

Witney Town Council

Planning Minutes - 25 March 2020

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4-1 WTC/049/20 Plot Ref :- 20/00635/HHD Type :- HOUSEHOLDE
Applicant Name :- HALEY. MR STUART Date Received :- 05/03/2020
Location :- 72A WOODSTCOK ROAD Date Returned :- 27/03/2020
WOODSTOCK ROAD
WITNEY
Proposal : Erection of single and two storey rear extensions.
Observations : Witney Town Council has no objections regarding this application

4-2 WTC/050/20 Plot Ref :- 20/00619/HHD Type :- HOUSEHOLDE
Applicant Name :- COX, MR AND MRS Date Received :- 05/03/2020
Location :- 4 BEECH ROAD Date Returned :- 27/03/2020
BEECH ROAD
WITNEY
Proposal : Erection of single storey side and rear extensions and construction of front porch.
Observations : Witney Town Council has no objections regarding this application

4-3 WTC/051/20 Plot Ref :- 20/00660/HHD Type :- HOUSEHOLDE
Applicant Name :- CASSIDY, MR JOHN Date Received :- 05/03/2020
Location :- THE COACH HOUSE Date Returned :- 27/03/2020
CHURCH GREEN
WITNEY
Proposal : Extension to studio/annexe.
Observations : Witney Town Council has no objections regarding this application

4-4 WTC/052/20 Plot Ref :- 20/00672/FUL Type :- FULL
Applicant Name :- THORNTON, MR L Date Received :- 10/03/2020
Location :- 77 MIRFIELD ROAD Date Returned :- 27/03/2020
MIRFIELD ROAD
WITNEY
Proposal : Erection of a demi-detached building.
Observations : Witney Town Council seconds the OCC Drainage officer's request that the Condition specifying drainage standards be applied if planning permission is granted.

The Town Council notes the bin store indicated on the driveway but can see no provision of cycle storage. The Town Council suggests that the applicant should submit evidence of this consideration. Oxfordshire Cycle Design Standards (2017) section 2.4.1 says

Resident cycle parking:

- 1 space for 1 bed unit, 2 spaces for larger units

The Oxfordshire Cycle Design Standards come from the Active Healthy Travel Strategy and the Local Transport Plan 4.

<https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-and-healthy-travel>

4-5	WTC/053/20	Plot Ref :- 20/00674/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	TANNER, MR G AND MRS L	Date Received :-	10/03/2020
	Location :-	28 SAXON WAY SAXON WAY WITNEY	Date Returned :-	27/03/2020
	Proposal :	Erection of side extension, replace existing rear flat roof with new pitch roof and construction of replacement front entrance porch. Widening of existing vehicular access.		
	Observations :	Witney Town Council does not object but notes that the plans in their current form do not meet the minimum garage length requirements of Oxfordshire County Council's Parking Standards. Although this is not a 'new residence', it is a new garage and an opportunity for sustainable design, to support active travel for health, air quality and climate change. https://www2.oxfordshire.gov.uk/cms/sites/default/files/folders/documents/roads The OCC dimensions are 6 m in length and 3 m in width for a single garage. This plan proposes 5.1 m in length and 5.4 m width ('double' garage). This design, holding two cars, does not provide space for cycle hooks and will result either in the garage being used for cycles and not cars, or for cars and not cycles. Of course, if intended for just one car, there could be space for bikes. Witney Town Council notes that the existing shed is to be removed, and the addition of a garage may be viewed as a replacement for the shed storage area. Addressing this in a revised design access statement, or increasing the length of the garage to conform, would clarify the proposal.		
		Witney Town Council also asks that planning officers stipulate a permeable new parking surface in mitigation for soft surface lost.		

4-6	WTC/054/20	Plot Ref :- 20/00707/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	BRACKSTONE, MR AND MRS	Date Received :-	10/03/2020
	Location :-	115 HARVEST WAY HARVEST WAY WITNEY	Date Returned :-	27/03/2020
	Proposal :	Erection of a conservatory to the rear of the property.		
	Observations :	Witney Town Council has no objections regarding this application.		

