Witney Town Council

Planning Minutes - 1 September 2020

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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.

Plot Ref: -20/01836/HHD 251-4 WTC/115/20 Type:-HOUSEHOLDE

> Date Received :-Applicant Name :- HANNAN, MR AND MRS 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

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

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

251-7 WTC/118/20 Plot Ref: -20/01895/HHD Type:-HOUSEHOLDE

> Date Received:-Applicant Name :- HUGHES, MR AND MRS 10/08/2020 02/09/2020

Location :- 28 COMPTON WAY Date Returned:-

COMPTON WAY

WITNEY

Proposal: Replacement of existing conservatory with new single storey extension.

Observations: Witney Town Council has no objections regarding this application

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.

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

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.

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.

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

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.

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

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.

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 Date Returned :- 02/09/2020

SPRINGFEILD OVAL

WITNEY

Proposal: Front porch extension.

Observations: Witney Town Council has no objections regarding this application

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 Date Returned :- 02/09/2020

LOWELL PLACE

WITNEY

Proposal: Single storey extension to form garden room.

Observations: Witney Town Council has no objections regarding this application

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 Date Returned :- 02/09/2020

DOWNS ROAD WITNEY

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.

The Meeting closed at: 19.15	5		
Signed :		Chairman	Date:
On behalf of :-	Witney Town Co	uncil	