

# Public Document Pack

## CLIMATE, BIODIVERSITY & PLANNING COMMITTEE MEETING OF THE WITNEY TOWN COUNCIL

Held on Tuesday, 1 September 2020

At 6.00 pm in the Virtual Meeting Room via Zoom

### Present:

Councillor R Smith (Chair)

|              |                          |                             |
|--------------|--------------------------|-----------------------------|
| Councillors: | J Aitman                 | A McMahon                   |
|              | L Ashbourne              | A Prosser                   |
|              | V Gwatkin                |                             |
| Officers:    | Nicky Cayley             | Democratic Services Officer |
|              | Adam Clapton             | Office Manager              |
| Others:      | 0 members of the public. |                             |

### P248 APOLOGIES FOR ABSENCE

An apology for her absence was received from Cllr Jones.

### P249 DECLARATIONS OF INTEREST

There were no declarations of interest in matters to be discussed at the meeting.

### P250 PUBLIC PARTICIPATION

There were no members of the public present for this item.

### P251 PLANNING APPLICATIONS

The Committee received and considered a list of planning applications from West Oxfordshire District Council.

**RESOLVED:** that the comments, as per the attached schedule, be forwarded to West Oxfordshire District Council.

### P252 APPLICATION FOR STREET TRADING CONSENT - MARKET SQUARE, WITNEY

The Committee received and considered an application for a street trading licence for a food and drink horsebox on Market Square.

**RESOLVED:** that the Town Council does not object to the street trading application.

P253 **APPLICATION FOR PAVEMENT LICENCE - SMARTS FISH AND CHIPS, MARKET SQUARE, WITNEY**

The Committee received and considered an application for a pavement licence for Smarts Fish and Chip shop.

**RESOLVED:** that the Town Council supports the application for a pavement licence as long as smoking areas are kept to a periphery and would not affect other outside diners from other establishments.

P254 **APPLICATION FOR PAVEMENT LICENCE - THE BLUE BOAR, MARKET SQUARE, WITNEY**

The Committee received and considered an application for a pavement licence for The Blue Boar. Whilst there was some concern about food and drink being transported across the road, members were happy to support it.

**RESOLVED:** that the Town Council supports the application for a pavement licence, as long as smoking areas are kept to a periphery and would not affect other outside diners from other establishments.

P255 **APPLICATION FOR PAVEMENT LICENCE - THE CORN EXCHANGE, MARKET SQUARE, WITNEY**

This item was for noting only as currently the café at The Corn exchange was not open due to Covid-19.

**RESOLVED:** that the application be noted.

P256 **CONSULTATION - A415 & NEW CLOSE LANE (WITNEY) PROPOSED 30MPH SPEED LIMIT & PARKING RESTRICTIONS**

The Town Council received and considered a consultation from Oxfordshire County Council on proposals relating to the new Lidl Store at New Close Lane. Members agreed that the measures, especially the speed reduction, were appropriate.

**RESOLVED:** that the Town Council is in favour of the proposals.

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The meeting closed at: 7.15 pm

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Chair

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251- 1 WTC/112/20 Plot Ref :-20/01772/RES Type :- RESERVED  
 Applicant Name :- LAKEHOUSE DEVELOPMENTS LTD Date Received :- 05/08/2020  
 Location :- SPRINGFIELD Date Returned :- 02/09/2020  
 CURBRIDGE ROAD  
 CURBRIDGE

Proposal : Reserved Matters application for the demolition of existing dwelling and erection of 10 dwellings, alterations to existing vehicular access to convert to pedestrian access only and formation of new vehicular access in revised position together with landscaping and other associated works.

Observations : Witney Town Council objects to this proposal as it shares the Spring Meadow's residents concerns about access. The Town Council is also disappointed in the transport strategy as it does not include connectivity to cycle routes, and bus stops identified in the statement.. The Town Council is also concerned about the drainage and would like assurance that there is no way that surface water can get into the foul water sewer and it must be ensured that the piped water underneath the permeable paving goes to the surface water sewer that ends up in Colwell Brook and not the foul sewage system due to existing problems with that.

251- 2 WTC/113/20 Plot Ref :-R3.0079/20 Type :- RESERVED  
 Applicant Name :- OXFORDSHIRE COUNTY COUNCIL Date Received :- 05/08/2020  
 Location :- WEST WITNEY PRIMARY Date Returned :- 02/09/2020  
 SCHOOL  
 EDINGTON SQUARE  
 WITNEY

Proposal : Section 73 application to continue the development of the temporary installation of a Portakabin classroom building for a period of 52 weeks whilst a traditional extension is constructed (permitted by permission 18/01806/CC3REG (R3.0066/18) and continued by permission 19/00556/CC3REG (R3.0009/19)), without complying with condition 2, in order to vary the removal date of the portakabin classroom building by 52 weeks from the original expiration date of 18 September 2020 to 18 September 2021.