4-7	WTC/055/20	Plot Ref :- 20/00747/HHD	Type :-	HOUSEHOLDE
	Applicant Name :-	EDNEY, MR PHIL	Date Received :-	17/03/2020
	Location :-	274 THORNEY LEYS THORNEY LEYS WITNEY	Date Returned :-	27/03/2020
	Proposal :	Dormer window to side elevation (retrospective).		
	Observations :	Witney Town Council has no objections regarding this application.		

4-8 WTC/056/20 Plot Ref :- 20/00743/HHD Type :- HOUSEHOLDE
Applicant Name :- TOWNSEND, MR AND MRS Date Received :- 17/03/2020
Location :- 125 MANOR ROAD Date Returned :- 27/03/2020
MANOR ROAD
WITNEY

Proposal : Alterations and erection of two storey side extension.

Observations : Witney Town Council does not object but asks that the applicant provides evidence of planning for cycle storage and parking.
Oxfordshire Cycle Design Standards (2017) section 2.4.1 says
Resident cycle parking:
- 1 space for 1 bed unit, 2 spaces for larger units
The Oxfordshire Cycle Design Standards come from the Active Healthy Travel Strategy and the Local Transport Plan 4.
<https://www.oxfordshire.gov.uk/residents/roads-and-transport/connecting-oxfordshire/active-and-healthy-travel>

The Town Council also suggests that a parking plan is submitted to planning officers to make clear the impact on on-street parking.

4-9 WTC/057/20 Plot Ref :- 20/02591/HHD Type :- HOUSEHOLDE
Applicant Name :- MOHAMMED, MR Date Received :- 18/03/2020
Location :- RAZZI HOUSE Date Returned :- 27/03/2020
31 MOORLAND ROAD
WITNEY

Proposal : Amendments to approved plans under application 18/00077/HHD to allow increase height to annex, external paving, landscaping works and alterations with additional windows (to regularise works). (Part retrospective).

Observations : Witney Town Council objects to the plans in their current form.
The fencing plan state a 'not more than 2m' height above the top level of the patio. This is too vague and Witney Town Council would like to see a commitment to the maximum fencing height permitted, given the concerns of neighbours that they are unacceptably overlooked. The other option is to lower the patio to restore the former garden levels.

4-10 WTC/058/20 Plot Ref :- 20/00553/HHD Type :- HOUSEHOLDE
Applicant Name :- COLLIS, MRS KATIE Date Received :- 18/03/2020
Location :- 6 HOYLE CLOSE Date Returned :- 27/03/2020
HOYLE CLOSE
WITNEY

Proposal : Single storey extension (retrospective).

Observations : Witney Town Council has no objections regarding this application

The Meeting closed at : _____

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council



Witney Town Council

Planning Minutes - 7 April 2020

Committee Members Present :-

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4-1 WTC/059/20 Plot Ref :- 20/00785/ADV Type :- ADVERTISIN
Applicant Name :- MOLNAR, MR CSABA Date Received :- 24/03/2020
Location :- 4 WESLEY WALK Date Returned :- 06/04/2020
WESLEY WALK
WITNEY
Proposal : Erection of two non-illuminated shop signs (retrospective).
Observations : Witney Town Council has no objections regarding this application

4-2 WTC/060/20 Plot Ref :- 20/00810/HHD Type :- HOUSEHOLDE
Applicant Name :- JONES, MR CLIFFORD Date Received :- 24/03/2020
Location :- 69A NEWLAND Date Returned :- 06/04/2020
WITNEY
OXON
Proposal : Alterations and conversion of loft space into living accomodation with the
addition of two new roof lights and a front dormer window.
Observations : Witney Town Council has no objections regarding this application

The Meeting closed at : _____

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council



Witney Town Council

Planning Minutes - 9 April 2020

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4-1 WTC/061/20 Plot Ref :- 20/00858/FUL Type :- FULL
Applicant Name :- BERESFORD & NELLIST Date Received :- 01/04/2020
Location :- ASH CLOSE Date Returned :- 21/04/2020
GLOUCESTER PLACE
WITNEY

Proposal : Erection of two semi detached dwellings.

