PLANNING & DEVELOPMENT COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 27 October 2026

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

Present:

Councillor G Doughty (Chair)

Councillors:	J Aitman	J Treloar
	G Meadows	R Smith
Officers:	Adam Clapton	Deputy Town Clerk
	Derek Mackenzie	Senior Administrative Officer & Committee Clerk
	Janine Sparrowhawk	Administration Asst - Communities & Planning
Others:	None	

P539 **APOLOGIES FOR ABSENCE**

No apologies for absence were received.

P540 **DECLARATIONS OF INTEREST**

Councillor J Treloar declared a personal, non-prejudicial interest in Planning Appeal 26/00030/APPEAL advising that the landowner was known to him personally.

There were no other declarations from Members.

P541 **PUBLIC PARTICIPATION**

There was no public participation.

Councillor G Meadows joined the meeting at 6.19pm participating in planning applications 4.6 onwards.

P542 **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.

P543 **OXFORDSHIRE COUNTY COUNCIL PLANNING PERMISSION - R3.0130/26**

The Committee considered the proposed change of use from C2 residential institution to two one-bedroom flats with shared care provision.

Resolved:

That, a no objection response be forwarded to Oxfordshire County Council and that Members welcomed the proposal and its contribution towards supported and more independent living opportunities within the community.

P544 **NOTIFICATION OF PLANNING APPEAL LAND AT PEASHELL FARM DOWNS ROAD CURBRIDGE**

The Committee considered Appeal Reference 26/00030/APPEAL, relating to the proposed development of up to 370 dwellings.

Members discussed the appeal in the context of the emerging strategic planning considerations and considered whether any additional representation should be submitted.

The following response was agreed:

Members of the Planning & Development Committee wish to reiterate concerns regarding the site's suitability for large-scale residential development and highlighting that the location offers significant potential for employment generating uses, including science, technology and innovation based development given its strategic proximity to the A40 corridor.

Members noted the previously identified concerns regarding air quality and environmental impacts associated with the development at the location.

Resolved:

That the above response be submitted to the Planning Inspectorate for consideration.

P545 **APPLICATION FOR A NEW PREMISES LICENCE - CUP OF LOVE LTD 47 MARKET SQUARE, WITNEY**

The Committee received and considered an application for a new premises licence for Cup of Love Ltd, 47 Market Square, Witney.

Resolved:

That, a no objection response be forwarded to the licensing team at West Oxfordshire District Council with an additional comment that Members welcome the addition of a new business offer within the town centre and note the proposed operating arrangements.

P546 **APPLICATION FOR PAVEMENT LICENCE - GREGGS UNIT 4 AND 5 WELCH WAY WITNEY**

The Committee received and considered an application for a pavement licence for Greggs, Unit 4 & 5 Welch Way, Witney.

Resolved:

That, a no objection response be forwarded to the licencing team at West Oxfordshire District Council.

P547 **WITNEY AIR QUALITY MANAGEMENT AREA**

The Committee received correspondence regarding the proposed revocation of the Witney Air Quality Management Area from West Oxfordshire District Council.

The following response was agreed:

That, the Committee welcomed the improvement in air quality and raised no objection to the revocation of the Air Quality Management Area in line with DEFRA guidance.

Members requested that monitoring continue following revocation, particularly in light of significant transport infrastructure change and future housing growth proposals affecting the north of the town. Members also requested consideration be given to continued monitoring of wider air quality indicators where appropriate such as carbon particulates.

Resolved:

That, the above response be submitted to the Environmental Protection Team at West Oxfordshire District Council.

P548 **WITNEY TRAFFIC ADVISORY COMMITTEE MINUTES**

The Committee received the minutes of the Witney Traffic Advisory Committee held on 22 September 2026.

The Committee also noted updates relating to:

- The Witan Way zebra crossing proposals.
- High Street Improvements Scheme works.
- Community Speedwatch activity.
- Active travel and path improvement schemes.

Resolved:

That, the minutes of the Witney Traffic Advisory Committee held on 22 September 2026 be noted.

The meeting closed at: 6.57 pm

Chair

Witney Town Council

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542- 1 26/130 Plot Ref :-26/02338/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 02/10/2026

Location :- 31 Ralegh Crescent Witney Date Returned :- 28/10/2026

Proposal : Demolition of existing detached garage. Erection of two storey side extension

Observations : Witney Town Council has no objection to this application. Membersalso welcome the additional green space.