Observations : Witney Town Council has no objections regarding this application

251- 3 WTC/114/20 Plot Ref :-20/01744/FUL Type :- FULL  
 Applicant Name :- SCHMIDT, MR CHARLES Date Received :- 06/08/2020  
 Location :- EAST PLOT OF LAND Date Returned :- 02/09/2020  
 BOOK END  
 WITNEY

Proposal : Erection of a storage building with associated parking and turning area.

Observations : Witney Town Council objects to this proposal as the increase to the car parking is significant and although Thames Water says that the proposal will not have an impact, the Town Council has concerns.

There are no plans for dealing with drainage as the area is currently grass. The Town Council believes that there should be plans to alleviate groundwater and that there should be a SUDS in place.

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251- 4 WTC/115/20 Plot Ref :-20/01836/HHD Type :- HOUSEHOLDE  
Applicant Name :- HANNAN, MR AND MRS Date Received :- 06/08/2020  
Location :- 1 SQUIRREL GARDENS Date Returned :- 02/09/2020  
SQUIRREL GARDENS  
WITNEY  
Proposal : Erection of rear conservatory.  
Observations : Witney Town Council has no objections regarding this application

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251- 5 WTC/116/20 Plot Ref :-20/01846/HHD Type :- HOUSEHOLDE  
Applicant Name :- RICKETTS, MR AND MRS Date Received :- 06/08/2020  
Location :- 27 BURFORD ROAD Date Returned :- 02/09/2020  
BURFORD ROAD  
WITNEY  
Proposal : Alterations and erection of single storey side and rear extensions.  
Observations : Witney Town Council has no objections regarding this application

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251- 6 WTC/117/20 Plot Ref :-20/01861/HHD Type :- HOUSEHOLDE  
Applicant Name :- SIMPSON, MR CLIVE Date Received :- 10/08/2020  
Location :- 105 BURFORD ROAD Date Returned :- 02/09/2020  
BURFORD ROAD  
WITNEY  
Proposal : Erection of garden room.  
Observations : Witney Town Council has no objections regarding this application

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251- 7 WTC/118/20 Plot Ref :-20/01895/HHD Type :- HOUSEHOLDE  
Applicant Name :- HUGHES, MR AND MRS Date Received :- 10/08/2020  
Location :- 28 COMPTON WAY Date Returned :- 02/09/2020  
COMPTON WAY  
WITNEY  
Proposal : Replacement of existing conservatory with new single storey extension.  
Observations : Witney Town Council has no objections regarding this application

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251- 8 WTC/119/20 Plot Ref :-20/01884/HHD Type :- HOUSEHOLDE  
Applicant Name :- ROBERTS, MR AND MRS Date Received :- 13/08/2020  
Location :- 18 BUTTERCROSS LANE Date Returned :- 02/09/2020  
BUTTERCROSS LANE  
WITNEY  
Proposal : Single storey rear extension

Observations : Witney Town Council objects to this proposal as it shares the neighbour's concerns about the reduction to the light in her property. It believes that more work is needed on the proposed plans.

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251- 9 WTC/120/20 Plot Ref :-20/02064/FUL Type :- FULL  
Applicant Name :- FINLAYSON, MR STUART Date Received :- 13/08/2020  
Location :- 1 WORLEY WALK Date Returned :- 02/09/2020  
WORLEY WALK  
WITNEY

Proposal : Change of use office to hairdresser/barbers.

Observations : Witney Town Council has no objections regarding this application

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251- 10 WTC/121/20 Plot Ref :-20/01932/FUL Type :- FULL  
Applicant Name :- PATHMANATHAN, MR NATHAN Date Received :- 13/08/2020  
Location :- 79 HIGH STREET Date Returned :- 02/09/2020  
HIGH STREET  
WITNEY

Proposal : Change of use from restaurant to two residential flats. Demolition of rear outbuilding. Erection of one new two-storey dwelling. |

Observations : Witney Town Council objects to this proposal as it believes that the number of residences proposed is an over development and would like to see this number reduced in order to provide associated residential parking which is already rare in this part of town.

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251- 11 WTC/122/20 Plot Ref :- 20/02030/LBC Type :- LISTED BUI  
Applicant Name :- PATHMANATHAN, MR NATHAN Date Received :- 13/08/2020  
Location :- 79 HIGH STREET Date Returned :- 02/09/2020  
HIGH STREET  
WITNEY

Proposal : Change of use from restaurant to two residential flats. Alterations to include changes to floor layouts and demolition of rear outbuilding. Erection of one new two-storey dwelling.

Observations : Witney Town Council objects to this proposal as it believes that the number of residences proposed is an over development and would like to see this number reduced in order to provide associated residential parking which is already rare in this part of town.

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251- 12 WTC/123/20 Plot Ref :-20/01953/HHD Type :- HOUSEHOLDE  
Applicant Name :- WICKS, MR HARVEY Date Received :- 18/08/2020  
Location :- 224 BURWELL DRIVE Date Returned :- 02/09/2020  
BURWELL DRIVE  
WITNEY

Proposal : Erection of outbuildings, bin store and pergola (Retrospective).