Observations : Witney Town Council objects to this application. It finds the conditions and reasons for them laid out in the Appendix of the Gloucester Place Mews Residents' Association entirely justified. The Town Council has one hesitation over proposed condition 8 stating that visitors to the Ash Close properties must not park in Gloucester Place Mews. That seems a stretch too far to enforce, if parking is currently permissible on Gloucester Place Mews. Their points about access via Gloucester Place and Ash Close are well made, particularly the requirement for vehicles to be able to exit Ash Close in a forwards gear.

There is currently a Keep Clear sign painted on the entrance to Ash Close, so using that access does not change parking for residents of Gloucester Place, but 'improving' that access by widening it or flaring it (proposals are not made in the plans) would likely inconvenience residents of Gloucester Place, who are already very tight for pedestrian and vehicular space.

The energy efficiency measures are welcome. Please consider providing the infrastructure (i.e. cabling) to enable electric car charging points to be installed, in each parking space.

The car port should include in the dimensions provision for secure, sheltered cycle parking, one bike space per household bed, or this should be provided elsewhere in the development. This is to enable active travel for public health and in light of the climate emergency.

The Town Council also requests that an FRA demonstrating the risk to the proposal is carried out as a condition of any possible granting of permission, and that if this demonstrates substantial risk then the application should be reconsidered or permission denied.

4-2 WTC/062/20 Plot Ref :- 20/00859/HHD Type :- HOUSEHOLDE
Applicant Name :- WHEATLAND, MR AND MRS Date Received :- 01/04/2020
Location :- 6 WINFIELD DRIVE Date Returned :- 21/04/2020
WINFIELD DRIVE
WITNEY

Proposal : Proposed rear conservatory.

Observations : Witney Town Council has no objections regarding this application

4-3 WTC/063/20 Plot Ref :- 20/00866/HHD Type :- HOUSEHOLDE
Applicant Name :- JONES, MRS ROSIE Date Received :- 01/04/2020
Location :- 15 GLOUCESTER COURT MEWS Date Returned :- 21/04/2020
GLOUCESTER COURT MEWS
WITNEY
Proposal : Replace conservatory.
Observations : Witney Town Council has no objections regarding this application

4-4 WTC/064/20 Plot Ref :- 20/00848/HHD Type :- HOUSEHOLDE
Applicant Name :- SCOTT, MS KATERINA Date Received :- 01/04/2020
Location :- 18 MOUNTFIELD ROAD Date Returned :- 21/04/2020
MOUNTFIELD ROAD
WITNEY
Proposal : Alterations and single storey front extension.
Observations : Witney Town Council has no objections regarding this application

4-5 WTC/065/20 Plot Ref :- 20/00803/FUL Type :- FULL
Applicant Name :- SUE, MR AND MRS Date Received :- 01/04/2020
Location :- THE CARPENTERS ARMS Date Returned :- 21/04/2020
132 NEWLAND
WITNEY
Proposal : Erection of ground floor extension to restaurant and first floor extension to living accommodation.
Observations : Witney Town Council has no objection to the proposal but asks that the WODC environmental health department's comments are noted and taken into account.