542- 2 26/131 Plot Ref :-26/02360/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 06/10/2026

Location :- 50 New Yatt Road Witney Date Returned :- 28/10/2026

Proposal : Erection of 2 storey rear and side extensions along with modification to main roof, replacement windows and associated works.

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 measurers are considered to help decrease the possibilty of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

542- 3 26/132 Plot Ref :-26/02381/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 13/10/2026

Location :- 41 Crawley Road Witney Date Returned :- 28/10/2026

Proposal : Extension of existing decking on lower ground level. (Retrospective).

Observations : Witney Town Council has no objection to this application.

542- 4 26/133 Plot Ref :-26/02318/LBC Type :- LISTED BUI

Applicant Name :- . Date Received :- 13/10/2026

Location :- 64 Corn Street Witney Date Returned :- 28/10/2026

Proposal : External alterations to add an external door to an existing porch to enclose the space.

Observations : Witney Town Council has no objection to this application.

542- 5 26/134 Plot Ref :-26/02317/FUL Type :- FULL

Applicant Name :- . Date Received :- 13/10/2026

Location :- 64 Corn Street Witney Date Returned :- 28/10/2026

Proposal : External alterations to add an external door to an extisting porch to enclose the space.

Observations : Witney Town Council has no objection to this application.

542- 6 26/135 Plot Ref :-26/01708/FUL Type :- FULL

Applicant Name :- . Date Received :- 19/10/2026

Location :- 64 High Street
Witney

Date Returned :- 28/10/2026

Proposal : Part Conversion of a commercial retail shop to form 3.no flats, erection of a rear extension to form 2.no flats, and the erection of a detached unit to rear consisting 2no. flats, and associated landscaping works.

Observations : Witney Town Council objects to this application.
Whilst supportive in principle of bringing underused buildings back into residential use and welcoming the provision of cycle parking and communal amenity space, Members considered the scale of residential accommodation proposed to constitute overdevelopment of the site.
The Committee expressed concerns regarding:
The absence of on-site vehicle parking provision.
The likley displacement of resident parking demand onto surrounding streets and town centre parking facilities.
Potential impacts on highway safety and local parking pressures.
Concerns regarding accessibilty and emergency service access associated with the intensity of development proposed.
Members considered that the cumulative impact of seven residential units in this highly constrained town centre location had not been satisfactorily addressed.

542- 7 26/136 Plot Ref :-26/02484/LBC Type :- LISTED BUI

Applicant Name :- . Date Received :- 19/10/2026

Location :- 64 High Street
Witney

Date Returned :- 28/10/2026

Proposal : Part conversion of a commercial retail shop to form 3.no flats, and erection of a rear extension to form 2no. flats, as part of wider development of the site

Observations : Witney Town Council objects to this application.
Whilst supportive in principle of bringing underused buildings back into residential use and welcoming the provision of cycle parking and communal amenity space, Members considered the scale of residential accommodation proposed to constitute overdevelopment of the site.
The Committee expressed concerns regarding:
The absence of on-site vehicle parking provision.
The likley displacement of resident parking demand onto surrounding streets and town centre parking facilities.
Potential impacts on highway safety and local parking pressures.
Concerns regarding accessibilty and emergency service access associated with the intensity of development proposed.
Members considered that the cumulative impact of seven residential units in this highly constrained town centre location had not been satisfactorily addressed.

542- 8 26/137 Plot Ref :-26/02447/S73 Type :- VARIATION

Applicant Name :- . Date Received :- 19/10/2026

Location :- McDonalds
Ducklington Lane
Witney

Date Returned :- 28/10/2026

Proposal : Removal of conditions 3 and 4 of permission 25/03152/S73 to allow for he submission and approval of an odour risk assessment and the kitchen odour extraction and filtration system to be used during the 24-hour operation, along with the details of the arrangements to control on and off-site litter (retrospective)

Observations : Witney Town Council has no objection to this application.

542- 9 26/138 Plot Ref :-26/02465/HHD Type :- HOUSEHOLDE

Applicant Name :- . Date Received :- 21/10/2026

Location :- 37 Hailey Road Witney Date Returned :- 28/10/2026

Proposal : Erection of a two storey and single storey rear extension to replace existing single storey rear extension, and associated works

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 measurers are considered to help decrease the possibilty of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

The Meeting closed at : 6.57pm

Signed : Chairman Date:

On behalf of :- Witney Town Council