

CLIMATE, BIODIVERSITY & PLANNING COMMITTEE

Date: 31 August 2021

Title: 21/02210/FUL - Witan Park, Witney

Contact Officer: Democratic & Legal Services Officer – Simon Wright

BACKGROUND

At the meeting of this committee held on 20 July 2021 consideration was given to an application at Witan Park, Witney. The site in question is the former Fabulous Bakin' Boys building. Details of the application can be accessed here: [21/02210/FUL](#)

After discussion the committee resolved:

'Witney Town Council object to this application. The South West corner of the site is adjacent to the main pedestrian access to Witney Lake and Country Park. This important recreational facility is in constant use and the perimeter of this site neighbours the access point to the Public Footpath right of way for families, children and dog-walkers and is also a pedestrian route for school children. The 'IN' and 'OUT' as marked on the vehicle splays on drawing '14920 - 110K - PROPOSED SITE PLAN - A1' indicate that HGVs would cross the pavement at the 'IN' gates and that vehicles exiting at the 'OUT' gates have extremely limited space to join the highway safely. This highway danger is compounded by Avenue Two being regularly used for roadside parking, which would further limit manoeuvrability for large vehicles. Members request that these points are reviewed by the Highways Authority as well as the careful consideration of the Planning Officer. Based on the proposed layout, Witney Town Council would request that prior to occupation, the applicant submit further plans to be approved by the relevant authority, to improve the access to and allowing safe routes for all to access Witney Lake & Country Park.

Additionally, members noted that the highway adjacent to the site is a frequently used cycle route which links into the cycle network for Witney. Allowing HGVs to access the site on the quiet road on the Western boundary would pose a danger for cyclists using this route.

Witney Town Council does agree in principle to the redevelopment of this site and would rather welcome an application with a revised layout that includes the vehicular access being moved to the North of the site where it would be less of a safety risk for our residents using this important recreational space.'

CURRENT SITUATION

The Town Council has been advised by West Oxfordshire District Council that a document supplied by the applicant had not been uploaded to the Planning Portal and have asked if the Town Council would like to reconsider its response in light of the new information. A copy of the document is attached for consideration.

ENVIRONMENTAL IMPACT

Having declared a Climate Change Emergency at its Council meeting on 26 June 2019 – with this in mind Councillors should have due regard to the environmental impact of any decisions they make with regard to its facilities and services it operates.

RISK

In decision making Councillors should give consideration to any risks to the Council and any action it can take to limit or negate its liability.

FINANCIAL IMPLICATIONS

None applicable.

RECOMMENDATIONS

The Committee is requested to consider whether to amend the original response in light of the additional information.