The Meeting closed at :

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

Witney Town Council

Planning Minutes - 23 April 2020

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4-1 WTC/066/20 Plot Ref :- 20/00887/HHD Type :- HOUSEHOLDE
Applicant Name :- FRANKLIN, MR JONO Date Received :- 20/04/2020
Location :- 86 MANOR ROAD Date Returned :- 28/04/2020
MANOR ROAD
WITNEY
Proposal : Erection of single storey rear extension,
Observations : Witney Town Council has no objections regarding this application

4-2 WTC/067/20 Plot Ref :- 20/00936/LBC Type :- LISTED BUI
Applicant Name :- STOWE, MR CARL Date Received :- 20/04/2020
Location :- 50 WEST END Date Returned :- 28/04/2020
WEST END
WITNEY
Proposal : Internal and external alterations to change the ground floor layout to provide open plan kitchen/dining room with utility room, including replacement of conservatory roof, and create en-suite to master bedroom at first floor level. (Part retrospective).
Observations : Although the external footprint and front exterior of the house are unchanged, the removal of the original back wall, with two windows the thickness of the stone walls, including the listed later 19th C 2-pane sashes, is of possible concern. The Town Council defers to the Listed Building Control officers. Original walls cannot be put back retrospectively. It is a criminal offence to alter listed buildings without consent, so the course of action depends on whether or not the back wall has already been removed.

4-3 WTC/068/20 Plot Ref :- 20/00279/S73 Type :- NON COMPLY
Applicant Name :- GOULDIN, MR DAVID Date Received :- 20/04/2020
Location :- 9A WEST END Date Returned :- 28/04/2020
WEST END
WITNEY
Proposal : Non-compliance of conditions 2 and 3 of planning permissions 18/01716/HHD and 18/01720/HHD to allow one bay of the approved garaging to be enclosed to create a dining room and utilise roofspace above to form a bedroom and en-suite with opening through to main dwelling. (Retrospective).
Observations : Witney Town Council refer to the response we made on the previous retrospective application for 9a West End - although sympathetic to the inclusion of a dining room to improve household amenity space, heritage features such as window sizes and materials should be replaced where they are not in keeping with the vernacular and history of West End

The Meeting closed at : _____

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council

Witney Town Council

Planning Minutes - 30 April 2020

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4-1 WTC/069/20 Plot Ref :- 20/00949/HHD Type :- HOUSEHOLDE
Applicant Name :- RENAD, MR AND MRS Date Received :- 27/04/2020
Location :- 48 APLEY WAY Date Returned :- 29/04/2020
APLEY WAY
WITNEY
Proposal : Single storey rear extension.
Observations : Witney Town Council has no objections regarding this application

