

NOTIFICATIONS OF PLANNING DECISIONS FROM West Oxfordshire District Council

Minute Ref 6

Tue 23 November 2021

District Ref

' C ' Contrary to District 'CD' Contrary Delegated
' D ' Delegated
' E ' Endorsed by District 'ED' Endorsed Delegated

Page No : 1

GRANTED PLANNING PERMISSIONS

C WTC/123/21 Approved
District COMMENT

UNIT 1-5 AVENUE TWO

Local COMMENT 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.

E WTC/129/21 Approved

45 MILL STREET

E WTC/142/21 Approved

46 PINE RISE

E WTC/143/21 Approved

4 CHURCH LANE

E WTC/145/21 Approved

376 THORNEY LEYS

E WTC/146/21 Approved

15 CORNDELL GARDENS

E WTC/148/21 Approved

15 MARKET SQUARE

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GRANTED PLANNING PERMISSIONS

| | | |
|----------------------------------|----------|--|
| E WTC/150/21 | Approved | 33 WILLOWBANK |
| E WTC/151/21 | Approved | 1, 2 & 3 STANLEY COURT |
| E WTC/152/21 | Approved | OLD ORCHARD COURT |
| E WTC/157/21 | Approved | 87 PENCLOSE |
| E WTC/158/21 | Approved | UNIT 3-4 WOOLGATE |
| E WTC/160/21 | Approved | 35 FARMERS CLOSE |
| E WTC/161/21 | Approved | 44 ASHCOMBE CRESCENT |
| E WTC/162/21 | Approved | 81 FARMERS CLOSE |
| C WTC/163/21 District COMMENT | Approved | <p>UNIT 1-5 AVENUE TWO</p> <p>Local COMMENT The Transport Design Technical Note fails to recognise that Avenue Two is not a dead end for pedestrians and cyclists. It is a public right of way and the main access point to the Lake & Country Park.</p> <p>To ensure safe cycle and pedestrian access to the Country Park, Lake and ongoing footpaths and cycle routes, the vehicular movements within the site need to be redesigned to exploit and optimize entry and exit for HGV and customer vehicles to the section of Avenue Two that runs East to West, on the Northern boundary of the development site.</p> <p>This map shows that a marked cycle route links Ducklington to the Southern end of Avenue Two and is marked again at the Northern end of Avenue Two. The North section is wider, with more robust infrastructure, making the presence of HGVs turning into the northern side of the application site more acceptable in relation to cycling and walking. It is wholly inappropriate to introduce HGVs to the narrow unmarked linking Southern stretch of Avenue Two that currently has only traffic for commerce and light industry, not HGVs. Planning priorities should be seeking to reduce motor vehicle traffic on that stretch and to enhance the active travel link.</p> <p>The suggestion that parking restrictions be introduced to facilitate the HGV access penalises Witney residents who are currently able to park for access to the country park and lake. There is no alternative parking for such recreational use, particularly for</p> |

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| | | |
|--------------|----------|---|
| E WTC/164/21 | Approved | residents of limited mobility. 4 TUNGSTEN PARK |
| E WTC/165/21 | Approved | 49 VALENCE CRESCENT |
| E WTC/167/21 | Approved | 14 HERON DRIVE |
| E WTC/168/21 | Approved | 95 BURFORD ROAD |
| E WTC/169/21 | Approved | 27 MARKET SQUARE |
| E WTC/173/21 | Approved | 38 DAVENPORT ROAD |
| E WTC/177/21 | Approved | 63 CORN STREET |
| E WTC/178/21 | Approved | 24 PARK ROAD |
| E WTC/180/21 | Approved | 5 LAVENDER VIEW |
| E WTC/182/21 | Approved | 198 WADARDS MEADOW |
| E WTC/184/21 | Approved | UNIT 5 WOOLGATE SHOPPING CENTR |
| E WTC/186/21 | Approved | 6 CHURCH GREEN |

REFUSED PLANNING PERMISSIONS

| | | |
|--------------|---------|--|
| E WTC/134/21 | Refused | 66 CORN STREET |
| E WTC/147/21 | Refused | RAZZI HOUSE |
| C WTC/155/21 | Refused | 35 - 37 WOODGREEN Local COMMENT Witney Town Council welcomes this new proposal and has no objections. Members note 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. |
| C WTC/156/21 | Refused | 35 - 37 WOODGREEN Local COMMENT Witney Town Council welcomes this new proposal and has no objections. Members note the loss of permeable drainage and would ask |

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REFUSED PLANNING PERMISSIONS

proposed development will result in the primacy of the original property being eroded or lost altogether and would fail to preserve the special historic, architectural and evidential interest of the listed building. It is contrary to West Oxfordshire Local Plan policies EH9, EH10, EH11, EH12, and OS4; NPPF Section 16; West Oxfordshire Design Guide sections 7 and 14; NPPF Section 16; and Witney and Cogges Conservation Area Appraisal.

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.

C WTC/175/21

Refused

District COMMENT The proposed scheme by reason of its siting, design, massing and scale would have a harmful impact on the Conservation Area, the Locally Listed Building and on the living conditions of the neighbouring property by reason of its overbearing Impact and loss of light. The proposal is therefore considered contrary to Policies OS2, OS4, EH9, EH10, EH11, The West Oxfordshire Design Guide, The National Design Guide and relevant chapters of the NPPF.

74 NEWLAND

Local COMMENT Witney Town Council has no objections regarding this application.