chapter 15), Policy EH3 of the West Oxfordshire District Local Plan 2011-2031 and in order for the Council to comply with Part 3 of the Natural Environment and Rural Communities Act 2006.

Notwithstanding the information provided on the approved layout plan, walls and fences around each plot and on the site boundaries shall be erected in accordance with the details

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approved under ref. 26/01220/CND before occupation of the associated dwellings hereby approved and thereafter be retained.
REASON: To ensure that in the interests of privacy and visual amenity a high standard of boundary
treatment is provided.

The proposed development shall be carried out strictly in accordance with the Arboricultural Report by Sylva Consultancy dated October 2023, unless agreed otherwise in writing by the Local Planning Authority.
REASON: To safeguard trees and the visual amenity of the area.

E	26/120	Approved	19 Saxon Way
E	26/121	Approved	33 Abbey Road
E	26/124	Approved	17 Hurricane Close
C	26/128	Approved with Conditions	2 Vanner Road

District COMMENT The occupation of the accommodation shall be limited to holiday tenancies not to exceed 8 weeks (in each case) and no person shall occupy the accommodation in consecutive tenancy periods.
Reason: The accommodation is on a site where residential development would not normally be permitted, and is unsuitable for continuous residential occupation.

The Holiday let hereby approved shall only be operated by the owners of 2 Vanner Road and shall not be sold or let separately to the main dwelling.
Reason: A separately managed holiday let may result in uncontrolled movements by the occupiers that would result in an unacceptable impact on the amenity of the occupiers of 2 Vanner Road as well as the neighbouring dwellings.

Local COMMENT Witney Town Council has no objection to this application.

REFUSED PLANNING PERMISSIONS

E	WTC/185/24	Refused	LAND EAST WITNEY RD DUCKLINGTN

OTHER PLANNING DETAILS

	WTC/138/25	Withdrawn	61 MIRFIELD ROAD