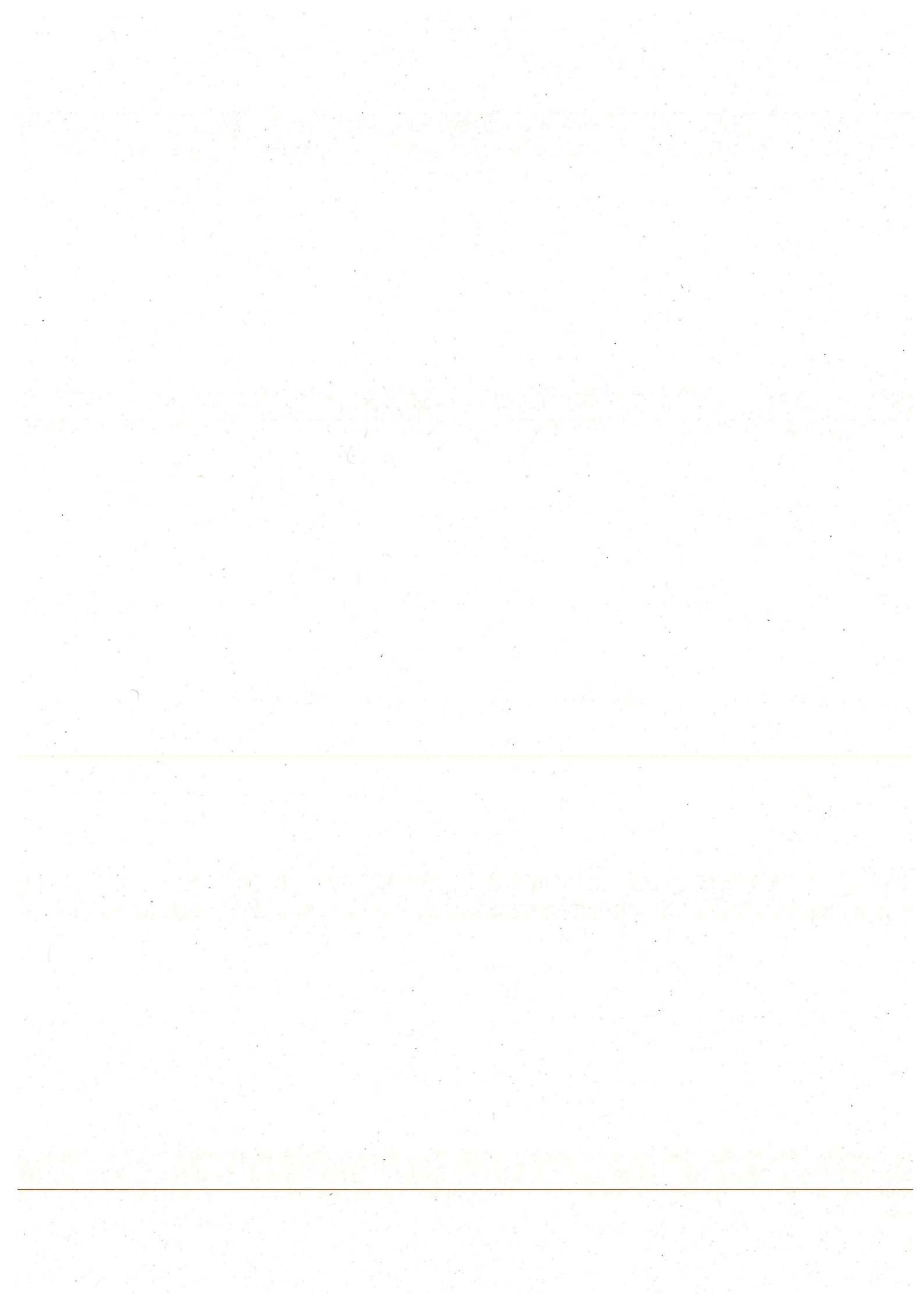
4-2 WTC/070/20 Plot Ref :- 20/00948/HHD Type :- HOUSEHOLDE
Applicant Name :- TOWLSON, MR AND MRS Date Received :- 27/04/2020
Location :- 1 DAVENPORT ROAD Date Returned :- 29/04/2020
DAVENPORT ROAD
WITNEY
Proposal : Removal of detached garage. Erection of two storey side extension.
Observations : Witney Town Council has no objections regarding this application

4-3 WTC/071/20 Plot Ref :- 20/00868/HHD Type :- HOUSEHOLDE
Applicant Name :- GRANT, IAN Date Received :- 27/04/2020
Location :- 80 MOORLAND ROAD Date Returned :- 29/04/2020
MOORLAND ROAD
WITNEY
Proposal : Widen access and erection of new gates.
Observations : Witney Town Council has no objections regarding this application

The Meeting closed at : _____

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council



Witney Town Council
Planning Minutes - 14 May 2020

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4-1 WTC/073/20 Plot Ref :- 20/01005/HHD Type :- HOUSEHOLDE
Applicant Name :- LEARNER, MR AND MRS Date Received :- 07/05/2020
Location :- 106 CENTENARY WAY Date Returned :- 15/05/2020
CENTENARY WAY
WITNEY
Proposal : Erection of conservatoy to rear of property.
Observations : Witney Town Council has no objections regarding this application

