

Witney Town Council

Planning Minutes - 8 June 2021

P285

P285- 1 WTC/070/21 Plot Ref :-21/00990/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 12/05/21
Location :- 44 BROADWAY CLOSE Date Returned :- 09/06/21
BROADWAY CLOSE
Proposal : New small conservatory.
Observations : Witney Town Council has no objections regarding this application.

P285- 2 WTC/071/21 Plot Ref :-21/01285/FUL Type :- FULL
Applicant Name :- . Date Received :- 13/05/21
Location :- PHASE 3B LAND AT WEST Date Returned :- 09/06/21
WITNEY
DOWNS ROAD
WITNEY
Proposal : A residential development comprising 34 dwellings (use Class C3). New road infrastructure, landscaping and other associated infrastructure works.
Observations : Whilst Witney Town Council do not object to the principle of development outlined in Phase B, members hold strong views with regard to practical matters and ask that this Phase B take a more considered approach for the success of the development. Earlier phases are sub-optimal and members would like to make representations that can improve quality and that these issues be controlled by 'prior to first occupation' conditions.

Connectivity and application of West Oxfordshire Local Plan Policies T1 and T3 - Connectivity through and to the site should ensure that residents can easily access footpaths, cycle routes and bus stops, facilitating sustainable travel and sensible routes for accessing Downs Road, Range Road and through the estate to Curbridge Road. That developers take the opportunity to work with the relevant authorities to implement a 20mph speed limit through the estate. That adequate cycle storage be provided in line with Oxfordshire County Council recommendations.

Thames Water Consultee Comments - The LPA should refuse to give consent until the proper consultations are sought and that Thames Water be given adequate time to ensure that Foul Water and Surface Water infrastructure needs can be adequately met. A holding response by way of condition is not an acceptable approach.

Affordable Housing Type and Mix - Members seek assurance that the proposal is compliant with West Oxfordshire Plan Policy H3 with regard to affordable housing provision. Local Plan documents indicate a proportion of 35% of the affordable units be three and four bedroom homes, members ask that this allocation of much needed family size homes is met.

Section 106 Obligations - Members note that a community centre or community hall for the West Witney development has not been provided for and ask that S106 funding be considered for this community resource.

P285- 3 WTC/072/21 Plot Ref :-21/01322/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 14/05/21
Location :- 67 BURFORD ROAD Date Returned :- 09/06/21
BURFORD ROAD
Proposal : Enlargement of existing vehicular access.
Observations : Witney Town Council has no objections regarding this application.

P285- 4 WTC/073/21 Plot Ref :-21/01451/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 17/05/21
Location :- 31 TOWER HILL Date Returned :- 09/06/21
TOWER HILL
Proposal : Amendments to an approved proposal for a two storey domestic side extension and conversion of roof space to include construction of dormer to rear.
Observations : Witney Town Council has no objections regarding this application.

P285- 5 WTC/074/21 Plot Ref :-21/0405/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 19/05/21
Location :- COTSWOLD HOUSE Date Returned :- 09/06/21
WOODSTOCK ROAD
WITNEY
Proposal : Alterations to include conversion of garage with additon of a bay window, construction of a pitched roof to existing front dormer window and erection of an infill extension to create enclosed porch.
Observations : Witney Town Council has no objections regarding this application.

P285- 6 WTC/075/21 Plot Ref :-21/01532/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 18/05/21
Location :- 50 DUCKLINGTON LANE Date Returned :- 09/06/21
DUCKLINGTON LANE
Proposal : First Floor Side Extension.
Observations : Witney Town Council has no objections regarding this application.

P285- 7 WTC/076/21 Plot Ref :-21/01256/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 19/05/21
Location :- 47 WOODGREEN Date Returned :- 09/06/21
WOODGREEN
Proposal : Build a detached garage, of timber construction, under a felt shingle roof.
Observations : Witney Town Council has no objections regarding this application.