Observations : Witney Town Council has no objections regarding this application

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251- 13 WTC/124/20 Plot Ref :-20/01766/FUL Type :- FULL  
Applicant Name :- LEDBURY, MR ANDREW Date Received :- 19/08/2020  
Location :- 73 HIGH STREET Date Returned :- 02/09/2020  
HIGH STREET  
WITNEY

Proposal : Conversion of storage area to two new dwellings. Alterations to include reduction of retail space and erection of external metal staircase to provide access to the two existing flats above.

Observations : Witney Town Council objects to this proposal as there is insufficient associated parking.

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251- 14 WTC/125/20 Plot Ref :-20/01935/FUL Type :- FULL  
Applicant Name :- HUGHES, M Date Received :- 19/08/2020  
Location :- 34 FIELDMERE CLOSE Date Returned :- 02/09/2020  
FIELDMERE CLOSE  
WITNEY

Proposal : Sub division of existing dwelling to create 2 x 1-bed flats with associated amenity spaces, parking and secure storage.

Observations : Comments: Witney Town Council has no objection in principles but echoes the District Council's comments on drainage:-

Surface Water Drainage:

- Clarification is sought as to the existing surface water drainage system serving the site.
- If this is satisfactory and the impermeable area is remaining the same, then no additional drainage will be required. However, we would like to see some betterment through the water butts/rainwater harvesting. We would also like to see the use of permeable construction for the parking area and other hard standings. Confirmation is sought.
- Please note that any rubble filled soakaways over 10 years old will need to be either rejuvenated or ideally replaced with geocellular soakaways with improved voidage and reduced long term maintenance. Silt traps are highly recommended.
- As the surface water drainage system is shared between the two proposed flats we require clear guidance as to who the landowner will be for the system and a clear understanding of the planned maintenance programme.
- If the existing system is deemed unsatisfactory, a new surface water drainage system will be required and will need to be designed in accordance with the comments below.

Soakaways are likely to be viable on site, given the geology of the postcode. However, this must first be proven by soakage tests in accordance with BRE 365. If there is evidence of good infiltration and acceptable groundwater levels, soakaways must be designed in accordance with the new Version 2.1 of Oxfordshire County Council's SUDs Design Guide (August 2013).

General Comments:

The site must contain surface water for all return periods up to and including the 1 in 100 year event + 40% climate change.

It is important to note that development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes. As such, an exceedance route plan for

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flows above the 1 in 100 +40% CC event must be submitted with the proposal, identifying the surface water flow routes though the site should the capacity of the drainage system be exceeded.

Additional Information Required:

- Clarification is sought as to the existing surface water drainage system serving the site.
- If this is satisfactory and the impermeable area is remaining the same, then no additional drainage will be required. However, we would like to see some betterment through the water butts/rainwater harvesting. We would also like to see the use of permeable construction for the parking area and other hard standings. Confirmation is sought.
- Please note that any rubble filled soakaways over 10 years old will need to be either rejuvenated or ideally replaced with geocellular soakaways with improved voidage and reduced long term maintenance. Silt traps are highly recommended.
  
- As the surface water drainage system is shared between the two proposed flats we require clear guidance as to who the landowner will be for the system and a clear understanding of the planned maintenance programme.

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| 251- 15 | WTC/126/20        | Plot Ref :-20/01972/HHD  | Type :-          | HOUSEHOLDE |
|         | Applicant Name :- | ADAMS, MR E  | Date Received :- | 20/08/2020 |
|         | Location :-       | 26 SPRINGFIELD OVAL<br>SPRINGFEILD OVAL<br>WITNEY                | Date Returned :- | 02/09/2020 |
|         | Proposal :        | Front porch extension.   |                  |            |
|         | Observations :    | Witney Town Council has no objections regarding this application |                  |            |

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|---------|-------------------|--|------------------|------------|
| 251- 16 | WTC/127/20        | Plot Ref :-20/02005/HHD  | Type :-          | HOUSEHOLDE |
|         | Applicant Name :- | GEANEY, MRS J  | Date Received :- | 20/08/2020 |
|         | Location :-       | 27 LOWELL PLACE<br>LOWELL PLACE<br>WITNEY                        | Date Returned :- | 02/09/2020 |
|         | Proposal :        | Single storey extension to form garden room.                     |                  |            |
|         | Observations :    | Witney Town Council has no objections regarding this application |                  |            |

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|---------|-------------------|---|------------------|------------|
| 251- 17 | WTC/128/20        | Plot Ref :-20/01963/S73   | Type :-          | VARIATION  |
|         | Applicant Name :- | DAVIES, MR MARK   | Date Received :- | 24/08/2020 |
|         | Location :-       | LAND AT WEST WITNEY<br>DOWNS ROAD<br>WITNEY   | Date Returned :- | 02/09/2020 |
|         | Proposal :        | Variation of condition 2 (approved plans) of permission 16/03262/RES to remove visitor parking spaces.  |                  |            |
|         | Observations :    | Witney Town Council objects to this application as it does not have enough information on where the planned parking was going to be to make an informed decision. |                  |            |

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The Meeting closed at : 19.15  
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Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Witney Town Council