4-2 WTC/074/20 Plot Ref :- 20/00955/HHD Type :- HOUSEHOLDE
Applicant Name :- LEWIS, MR RYAN Date Received :- 07/05/2020
Location :- 1 CURBRIDGE ROAD Date Returned :- 07/05/2020
CURBRIDGE ROAD
WITNEY
Proposal : Formation of new vehicular access.
Observations : Comments: Witney Town Council has no objection to this application.
providing that:-

1. this is replacing the current parking to the side of the property on Curbridge Road, which is not permitted on the public footpath, and landscaping is put in place to prevent the continued parking to the side of the property;

2. County Council Highways are satisfied that the plans are not a hazard to traffic exiting the roundabout junction onto the Curbridge Road. This is a safety concern, as this is a busy junction and potential blind-spot, and the proposed parking access is close to the roundabout junction.
3. The materials and surface used in the new parking area and road access are of a semi-permeable nature in order to limit surface water run-off. (The area close by is prone to flooding).

4-3 WTC/075/20 Plot Ref :- 20/01063/HHD Type :- HOUSEHOLDE
Applicant Name :- HICKS, MR WILLIAM Date Received :- 07/05/2020
Location :- 275 MANOR ROAD Date Returned :- 15/05/2020
MANOR ROAD
WITNEY
Proposal : Erection of single storey rear extension and conversion of existing main loft space to living accomodation with the addition of three rear dormers.
Observations : Witney Town Council has no objections regarding this application

4-4 WTC/076/20 Plot Ref :- 20/01070/HHD Type :- HOUSEHOLDE
Applicant Name :- BROSNAN, MR CHRIS Date Received :- 07/05/2020
Location :- 22 LOWELL PLACE Date Returned :- 15/05/2020
LOWELL PLACE
WITNEY

Proposal : Alterations and erection of two storey and single storey rear extensions.

Observations : Witney Town Council does not object but the application states that "The proposed extensions will not affect the neighbouring properties and does not affect their amenity area, right of light, is not over dominating and due to the area of the site, will sit comfortably in this location."
The Town Council would like to hear if the neighbours agree with this, as it looks like it would do some of this to the adjoining properties, however there are no objections shown online yet. 1st floor extension design doesn't look symmetrical (which affects the aesthetics) but the Town Council assume there is a reason for this. It is not clear if small roof light/Velux potentially overlooks neighbour's back window.

4-5 WTC/077/20 Plot Ref :- 20/01053/FUL Type :- FULL
Applicant Name :- KEATES, MR MATTHEW Date Received :- 11/05/2020
Location :- 29 MARKET SQUARE Date Returned :- 15/05/2020
MARKET SQUARE
WITNEY

Proposal : Proposed Change of Use from retail shop (A1 use) on first, second and third floor to (C3 use) four habitable flats. Alterations to include insertion of new roof lights to east elevation roof slope.

Observations : Witney Town Council has concerns about this application. There are no current allocated parking or external storage areas. No cycle parking is shown. Could the applicant convert some of internal areas next to lobby on ground floor to cycle/pushchair storage area? The Town Council would support the application on this condition.

Furthermore, It is not clear from the scale on the proposed plans that the flat opposite the offices on the first floor meets the minimum floor area of 37 sq m or that several of the bedrooms meet the minimum floor area of 6.5 sq m for single sleeper or 10.22 sq m for two sleepers (these latter areas are for HMO but form a precedent).

The Town Council would like to request the floor areas for each flat.

4-6 WTC/078/20 Plot Ref :- 20/01142/HHD Type :- HOUSEHOLDE
Applicant Name :- PEACHEY, MRS L Date Received :- 11/05/2020
Location :- 33 DENE RISE Date Returned :- 15/05/2020
DENE RISE
WITNEY

Proposal : Demolition of existing garage and erection of single storey side and rear extension.

Observations : Witney Town Council has no objection on condition that new materials and surface used in the parking areas are of a semi-permeable nature in order to

limit surface water run-off. (The Town Council assumes that the design specification includes a soak-away or alternative for water drainage from the back extension).