P285- 8 WTC/077/21 Plot Ref :-21/01388/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 19/05/21
Location :- 56 MILL STREET Date Returned :- 09/06/21
MILL STREET
Proposal : Single storey rear extension to form a utility room.
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 measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

P285- 9 WTC/078/21 Plot Ref :-21/01151/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 19/05/21
Location :- 2 COTSWOLD MEADOW Date Returned :- 09/06/21
COTSWOLD MEADOW
Proposal : Erection of first floor extension above existing garage.
Observations : Witney Town Council has no objections regarding this application.

P285- 10 WTC/079/21 Plot Ref :-21/01552/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 19/05/21
Location :- 59 SNOWSHILL DRIVE Date Returned :- 09/06/21
SNOWSHILL DRIVE
Proposal : Remove conservatory to rear elevation, erection of single storey extension to rear.
Observations : Witney Town Council has no objections regarding this application.

P285- 11 WTC/080/21 Plot Ref :-21/01612/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 20/05/21
Location :- 35 - 37 WOODGREEN Date Returned :- 09/06/21
WOODGREEN
Proposal : Single storey rear extension.
Observations : While Witney Town Council does not object to this application, members have shown concern for the scale of the proposed development in contrast to the host dwelling in its present form. Members ask that Officers ensure compliance with the General Principles of policy OS2 of the West Oxfordshire Local Plan 2031 in terms of the proposed development being of a proportionate and appropriate scale to its context and form a logical complement to the existing scale and pattern of development.

Witney Town Council notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

A discussion was had about the amount of glazing in the proposal, members seek assurance that the building materials are appropriate for development in the Conservation Area and appropriate to the Listed Building status of the host dwelling.

P285- 12 WTC/081/21 Plot Ref :-21/01613/LBC Type :- LISTED BUI
Applicant Name :- . Date Received :- 20/05/21
Location :- 35 - 37 WOODGREEN Date Returned :- 09/06/21
WOODGREEN
Proposal : Single storey rear extension.
Observations : While Witney Town Council does not object to this application, members have shown concern for the scale of the proposed development in contrast to the

host dwelling in its present form. Members ask that Officers ensure compliance with the General Principles of policy OS2 of the West Oxfordshire Local Plan 2031 in terms of the proposed development being of a proportionate and appropriate scale to its context and form a logical complement to the existing scale and pattern of development.

Witney Town Council notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

A discussion was had about the amount of glazing in the proposal, members seek assurance that the building materials are appropriate for development in the Conservation Area and appropriate to the Listed Building status of the host dwelling.

P285- 13	WTC/082/21	Plot Ref :-21/01536/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	20/05/21
	Location :- 60 COLWELL DRIVE COLWELL DRIVE		Date Returned :-	09/06/21
	Proposal :	Single storey front extension. Single storey rear extension.		
	Observations :	Witney Town Council has no objections regarding this application.		

P285- 14	WTC/083/21	Plot Ref :-21/01349/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	21/05/21
	Location :- 27 NEW YATT ROAD NEW YATT ROAD		Date Returned :-	09/06/21
	Proposal :	Alterations, extension and conservatory to the existing dwelling.		
	Observations :	While Witney Town Council does not object to this application, members have shown concern for the scale of the proposed development in contrast to the host dwelling in its present form. Members ask that Officers ensure compliance with the General Principles of policy OS2 of the West Oxfordshire Local Plan 2031 in terms of the proposed development being of a proportionate and appropriate scale to its context and form a logical complement to the existing scale and pattern of development.		
		Witney Town Council notes the loss of permeable drainage and would ask that mitigating measures are considered to help decrease the possibility of surface water flooding in this area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.		

P285- 15	WTC/084/21	Plot Ref :-21/01662/HHD	Type :-	HOUSEHOLDE
	Applicant Name :- .		Date Received :-	24/05/21
	Location :- 12 EARLY ROAD EARLY ROAD		Date Returned :-	09/06/21
	Proposal :	Ground floor rear extension to the kitchen to the existing rear edge of the house and first floor rear extension (revised scheme).		
	Observations :	Witney Town Council has no objections regarding this application.		

P285- 16 WTC/085/21 Plot Ref :-21/01639/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 24/05/21
Location :- 1 KESTREL CRESCENT Date Returned :- 09/06/21
KESTREL CRESCENT
Proposal : Proposed rear conservatory.
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 measures are considered to help decrease the possibility of surface water flooding in this sensitive area, in accordance with policy EH7 of the West Oxfordshire Local Plan 2031.

P285- 17 WTC/086/21 Plot Ref :-21/01527/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 24/05/21
Location :- 70 WOODSTOCK ROAD Date Returned :- 09/06/21
WOODSTOCK ROAD
Proposal : Alterations to roof of garage and erection of front and rear single-storey extensions.
Observations : Witney Town Council has no objections regarding this application.

P285- 18 WTC/087/21 Plot Ref :-21/01413/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 24/05/21
Location :- 95 PENCLOSE Date Returned :- 09/06/21
PENCLOSE
Proposal : Removal of Rear Conservatory, replace with Rear Extension, Replace 2no Window, Install Door to Side of Property, Internal Alterations with New Fitted Kitchen and Wiring.
Observations : Witney Town Council has no objections regarding this application.

P285- 19 WTC/088/21 Plot Ref :-21/01199/FUL Type :- FULL
Applicant Name :- . Date Received :- 24/05/21
Location :- LAND TO THE REAR OF 96 HIGH Date Returned :- 10/06/21
ST
HIGH STREET
WITNEY
Proposal : Erection of a new dwelling and garage.
Observations : Witney Town Council object to this planning application.

Members noted that the application form refers to a precedent set by approvals for earlier schemes. However, members felt strongly that current Local Plan Policy approach to flood risk and recent flooding events negate and override any expired consents previously issued by the Local Planning Authority. Paragraph 163 of the NPPF states that 'When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment.' Members do not accept that the submitted flood risk assessment is a full assessment, it is not up-to-date with recent flood events and is a generic report. This area has been badly affected by river flooding and surface water flooding as recently as December 2020.

The proposed development site is subject to other constraints that have not been fully addressed by the application or its supporting documents, members

are concerned about the impact of the proposals to biodiversity in the immediate area. The site is within a SSSI zone and very close to a main river. Witney Town Council request that Officers pay due regard to environmental impacts of the proposal.

Further, the proposed development is harmful to neighbouring properties in terms of loss of light and over-shadowing.

P285- 20 WTC/089/21 Plot Ref :-21/01692/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 25/05/21
Location :- 7 BIBURY CLOSE Date Returned :- 09/06/21
BIBURY CLOSE
Proposal : Demolish existing conservatory and base. Erection of orangery with base.
Observations : Witney Town Council has no objections regarding this application.

P285- 21 WTC/090/21 Plot Ref :-21/01648/HHD Type :- HOUSEHOLDE
Applicant Name :- . Date Received :- 25/05/21
Location :- 69 VANNER ROAD Date Returned :- 10/06/21
VANNER ROAD
Proposal : Demolition of existing conservatory and erection of single storey side extension.
Observations : Witney Town Council has no objections regarding this application.

P285- 22 WTC/091/21 Plot Ref :-21/01511/FUL Type :- FULL
Applicant Name :- . Date Received :- 25/05/21
Location :- 8 LANGDALE COURT Date Returned :- 10/06/21
LANGDALE COURT
Proposal : Erection of an extension.
Observations : While Witney Town Council does not object to the principle of this application, it notes that the development may have already been constructed and that this is possibly a retrospective application.

Discussions were had regarding the integrity of the structure and members expressed concerns about the safety aspects of the proposal. Whilst not a planning issue, Witney Town Council request that the Officer and Applicant seek advice or referral to Building Control before considering granting consent. Further to satisfactory safety assurances, Witney Town Council would not object to the development.

The Meeting closed at : 8.40pm

Signed : _____ Chairman Date: _____

On behalf of :- Witney Town Council