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The Meeting closed at :

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council



Witney Town Council

Planning Minutes - 21 May 2020

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4-1 WTC/079/20 Plot Ref :- 20/01062/HHD Type :- HOUSEHOLDE
Applicant Name :- MCDERMOTT, MR NEILSON Date Received :- 15/05/2020
Location :- 28 BURFORD ROAD Date Returned :- 21/05/2020
BURFORD ROAD
WITNEY
Proposal : Erection of front porch.
Observations : Witney Town Council has no objections regarding this application

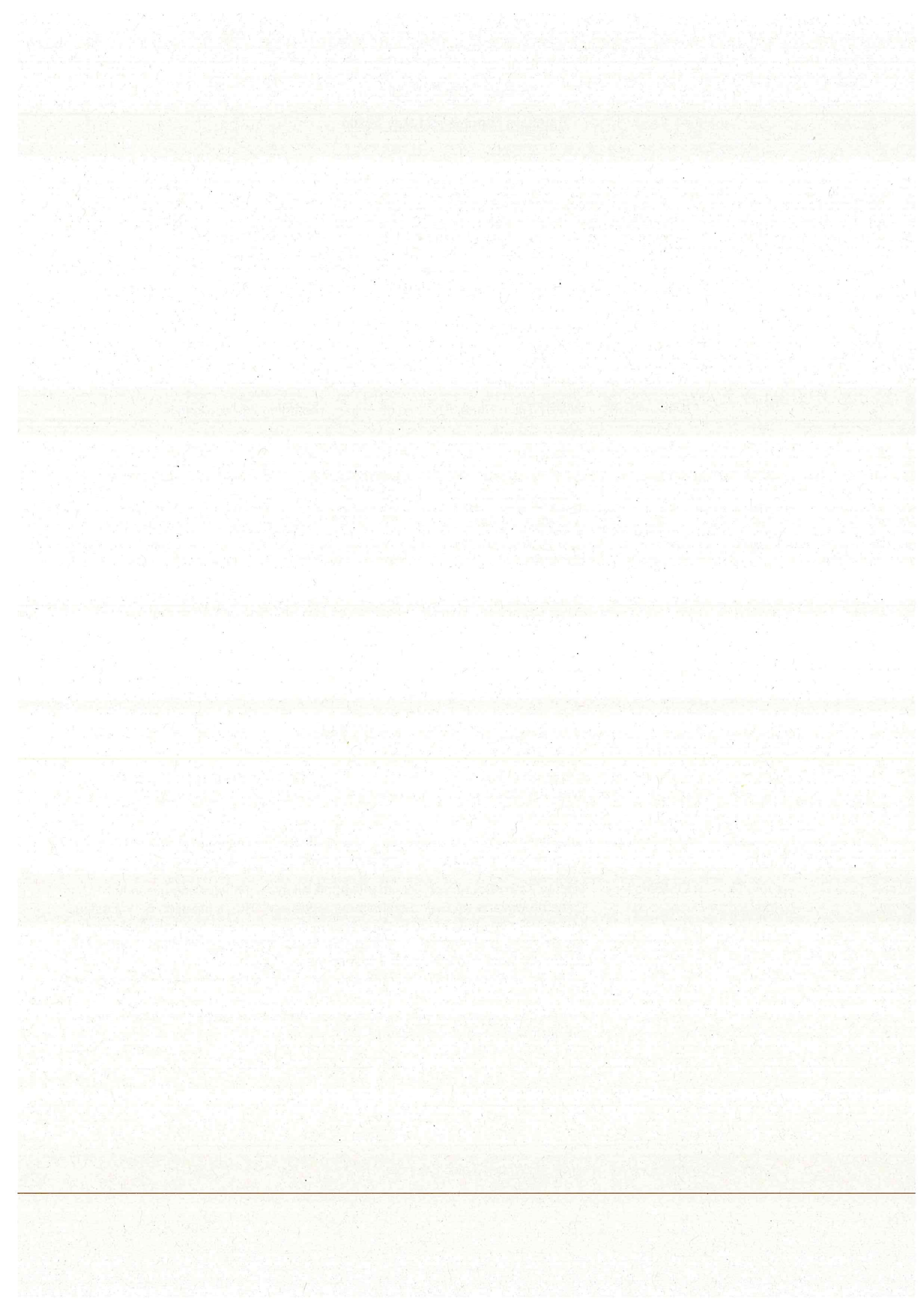
4-2 WTC/080/20 Plot Ref :- 20/01029/S73 Type :- NON COMPLY
Applicant Name :- SHONE, MR COLIN Date Received :- 15/05/2020
Location :- COGGES MANOR FARM Date Returned :- 21/05/2020
CHURCH LANE
WITNEY
Proposal : Temporary variation of condition 4 of planning permission 13/0046/P/FP to allow 10 concerts and plays, 35 weddings and ceremonies and 10 markets per calendar year for the years 2021 and 2022.
Observations : Witney Town Council has no objections regarding this application

4-3 WTC/081/20 Plot Ref :- 20/01083/FUL Type :- FULL
Applicant Name :- SOMAIYA, MR Date Received :- 18/05/2020
Location :- 1 WESLEY WALK Date Returned :- 21/05/2020
WELSEY WALK
WITNEY
Proposal : Alterations to include conversion of first and second floors to create six flats together with a two storey extension to replace single storey extensions.
Observations : Witney Town Council objects to this application on the following grounds:-
- The proposal is an over development of the site. The application is proposing to put too many flats in too small a space- flats 4 and 6 as illustrated fall below the 61 sq m requirements for 3 bed spaces in 2 bedrooms and flats 2 and 4 fall below the 50sq m required for 2 bed spaces in 1 bedroom;
- The Town Council has concerns about a lack of cycle storage for the proposed flats;
- The Town Council objects to the loss of commercial space (the restaurant) and community space (the gym).

The Meeting closed at :

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council



Witney Town Council

Planning Minutes - 21 May 2020

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5-1 WTC/082/20 Plot Ref :- 20/01135/HHD Type :- HOUSEHOLDE
Applicant Name :- WOOLLACOTT, MR RICHARD Date Received :- 19/05/20
Location :- 55 CORN STREET Date Returned :- 27/05/20
CORN STREET
WITNEY
Proposal :
Insertion of window to South elevation of outbuilding/barn.
Observations : Witney Town Council has no objections regarding this application

5-2 WTC/083/20 Plot Ref :- 20/01136/LBC Type :- LISTED BUI
Applicant Name :- WOOLLACOTT, MR RICHARD Date Received :- 19/05/20
Location :- 55 CORN STREET Date Returned :- 27/05/20
CORN STREET
WITNEY
Proposal : Insertion of window to South elevation of outbuilding/barn.
Observations : Witney Town Council has no objections regarding this application

5-3 WTC/084/20 Plot Ref :- 20/01155/HHD Type :- HOUSEHOLDE
Applicant Name :- RICKWOOD, MR Date Received :- 19/05/20
Location :- 9 MEADOW VIEW Date Returned :- 27/05/20
MEADOW VIEW
WITNEY
Proposal : Alterations and erection of single storey rear extension. Addition of box dormer
to rear elevation and altered roof lights to front.
Observations : Witney Town Council has no objections regarding this application

5-4 WTC/085/20 Plot Ref :- 20/01039/HHD Type :- HOUSEHOLDE
Applicant Name :- HOWARD, MS DEBBIE Date Received :- 21/05/20
Location :- 47 WOODGREEN Date Returned :- 27/05/20
WOODGREEN
WITNEY
Proposal : Erection of garage with studio above.
Observations : Witney Town Council has no objections regarding this application

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Proposal : Erection of garage with studio above.

